

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2374/0F1
2.	Proposed Development:	FIRST FLOOR SIDE EXTENSION ABOVE EXISTING SINGLE STOREY
3.	Location:	9 WODOW ROAD, THORNHILL
4.	Parish:	Beckermest with Thornhill
5.	Constraints:	ASC;Adverts - ASC;Adverts Coal - Off Coalfield - Data Subject To Change DEPZ Zone - DEPZ Zone Outer Consultation Zone - Sellafield 10KM
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:	
	LOCATION	This application relates to 9 Wodow Road, a semi-detached property located in Thornhill. The site benefits from a small garden/hard surfaced area to the front with a single storey porch/side extension already present.
	PROPOSAL	Planning Permission is sought for the erection of a first-floor side extension over an existing single storey to provide a master bedroom with en-suite and walk in wardrobe on the first floor.

The extension will project 2.88 metres from the side elevation of the dwelling and it will be 9.18 metres in length from front to rear. It has been designed to include a dual pitched roof with an overall height that matches the existing property. The extension projects an additional 2.01 metres from the rear elevation and contains a dual pitched gable.

The rear elevation will include a new double height window on the first-floor gable that overlooks the parent property garden. The front elevation contains an additional window at first floor, above the existing front porch/utility room. The side elevation adjacent to number 7 Wodow Road is blank.

The extension will be finished with pebble dash, Marley roof tiles, and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

4/92/0665/3 GARAGE, CLOAK ROOM AND KITCHEN EXTENSION – approve

CONSULTATION RESPONSES

Consultees

Beckermet with Thornhill Parish Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 no. properties. No objections were 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 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.



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

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Emerging Copeland Local Plan 2017 - 2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and closed on the 28th March 2024. The Inspectors final report is 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 advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

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)

ASSESSMENT

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

Principle of Development

The proposed application relates to a residential dwelling located within Thornhill and is proposed to erect a first-floor side extension over an existing single storey to provide a master bedroom with en-suite and walk in wardrobe on the first floor.

Policy DM18 and Policy H14PU supports extensions 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, Policy H14PU and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10, DM18 and Policy H14PU seek to ensure domestic alterations are of an appropriate scale and design which are appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed extension is located on the side elevation and it will project 2.88 metres from the side elevation of the dwelling externally and it will be 9.18 metres in length from front to rear.

The original scheme submitted also contained an additional first-floor projection over the existing single storey porch/utility room located on the front elevation. Having considered this proposal, concerns were raised with the agent on the impact of the first-floor extension projecting forward of the building line/principal elevation.

The proposed two storey front projection was considered large in scale, and it would not appear subservient to the existing dwelling. On this basis, it was considered that a two-storey front elevation projection and its proximity to the street was not considered to be appropriate as this was considered to alter the character of the existing dwelling and the street-scene, and therefore it was advised that this particular element be removed from the proposal.

Amended plans were submitted to reflect Officer concerns and the proposed extension will now only be located to the side of the site above an existing single storey side extension. This is considered to be more appropriately located within the site and will ensure that the proposed extension is not excessively prominent within the locality.



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The extension has been designed to include a dual pitched roof with an overall height that matches the existing property. The extension projects an additional 2.01 metres from the rear elevation over an existing single storey and contains a dual pitched gable.

The extension will be finished with pebble dash, Marley roof tiles, and white UPVC windows and doors to match the existing property. These proposed materials are considered to be appropriate for their use and respect the appearance of the parent property.

Overall, the proposal is considered to meet Policy DM18(A), Policy H14PU and the NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18, Policy DS6PU, Policy H14PU and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings. Whilst potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be appropriately located within the site.

The proposed extension, whilst providing an additional storey, is relatively modest in scale and is to provide additional space for a master bedroom with en-suite and walk in wardrobe on the first floor. The rear elevation of the proposed extension will include a new double height window on the first-floor gable that overlooks the garden of the parent property. The front elevation contains one additional window at first floor which overlooks the driveway of the parent property and Wodow Road to the front, above the existing front porch/utility room.

Whilst the extension is to be located on the boundary adjacent to number 7 Wodow Road, this side elevation is blank. The proposal is therefore not considered to result in a significant reduction in daylight or appear overbearing for the neighbouring properties and there are no additional overlooking issues considered.

In addition, following a site visit, it was noted that there were similar two storey side extensions within the immediate neighbourhood and wider residential area. The overall proposal will therefore respect the character and appearance of the existing property and the wider residential area.

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, Policy DS6PU, Policy H14PU and the NPPF guidance.

Planning Balance and Conclusion

The application seeks Planning Permission for the construction of a first-floor side extension above an existing single storey.

Taking into account the scale and design of the proposal and the impacts on residential amenity, the amended proposed extension is considered to be of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties.

	<p>The proposed extension is considered to be suitably located within the site and is acceptable in terms of its scale and design.</p> <p>In addition, the choice of materials used are considered to be suitable for their use and respect the existing property and wider residential area.</p> <p>On balance, the proposal therefore represents an acceptable form of development which accords with the policies set out within the adopted Local Plan, the Emerging 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 shall be commenced before the expiration of three years from the date of this permission. <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> <ol style="list-style-type: none"> 2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - <ul style="list-style-type: none"> Application Form, received 8th December 2023; Existing Plans, scale 1:50, drawing DWG01 received 8th December 2023; Existing Elevations, scale 1:100, drawing DWG02, received 8th December 2023; Location Plan, scale 1:1250, drawing DWG04, received 14th March 2024; Block Plan, scale 1:500, drawing DWG04, received 14th March 2024; Proposed Plans, scale 1:50, drawing DWG03, received 14th March 2024; Proposed Elevations, scale 1:100, drawing DWG04, received 14th March 2024; Proposed Elevations, scale 1:100, drawing DWG04, received 14th March 2024. <p>Reason</p> <p>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.</p>



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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: Demi Crawford	Date : 18/04/2024
Authorising Officer: N.J. Hayhurst	Date : 18/04/2024
Dedicated responses to:- N/A	