

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/23/2340/0F1
2.	<b>Proposed Development:</b>	GROUND FLOOR ACCESSIBLE BEDROOM AND SHOWER ROOM
3.	<b>Location:</b>	10 QUEENS DRIVE, EGREMONT
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	
	<b>SITE AND LOCATION</b>	
	This application relates to 10 Queens Drive, a semi-detached property located within Egremont. The site is a corner plot, which fronts Queens Drive and is adjacent to the junction with Kings Drive. The site benefits from a detached garage and driveway to the side of the property.	
	<b>PROPOSAL</b>	
	Planning Permission is sought for the erection of a single-storey wrap-around extension to	

the front and side to provide an accessible ground floor bedroom and shower room.

The extension will project 2.488 metres from the front elevation and it will be 7.5 metres in width. It will have a side projection of 5.4 metres and an overall depth of 5.75 metres. It has been designed to include a hipped roof with an eaves height of 2.5 metres and an overall height of 4.2 metres. It will include two windows on the front elevation and an access door on the side elevation. It will be finished in render, roof tiles and white UPVC windows to match the existing property.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Consultees

Egremont Town Council – No objections.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 properties - No objections have been received as a result of this consultation process.

### **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

##### Development Management Policies (DMP)



## Cumberland Council

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

### **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 submitted for examination 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

### **ASSESSMENT**

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

#### **Principle of Development**

The proposed application relates to a residential dwelling within Egremont, and it will provide an accessible ground floor bedroom and shower room. 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 promote high quality designs. 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 extension will be relatively modest in scale and appropriately located within the front and side garden. The wrap-around extension will be similar to the surrounding extensions at no. 18 Kings Drive and 11 and 12 Queens Drive. Despite the slightly larger front projection of this proposal in comparison to the similar extensions within the locality, the scale is justified by the applicant's requirements for an accessible ground floor bedroom and shower room. On this basis, the proposal is considered to be suitable in scale and design.

The hipped roof design is also in-keeping with the character of the existing property and the pitch reflects the other extensions in the area. This is considered to be an acceptable design and better than a flat roof proposal, in accordance with the Policy DM18(A) pitched roof preference.

The extension will not overdevelop the site, in accordance with Policy DM18(D) and it will not project beyond the existing detached garage on the side elevation. The off-street parking will be maintained and a suitable size garden will also remain.

In addition, the choice of materials will match the existing property and therefore the extension will not be excessively prominent within the locality.

On this basis, the proposal is considered to comply with Policies DM10 and DM18 and the 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.

Potential amenity issues between the proposed extension and the neighbouring properties were considered. However, due to the siting within the corner plot, it is not considered that the proposal will be overbearing for the neighbouring properties.

Given the significant separation distances with the neighbouring properties across the highway junction, it is not considered that the extension will cause a significant loss of light to the neighbouring properties. The existing garage will also screen the development for the neighbouring property, no. 18 Kings Drive.

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

### Highway Safety and Parking

Policy DM22 seeks to ensure that suitable off-street parking is provided.



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	<p>The site visit confirmed that the access and off-street parking will remain to the side of the property and therefore the existing driveway satisfies the parking standards set out in the Cumbria Development Design Guide.</p> <p>On this basis, the proposal is considered to satisfy the parking requirements of Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed single-storey wrap-around extension is of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties or highway safety. It is suitably designed to accommodate an accessible ground floor bedroom and shower room and on balance, it therefore 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"><li><p>The development hereby permitted must commence before the expiration of three years from the date of this permission.</p><p>Reason</p><p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p></li><li><p>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: -</p><p>Application Form, received 20<sup>th</sup> November 2023; Location Plan, scale 1:2500, drawing no. 19/0385/01, received 20<sup>th</sup> November 2023; Existing Ground Floor Plan, scale 1:100, drawing no. 19/0385/01, received 20<sup>th</sup> November 2023; Existing Elevations, scale 1:100, drawing no. 19/0385/02, received 20<sup>th</sup> November 2023; Proposed Ground Floor Plan, scale 1:50, drawing no. 19/0385/03, received 20<sup>th</sup> November 2023; Floor Plan General Arrangement, scale 1:50, drawing no. 19/0385/04, received 20<sup>th</sup> November 2023; Proposed Elevations, scale 1:100, drawing no. 19/0385/05, received 20<sup>th</sup> November 2023; Proposed Sectional Elevation, scale 1:100, drawing no. 19/0385/06, received 20<sup>th</sup></p></li></ol>

November 2023;  
Proposed Elevations, scale 1:50, drawing no. 19/0385/07, received 20<sup>th</sup> November 2023;  
Proposed Block Plan, scale 1:200, drawing no. 19/0385/08, received 15<sup>th</sup> January 2024;  
Radon Report, received 20<sup>th</sup> 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 : 15/01/2024**

**Authorising Officer: N.J. Hayhurst**

**Date : 15/01/2024**

**Dedicated responses to:- N/A**