

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2333/0F1
2.	Proposed Development:	CONSTRUCTION OF A SINGLE STOREY REAR AND FRONT EXTENSION WITH EXTERNAL AND INTERNAL ALTERATIONS INCLUDING THE INSTALLATION OF SOLAR PANELS TO THE SOUTH FACING ROOF
3.	Location:	8 THIRLMERE CLOSE, MILLOM
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:	<p>SITE AND LOCATION</p> <p>This application relates to 8 Thirlmere Close, a detached bungalow located on an existing housing estate within Millom. The site benefits from an existing driveway to the front and garden to the rear.</p>

PROPOSAL

Planning Permission is sought for the erection of a single-storey rear extension along with a front porch with internal and external alterations including the installation of solar panels to the south facing roof. The extension will provide an enlarged kitchen-dining-living room, a new master bedroom with ensuite, utility, shower room and bike store.

The single-storey rear extension will have an overall projection of 6 metres from the rear elevation and the width will match the existing dwelling and garage. It has been designed to include a cross-gable roof with an overall height and eaves to match the main dwelling. The utility extension to the rear of the garage includes a flat roof design and it will be lit by a roof lantern. The extension will include two sets of bi-fold/sliding doors to the rear elevation. The west side elevation will include two windows and a utility door, and the east side elevation will include a high-level horizontal window and a new bedroom window. The side elevation windows will be obscure glazed.

The porch will project 1.7 metres from the front elevation of the dwelling, and it will be 3.01 metres in width. It has been designed to include a pitched roof with an eaves to match the existing dwelling and an overall height of 3.8 metres. The front elevation will include a door and vertical windows either side of the door and the side elevations will be blank. It will also be lit by two skylights.

The proposed extensions will be finished with white wet dash render and concrete roof tiles to match the existing dwelling. The proposal also includes a single ply membrane roof covering to the flat roof and the windows and doors will be replaced with anthracite grey UPVC.

The type and extent of solar panels on the south facing porch are to be confirmed.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Millom Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.



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No objections have been received as a result of this 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

Policy N1PU – Conserving and Enhancing Biodiversity and Geodiversity

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981



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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 Millom and it will provide an enlarged kitchen-dining-living room, a new master bedroom with ensuite, utility, shower room and bike store. 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 single-storey rear extension and front porch will be relatively modest in scale and appropriately located within the site.

The design of the rear cross-gable extension with the continuation of the roof height and pitch will reflect the appearance of the existing property. The single-storey flat roof extension and pitched roof front porch are also considered to be appropriate in design for their use. On this basis, the overall proposal will not be excessively prominent within the locality.

In addition, the proposed materials will match the existing property which will ensure the proposal reflects the character and appearance of the existing dwelling. The new anthracite grey windows and doors are also considered to modernise the property.

In addition, as the type and extent of the proposed solar panels are yet to be confirmed, these details can be secured by the use of a planning condition. The scale of the panels shown on the submitted drawings is unlikely to result in any significant impact on visual amenity within 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 amenity issues between the proposed extensions and the neighbouring properties were considered, both the rear extension and front porch will be relatively modest in scale and appropriately located within the site.

No formal concerns were raised as a result of the neighbour consultation process and, due to the orientation of the existing property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring properties.

In the interest of residential amenity and due to the addition of new side elevation windows, the installation of obscure glazing and new boundary fence can be secured by the use of a planning condition. This will provide suitable mitigation and reduce the perception of overlooking.

On balance, subject to the inclusion of planning conditions, the proposal is considered to be acceptable. Given the orientation of the existing property and the proposed mitigation, the proposed extensions will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

As the proposal will increase the number of bedrooms, a widened driveway has been proposed. The installation can be secured by the use of a planning condition to ensure the off-street parking spaces are provided to meet the needs of the property.

On this basis, the proposal will improve the existing off-street parking provision and therefore it is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Ecology

Policy ST1, ENV3 and DM25 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



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approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.

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.

It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance.

Planning Balance and Conclusion

The application seeks planning permission for the erection of a single-storey rear extension and a front porch.

The proposed extensions are considered to be of an appropriate scale and design and will not have any significantly detrimental impact on the amenities of the neighbouring properties, highway safety or ecology. However, to ensure adequate off-street parking, obscure glazing and a new boundary fence are provided, planning conditions are proposed to secure the installation. A planning condition is also proposed to secure the details of the solar panels prior to their installation.

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.

8. **Recommendation:**
Approve (commence within 3 years)

9. **Conditions:**
1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

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 15th November 2023;

Location Plan, scale 1:1250, drawing no. 23-18-P-L, received 15th November 2023;

Block Plan, scale 1:500, drawing no. 23-18-P-L, received 15th November 2023;

Proposed Site Plan, scale 1:200, drawing no. 23-18-P-01B, received 27th November 2023;

Existing Floor Plan and Roof Plan, scale 1:100, drawing no. 23-18-P-02, received 15th November 2023;

Existing Elevations, scale 1:100, drawing no. 23-18-P-03, received 15th November 2023;

Proposed Floor Plan and Roof Plan, scale 1:100, drawing no. 23-18-P-05A, received 15th November 2023;

Proposed Elevations, scale 1:100, drawing no. 23-18-P-06B, received 27th November 2023;

Existing 3D Sketches, drawing no. 23-18-P-04, received 15th November 2023;

Proposed 3D Sketches, drawing no. 23-18-P-07A, received 15th November 2023;

Flood Map Plan, received 15th 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.

3. Prior to the first use of the extension hereby approved, the off-street parking provision must be installed in accordance with the approved 'Proposed Site Plan', ref 23-18-P-01B, received by the Local Planning Authority on 27th November 2023. Once installed, the driveway must be maintained thereafter in accordance with the approved details.

Reason

To ensure suitable off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

4. Prior to the first use of the extension hereby approved, the side elevation obscure glazing must be installed in accordance with the approved 'Proposed Elevations', ref 23-18-P-06B, received by the Local Planning Authority on 27th November 2023. Once



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installed, the obscure glazing must be maintained thereafter in accordance with the approved details.

Reason

In the interest of residential amenity.

5. Prior to the first use of the extension hereby approved, the new 1.8m boundary fence must be installed in accordance with the approved 'Proposed Site Plan', ref 23-18-P-01B, received by the Local Planning Authority on 27th November 2023. Once installed, the fence must be maintained thereafter in accordance with the approved details.

Reason

In the interest of residential amenity.

6. Prior to their installation full details of the type, specification and extent of solar panels on the south facing roof slope must be submitted to and approved in writing with the Local Planning Authority. The approved solar panels must be maintained thereafter in accordance with the approved details.

Reason

In the interest of visual amenity.

Informative Note

Any works within the Highway must be agreed with the Highway Authority.

Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain an appropriate permit.

Enquires should be made to Cumberland Council's Streetwork's team
streetworks.west@cumberland.gov.uk

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 : 09/01/2024
Authorising Officer: N.J. Hayhurst	Date : 09/01/2024
Dedicated responses to:- N/A	