

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | Reference No: | 4/23/2324/0F1 |
| 2. | Proposed Development: | ERECT SINGLE AND TWO STOREY EXTENSIONS |
| 3. | Location: | 22 BANK HEAD, HAVERIGG |
| 4. | Parish: | Millom |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads |
| 6. | Publicity Representations &Policy | Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report |
| 7. | Report: SITE AND LOCATION <p>This application relates to 22 Bank Head, a semi-detached property located on an existing housing estate within Haverigg. The site benefits from a large garden with a detached garage and driveway to the side of the property.</p> <p>The site is bound by neighbouring gardens to the rear and the north-west side of the adjoining neighbour, the residential street to the front and a garage site to the south-east. The site also benefits from a boundary wall to the front and side boundary.</p> | |

PROPOSAL

Planning Permission is sought for the erection of a two-storey front and side extension and a single-storey rear extension. The extensions will provide an enlarged front porch, a new kitchen-dining-living room and garage on the ground floor and an enlarged family bathroom and additional bedroom with en-suite on the first floor.

The front extension will project 2.74 metres from the principal elevation and it will be 4 metres in width. It will include a cross-gable roof design with an eaves height to match the existing property and an overall height of 6.3 metres. The front elevation will include two ground-floor vertical windows and a first-floor bathroom window. The north-west side elevation will include the access door and the south-east side elevation will include a ground floor window.

The side extension will project 4.78 metres and the depth will match the existing dwelling. It will continue the roof pitch and height and it has been designed to include two garage doors with a covered canopy on the side elevation. It will also include two first floor windows on the side elevation and two vertical windows on the front elevation. The rear elevation will also include a garage access door and a bedroom window.

The rear extension will project 3.4 metres from the rear elevation and it will be 9.42 metres in width. It has been designed to include a lean-to roof with an eaves height of 2.5 metres and an overall height of 3.6 metres. The rear elevation will include a window and bi-fold doors and the side elevations will be blank. It will also be lit by 2 skylights.

The proposed extensions will be finished with matching cement roof tiles to the two storey sections and 'Redland Regent' cement roof tiles to the single storey section. Both the existing property and extension will be finished with white 'K-Rend' render and anthracite UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highway Authority

No objections.

Lead Local Flood Authority



Cumberland Council

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties - No concerns were received as a result of the consultation.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013 – 2028 (Adopted December 2013):

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Emerging Copeland Local Plan 2021-2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the impacts on residential amenity, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Haverigg and it will provide an enlarged front porch, a new kitchen-dining-living room and garage on the ground floor and an enlarged family bathroom and additional bedroom with en-suite on the first floor. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 of the Local Plan and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed two-storey front and side extension and the single-storey rear extension are considered to be relatively modest in scale and appropriately located within the site. The design of the continuation of the roof height and pitch on the side extension will reflect the appearance of the existing property. The two-storey front extension is also considered to be suitable as it will match the adjoining neighbours front extension and other extensions within the wider residential area.

The proposal will also replace an existing detached garage and the proposed single-storey lean-to roof design is considered to be acceptable. It is considered to reflect the character and appearance of the existing property and it will not overdevelop the site, in accordance with Policy DM18(D). In addition, the proposed materials will match the existing property and ensure the proposal does not appear excessively prominent in the locality.

On this basis, the proposal is considered to meet Policy DM18 and NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Whilst potential amenity issues between the proposed extensions and the neighbouring properties were considered, the extensions will be suitably located to the front, side and rear of the parent property. The orientation of the existing dwelling and extensions to the south-east of the adjoining neighbour, no. 21 Bank Head will also ensure the proposal will not result in a significant reduction in daylight or appear overbearing for the neighbouring properties.

In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation, with an overall height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the rear projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.

No concerns have been raised as part of the neighbour consultation process.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to satisfy Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to

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| | <p>avoid vehicles dominating the street scene.</p> <p>The property has an existing vehicle access from a private garage site and this will be widened to make access for a double garage. It is considered the proposal will not have a material effect on existing highway conditions. The Highway Authority therefore confirmed that they have no objection to the proposed development.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Ecology</u></p> <p>Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposal that are likely to have an effect on nature conservation sites, habitats and protected species</p> <p>The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located on an existing housing estate. On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.</p> <p>It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for the erection of a two-storey front and side extension along with a single-storey rear extension.</p> <p>The proposed extensions are considered to reflect the character and appearance of the existing property and similar extensions within the locality. The proposal is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties, highway safety or ecology.</p> <p>On this basis, it represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p> |
| 8. | <p>Recommendation:</p> <p>Approve (commence within 3 years)</p> |
| 9. | <p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p>Reason</p> |

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -

Application Form, received 13th November 2023;

Location Plan, scale 1:1250, drawing no. 1787 Sheet 1, received 13th November 2023;

Block Plan, scale 1:1050, drawing no. 1787 Sheet 1, received 13th November 2023;

Existing Floor Plans and Elevations, scale 1:50 and 1:100, drawing no. 1787 Sheet 1, received 13th November 2023;

Proposed Floor Plans and Elevations, scale 1:50 and 1:100, drawing no. 1787 Sheet 2, received 13th November 2023;

Proposed Section AA, scale 1:50, drawing no. 1787 Sheet 2, received 13th November 2023;

Proposed Section BB, scale 1:50, drawing no. 1787 Sheet 3, received 13th November 2023;

'Regent' Roof Specification Sheet, received 13th November 2023.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: C. Wootton

Date : 05/01/2024

Authorising Officer: N.J. Hayhurst

Date : 08/01/2024

Dedicated responses to:- N/A