

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/24/2053/0F1
2.	Proposed Development:	SINGLE STOREY FRONT, SIDE AND REAR EXTENSION, TWO STOREY REAR EXTENSION, NEW ENTRANCE CANOPY, NEW BALCONY, NEW STONE FACING TO FRONT ELEVATION PLUS INTERNAL AND EXTERNAL ALTERATIONS TO AN EXISTING DWELLING
3.	Location:	HIGHFIELD, THE HILL, MILLOM
4.	Parish:	Millom Without
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
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 Highfield, a detached property situated approximately 0.15 miles to the north of The Hill, Millom.</p> <p>The site is accessed off the A5093 and the property benefits from a large garden with a driveway to the front of the property. The property is bound by boundary hedges to the sides and rear and the front boundary includes a fence and gate.</p>

PROPOSAL

Planning Permission is sought for a single-storey front, side and rear extension, a two-storey rear extension along with a new entrance canopy, a balcony above the garage and a new stone facing to the front elevation. The works also include internal and external alterations to provide a new entrance hall, orangery and re-located staircase on ground floor and an enlarged landing, bedroom and master bedroom with en-suite and dressing room on the first floor.

The proposed single-storey front and side wrap-around extension will include a flat roof and it will be lit by two slimline roof lanterns. It will also incorporate the new flat roof entrance canopy. It will include glazing on both the front and side elevation.

The single-storey rear and two-storey rear extension will infill the existing gap between the office and lounge projections. The single-storey projection will include a flat roof and slimline roof lantern and the two-storey projection will include a cross-gable to match the existing property. It will also be lit by two skylights.

The first-floor front balcony will be located above the existing garage, and it will include a 1.1 metre high balustrade. The front elevation of the existing dwelling will also include two new Juliet balconies.

The extensions will be finished with render, facing stone, slate and fibreglass roofing on the flat roof 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

Millom Without Parish Council – Support the application.

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 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



Cumberland Council

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 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

Policy N1PU – Conserving and Enhancing Biodiversity and Geodiversity

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, the potential impacts on residential amenity, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling close to The Hill, Millom and it will provide a new entrance hall, orangery and re-located staircase on ground floor and an enlarged landing, bedroom and master bedroom with en-suite, dressing room and balcony on the first floor. Policy DM18 and H14PU support 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, 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.



Cumberland Council

The proposed extensions include a single-storey front and side wrap-around orangery with a new entrance canopy, the single-storey and two-storey rear extension will accommodate the new re-located staircase and the balcony above the garage will replace an existing garage pitched roof. They are considered to be suitably located within the large site. The property benefits from an approximately 60-metre-long front garden and therefore it will not be excessively prominent from the street-scene.

The proposed roof lanterns on the side and front extension will be slimline and this will ensure that they do not appear dominant. In addition, the materials to match the existing property are considered to reduce the impact on the street scene and the proposed stone facing will reflect other properties in The Hill area.

Overall, it is considered to respect the character and appearance of the existing property, street scene and the wider residential area and therefore the proposal is considered to meet Policy DM18, H14PU and NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18, H14PU and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Whilst amenity issues between the proposed extension and the neighbouring properties were considered, the proposal is considered to be suitably located within the large garden. There is a significant separation distance between the neighbouring properties, with the proposed first-floor balcony above the garage being approximately 24 metres to the boundary with the neighbouring property, Low Wood and there is a large field separating the proposed single-storey front-side wrap-around extension with the neighbouring property, Wyncroft.

As a result, it is considered that the proposed extensions will not cause a significant loss of light or dominance on the neighbouring properties.

In addition, the separation distances satisfy Policy DM12 and the property orientation is off-set from the neighbouring properties which further mitigates potential overlooking concerns. The existing boundary treatments and planting will also provide some screening.

In the interest of neighbouring amenity, a planning condition is proposed to ensure that the flat roof of the front canopy and orangery are not used as outdoor amenity space.

On balance, the proposal is considered to be acceptable. Taking into account the large sites, siting of the extensions 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 DM12, DM18, H14PU and the NPPF guidance.

Highway Safety and Parking Provision

Policy DM22 encourages innovative approaches to manage vehicular access and parking to

	<p>avoid vehicles dominating the street scene.</p> <p>The site benefits from a large existing driveway to the front of the property and therefore the site is considered to maintain adequate off-street parking to meet the needs of the proposed 4-bedroom property.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and 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 natterjack toads. The application is not supported by any ecology details as the site is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located within a residential garden with an existing hardstanding patio and driveway. On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads 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>This application seeks to erect a single-storey front, side and rear extension, two-storey rear extension along with a new entrance canopy, balcony above the garage and internal and external alterations.</p> <p>Given the remote location and significant distance from the road and closest neighbours, the proposed extensions are considered to be of an appropriate scale and design within the locality and will not have any detrimental impact on the amenities of the neighbouring properties, highway safety or ecology.</p> <p>A planning condition restricts the use of the flat roof canopy and orangery extension to protect residential and visual amenity.</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>



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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 9th February 2024;

Location Plan, scale 1:1250, drawing reference 24-02-P-L, received 9th February 2024;

Block Plan, scale 1:500, drawing reference 24-02-P-L, received 9th February 2024;

Proposed Site Plan, scale 1:250, drawing reference 24-02-P-01, received 9th February 2024;

Existing Floor Plans 01, scale 1:100, drawing reference 24-02-P-02, received 9th February 2024;

Existing Floor Plans 02, scale 1:100, drawing reference 24-02-P-03, received 9th February 2024;

Existing Elevations, scale 1:100, drawing reference 24-02-P-04, received 9th February 2024;

Proposed Floor Plans 01, scale 1:100, drawing reference 24-02-P-06A, received 9th February 2024;

Proposed Floor Plans 02, scale 1:100, drawing reference 24-02-P-07A, received 9th February 2024;

Proposed Elevations 01, scale 1:100, drawing reference 24-02-P-08A, received 9th February 2024;

Proposed Elevations 02, scale 1:100, drawing reference 24-02-P-09A, received 9th February 2024;

Existing 3D Sketches, drawing reference 24-02-P-05, received 9th February 2024;

Proposed 3D Sketches 01, drawing reference 24-02-P-10A, received 9th February

2024;

Proposed 3D Sketches 02, drawing reference 24-02-P-11A, received 9th February 2024;

Existing Site Photos, received 9th February 2024;

Flood Map for Planning, received 9th February 2024;

Visual Images of Roof Lantern and Stone facing, received via email from the agent on 19th March 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.

3. The flat canopy and orangery roof at first-floor level hereby approved shall not be used for outdoor amenity space at any time without the written permission of the Local Planning Authority.

Reason

To safeguard neighbouring amenity in accordance with Policy DM18 of the Copeland Local Plan.

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 : 04/04/2024

Authorising Officer: N.J. Hayhurst

Date : 05/04/2024

Dedicated responses to:- N/A