

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2001/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION PROVIDING LIVING ACCOMODATION, WC AND BEDROOM. SINGLE STOREY REAR EXTENSION PROVIDING SUN/GARDEN ROOM & FRONT PORCH
3.	Location:	32 CROFTLANDS, BIGRIGG
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Potential Area for Great Crested Newts, 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 <p>This application relates to 32 Croftlands, a semi-detached property located on an existing housing estate within Bigrigg. The site is located adjacent to a garage block and it benefits from a large rear garden.</p> PROPOSAL <p>Planning Permission is sought for the erection of a two-storey side extension and a single-</p>	

storey rear extension and front porch. The extensions will provide an enlarged kitchen-dining-sunroom, a utility, study, WC and store on the ground floor and a new master bedroom and enlarged bathroom at first floor level.

The two-storey side extension will project 2.75 metres from the side elevation and the depth will match the existing dwelling. It has been also designed to continue the roof pitch and height of the existing building. The front elevation will include a bedroom window on the first floor, the side elevation will include three ground floor windows and the rear elevation will include a small window on the first floor.

The single-storey rear extension will project 2.35 metres from the rear elevation and it will be 5.375 metres in width. It has been designed to include a lean-to roof with an overall height of 4.1 metres and an eaves height of 2.6 metres. It will include a window and patio doors on the rear elevation and the side elevations will be blank. It will also be lit by 2 skylights.

The front porch will project 1.25 metres from the principal elevation and it will be 4.95 metres in width. It has been designed to include a lean-to roof with an overall height of 3.5 metres and an eaves height of 2.6 metres. It will include a front door and floor-to-ceiling window to the side of the door. The side elevations will be blank.

The proposed extensions will be finished with render, roof tiles and UPVC windows and doors to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Egremont Town Council

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No comments have been received as a result of the consultation.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance



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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

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 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

Wildlife and Countryside Act 1981

ASSESSMENT

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

Principle of Development

The proposed application relates to a residential dwelling within Bigrigg, and it will provide an enlarged kitchen-dining-sunroom, a utility, study, WC and store on the ground floor and a new master bedroom and enlarged bathroom at first floor level. 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 safeguard good levels of quality and attractiveness. Policy DM10 and DM18 seek to ensure domestic alterations are of an



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appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed two-storey side extension and the single-storey rear extension and front porch are considered to be relatively modest in scale and appropriately located within the site. The design of the continuation of the roof height and pitch on the side extension will reflect the appearance of the existing property.

The design is considered to be acceptable, and it will reflect other extensions within the street-scene. The proposal is considered to reflect the character and appearance of the existing property and it will not overdevelop the site. In addition, the proposed materials will match the existing property and ensure the proposal does not appear excessively prominent in the locality.

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

The application site lies adjacent to a garage block and therefore there is a significant separation distance from the proposed side extension and the closest neighbouring properties. In addition, the single-storey rear extension will be stepped away from the boundary with the adjoining neighbour, no. 33 Croftlands and therefore it is not considered that the proposal will result in harmful overshadowing or overdominance on neighbouring properties.

The proposed single-storey rear extension will not be significantly larger than what is possible under permitted development. Under current permitted development rights, an extension could project 3 metres from the rear elevation with a height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application and therefore the single-storey rear extension aspect of the proposal is also considered to be satisfactory.

In addition, the new ground floor side elevation windows will face the blank elevation of a garage and therefore proposal will not cause harmful overlooking issues. The design has omitted windows on the side elevations facing the adjoining neighbour, no.33 Croftlands which is considered to mitigate overlooking concerns in this direction.

On balance, the proposal is acceptable. Taking into account what is possible under Permitted Development, the design of the extension and orientation of the existing property, the extension is not considered to adversely harm neighbouring amenity. It is therefore

	<p>considered that the proposal satisfies Policies ST1, DM18 and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site visit confirmed that the property is located adjacent to a large garage block which benefits from a large area of hardstanding. On this basis, it is considered that the proposal will not interfere with the off-street parking provision.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Ecology</u></p> <p>Policy ST1, ENV3 and DM25 and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.</p> <p>The application site is identified as a potential area for Great Crested Newts. The application is not supported by any ecology details as the site relates to a residential dwelling which is not located within 200m of a watercourse (as indicated within the ALGE trigger list). In addition, the application site is located in the middle of a residential area and therefore, it is considered that this is not a habitat that is likely to contain great crested newts and so it would not be necessary to seek an ecological survey for this minor application.</p> <p>It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for the erection of a two-storey side extension along with a single-storey rear extension and front porch.</p> <p>The proposed extension is considered to reflect the character and appearance of the existing property and similar extensions within the locality. The proposal is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties, highway safety or ecology.</p> <p>On this basis, it 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>



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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 2nd January 2024;
Location Plan, scale 1:1250, drawing no. 481-01001-01, received 2nd January 2024;
Block Plan, scale 1:200, drawing no. 481-01002-02, received 2nd January 2024;
Existing Ground and First Floor Plans, scale 1:50, drawing no. 481-01003-01, received 2nd January 2024;
Existing and Proposed Elevations, scale 1:100, drawing no. 481-02001-02, received 2nd January 2024;
Proposed Ground Floor Plan, scale 1:50, drawing no. 481-04001-02, received 2nd January 2024;
Proposed First Floor Plan, scale 1:50, drawing no. 481-04002-02, received 2nd January 2024;
Proposed Ground Floor Plan with Dimensions, scale 1:50, drawing no. 481-04003-02, received 2nd January 2024.

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.

Informative Note

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.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

	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 : 20/02/2024
Authorising Officer: N.J. Hayhurst		Date : 26/02/2024
Dedicated responses to:- N/A		