

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2383/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION
3.	Location:	25 THORNY ROAD, THORNHILL, EGREMONT
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: SITE AND LOCATION This application relates to 25 Thorny Road, a semi-detached property situated on an existing housing estate within Thornhill. The property relates to a corner plot and benefits for a driveway to the side of the property and a large domestic garden to the rear. PROPOSAL Planning Permission is sought for the erection of a two-storey side extension to provide an enlarged kitchen on the ground floor and an enlarged bedroom with a new en-suite and walk-	

in-wardrobe on the first floor.

The proposed extension will project 3 metres from the side of the dwelling and the depth will match the existing dwelling. It has been designed to continue the existing hipped roof design and height. It will include two windows on the front and rear elevations and the side elevation will be blank. The extension would be finished externally with pebble dash, Marley Mendip roof tiles, and white UPVC doors and windows to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Beckermeth with Thornhill Parish Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties.

One objection has been received as a result of this consultation process, which raised the following concerns:

- Boundary concerns;
- Drainage concerns from rear outbuilding;
- Noise and disturbance during the prolonged building works.

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



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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)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

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)

ASSESSMENT

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

Principle of Development

The proposed application relates to a residential dwelling within Thornhill and it will provide an enlarged kitchen on the ground floor and an enlarged bedroom with a new en-suite and walk-in-wardrobe on the first floor. Policy DM18 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 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.

Despite initial concerns regarding the side extension and the potential impact of the extension which will extend beyond the existing the building line, additional justification and a plan showing the building line were provided by the agent. On balance, given the existing situation at no. 44 Thorny Road, the side extension was considered to be consistent with the built form within this locality.

The extension will also be relatively modest in scale, and the design incorporates a continuation of the hipped roof and materials to match the existing property which are considered to reduce the visual impact locally. As a result, the proposed side extension will not be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property.

On this basis, the proposal is considered to meet Policy DM18(A) 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 extension and the neighbouring properties were considered, the side extension is considered to be relatively modest in scale and it will be suitably located adjacent to the existing driveway. Due to the orientation of the extension, to the north of the existing property and the off-set orientation within the corner plot, it is not considered that the proposed two-storey side extension will cause a significant loss of light or dominance on the neighbouring properties.

In addition, the proposed side elevation will be blank, reducing the number of openings compared to the current dwelling and therefore the design is considered to reduce



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	<p>overlooking concerns.</p> <p>Some concerns regarding noise and disturbance during the construction were raised, however, these are not material planning considerations and therefore cannot be taken into account in the application assessment. Any noise issues would fall Environmental Health to investigate.</p> <p>On balance, the proposal is considered to be acceptable. Taking into account the siting of the extension and the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a semi-detached property to provide an enlarged kitchen on the ground floor and an enlarged bedroom with a new en-suite and walk-in-wardrobe on the first floor.</p> <p>Despite initial concerns, the proposed extension is considered to be of an appropriate scale and design within the street-scene and will not have any detrimental impact on the amenities of the neighbouring properties.</p> <p>Boundary issues are private matters and any noise complaints that arise during the construction should be reported to Environmental Health to investigate.</p> <p>On balance, the proposed extension 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"> <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> <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 12th December 2023; Location Plan, scale 1:1250, drawing reference DWG04, received 12th December</p>

	<p>2023; Site Plan, scale 1:500, drawing reference DWG04, received 12th December 2023; Existing Floor Plans, scale 1:50, drawing reference DWG01, received 12th December 2023; Existing Elevations, scale 1:100, drawing reference DWG02, received 12th December 2023; Proposed Floor Plans, scale 1:50, drawing reference DWG03, received 12th December 2023; Proposed Elevations, scale 1:100, drawing reference DWG04, received 12th December 2023.</p> <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> <p>Statement</p> <p>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.</p>	
Case Officer: C. Wootton		Date : 02/02/2024
Authorising Officer: N.J. Hayhurst		Date : 02/02/2024
Dedicated responses to:- N/A		