

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2384/0F1
2.	Proposed Development:	EXTENSION FOR GROUND FLOOR ACCESSIBLE SHOWER ROOM
3.	Location:	58 MILL HILL, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
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 58 Mill Hill, a terraced property located on an existing housing estate within Cleator Moor. PROPOSAL Planning Permission is sought for the erection of a single-storey rear extension to provide a ground floor accessible shower room. The extension will project 4.274 metres from the rear elevation and it will have a width of 2.85 metres along the rear elevation. It has been designed to include a flat roof with an overall	

height of 3.1 metres. It will include a bathroom window and access door on the side elevation facing the garden. The rear and side elevation along the boundary will be blank.

The extension will be finished in render, a single ply membrane on the roof and white UPVC windows and door to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Cleator Moor Town Council – No comments received.

Public Representations

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



Cumberland Council

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 proposed 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 on an existing housing estate within Cleator Moor and it will provide a ground floor accessible shower room. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered

	<p>below.</p> <p>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.</p> <p><u>Scale and Design</u></p> <p>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.</p> <p>The proposed single-storey extension is modest in scale and appropriately sited within the rear garden. It will provide an accessible ground floor shower room and therefore the design is considered to be suitable for its use. In addition, the choice of materials will match the existing dwelling and therefore it is considered to reflect the character and appearance of the existing property and the wider housing estate.</p> <p>On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings.</p> <p>Whilst amenity issues have been considered, the single-storey shower room is considered to be modest in scale. Due to the staggered terrace row, the extension will only project 1.19 metres from the adjoining neighbour, no. 60 Mill Hill's rear elevation. In addition, it will include a flat roof and it will be located to the north-west of that garden of 60 Mill Hill and therefore the extension is not considered to cause harmful overshadowing or overdominance issues.</p> <p>In addition, no windows will be included on the rear and side elevation facing the adjoining property. On this basis, the proposed design will mitigate overlooking concerns.</p> <p>No objections have been received as a result of the consultation period.</p> <p>Overall, the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the proposed ground floor accessible shower room extension is considered to be 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>



Cumberland Council

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 14th December 2023;

Location Plan, scale 1:1250, drawing no. 19/0394/01, received 14th December 2023;

Existing Ground Floor Plan, scale 1:50, drawing no. 19/0394/01, received 14th December 2023;

Existing First Floor Plan, scale 1:50, drawing no. 19/0394/02, received 14th December 2023;

Existing Elevations, scale 1:100, drawing no. 19/0394/03, received 14th December 2023;

Proposed Ground Floor Plan, scale 1:50, drawing no. 19/0394/04, received 14th December 2023;

Proposed First Floor Plan, scale 1:50, drawing no. 19/0394/6, received 14th December 2023;

Proposed Elevations, scale 1:100, drawing no. 19/0394/07, received 14th December 2023;

Proposed Sectional Elevations, scale 1:50, drawing no. drawing no. 19/0394/08, received 14th December 2023;

Proposed Block Plan, scale 1:200, drawing no. 19/0394/09, received 14th December 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.

	<p>Informative Note</p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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>
<p>Case Officer: C. Wootton</p>	<p>Date : 02/02/2024</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 05/02/2024</p>
<p>Dedicated responses to:- N/A</p>	