



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	None required.
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> <p>PROPOSAL</p> <p>This application seeks a non-material amendment of the development approved under application reference 4/23/2333/0F1.</p> <p>The proposed amendment comprises a change of roof tile material from the existing concrete interlocking tile to a smooth concrete tile.</p> <p>PLANNING POLICIES</p> <p>Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.</p>

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



Cumberland Council

	<p>indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.</p> <p>The following policies are relevant to this proposal:</p> <p>Policy DS1PU – Presumption in favour of Sustainable Development</p> <p>Policy DS6PU – Design and Development Standards</p> <p>Policy H14PU – Domestic Extensions and Alterations</p> <p>Policy N1PU – Conserving and Enhancing Biodiversity and Geodiversity</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (NPPF)</p> <p>Cumbria Development Design Guide</p> <p>Wildlife and Countryside Act 1981</p> <p>ASSESSMENT</p> <p><i>Design</i></p> <p>The smooth concrete roof tile material is considered to be acceptable in relation to the existing dwelling and it will not be excessively prominent within the locality. The existing roof will also be replaced with the smooth concrete tile and as the material will be consistent across the entire roof, this change is therefore considered to respect the character of the dwelling and ensure the appearance is maintained.</p> <p><i>Conclusion</i></p> <p>The amended roof material is acceptable in relation to the dwelling and therefore does not raise issues in respect of the design.</p> <p>In the context of the approved development, the proposed comprises a non-material amendment.</p>
8.	<p>Recommendation:</p> <p>Approve non-material amendment.</p>
Case Officer: C. Wootton	
Date : 03/04/2024	
Authorising Officer: N.J. Hayhurst	
Date : 04/04/2024	
Dedicated responses to:- N/A	