



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2024/0F1
2.	Proposed Development:	PROPOSED FRONT PORCH WITH PITCHED ROOF OVER PORCH AND ROOF
3.	Location:	PENNINE WAY, BANKFIELD, BECKERMET
4.	Parish:	Beckermet with Thornhill
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, 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:	<p>SITE AND LOCATION</p> <p>This application relates to Pennine Way, a detached bungalow situated at the entrance to Bankfield cul-de-sac within Beckermet. The site sits below the street level and benefits from a front boundary wall and sloping driveway to the side of the dwelling.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey front porch extension with a</p>

pitched roof over the new porch and existing garage projection.

The extension will project 2 metres from the front elevation and will be 3 metres in width. It will include a pitched roof with an overall height of 5.5 metres and an eaves height of 2.5 metres. It will include a glazed door and two full height windows either side on the front elevation and a window on the side elevation. It will be finished with mid grey larch cladding, flat concrete roof tiles and anthracite grey 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

Consultees

Beckermet with Thornhill Parish Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 property - No concerns have been received as a result of the 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 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



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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

Policy DM22 – Accessible Development

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 will close on the 28th March 2024.

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)

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 Beckermot and it will provide a front porch extension. Policy DM18 and Policy H14PU support 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, H14PU 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.

Policy H14PU also supports house extensions where the scale, design and materials of the proposed development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area.

The proposed front extension and pitched roof are considered to be relatively modest in scale and appropriately located within the front garden, adjacent to the existing garage projection. They will sit below the street level and the design is considered to be suitable in relation to the character of the existing dwelling.

In addition, the choice of materials will match the modernize the dwelling and it will reflect the existing cladding on the garage. On this basis, the proposal is considered to respect the character and appearance of the parent property and the street-scene.

On balance, the proposal is considered to meet Policy DM18, H14PU and the NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18 and H14PU and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The proposed porch and pitched roof will have little impact on the residential amenity due to its scale and siting. It will be modest in scale and appropriately located within the front garden. Due to the level of the front garden, below the street scene, it will not appear excessively dominant or overbearing in relation to the existing property or within the locality. In addition, given the existing boundary walls and planting and the separation distances to the neighboring properties, it will not result in a significant loss of light or privacy for the neighbouring properties.



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	<p>In addition, under current permitted development rights, a front porch could be erected with a floor area of 3 square metres and an overall height of 3 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the floor area and height are not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.</p> <p>On this basis, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered that the proposal will meet Policy DM18, H14PU and the NPPF guidance.</p> <p><u>Highway Safety and Parking Provision</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 benefits from an existing driveway to the side of the existing bungalow and the proposed extension will be located to the front, adjacent to the existing garage projection and therefore the parking will remain unchanged. This will ensure that the development maintains adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a single-storey front extension with a pitched roof over the new porch and existing garage projection.</p> <p>The scale and design of the porch extension and pitched roof are considered to be modest and, due to the siting within the site and the orientation of the adjoining property, it is not considered to have a detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>On balance, the application is considered to be 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: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none">1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p>Reason</p>

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 19th January 2024;
 - Site Location Plan, scale 1:1250, received 19th January 2024;
 - Block Plan, scale 1:200, received 19th January 2024;
 - Existing and Proposed Elevations, scale 1:100, received 19th January 2024;
 - Existing and Proposed Floor Plans, scale 1:150, received 19th 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.

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 : 11/03/2024

Authorising Officer: N.J. Hayhurst

Date : 14/03/2024

Dedicated responses to:- N/A