



**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/24/2056/0F1
2.	Proposed Development:	ERECT SINGLE STOREY EXTENSION TO REAR AND SIDE
3.	Location:	21 TOWN HEAD, HAVERIGG
4.	Parish:	Millom
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>LOCATION</p> <p>This application relates to 21 Town Head, a semi-detached property located within Haverigg. The site benefits from a porch and offroad parking area to the front of the property with side access and a modest size garden to the rear.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the construction of a single storey side and rear wrap around extension to provide an enlarged kitchen/dining room, with the addition of a new utility room and small WC.</p> <p>The extension will project 2.6 metres from the side elevation of the dwelling, and project 3</p>

metres from the rear and it will be 5.4 metres in depth from front to rear, 8 metres in length along the rear. The design is proposed to be of hipped roof construction with an overall height of 3.6 metres.

It will be finished with white roughcast render and anthracite UPVC windows to match the existing property, and Cambrian slate grey roof tiles.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties. No objections were received as a result of this 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 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



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Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

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

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

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 and ecology.

Principle of Development

The proposed application relates to a residential dwelling located within Haverigg and is proposed to construct a single storey side and rear wrap around extension to provide an enlarged kitchen/dining room, with the addition of a new utility room and small WC.

Policies 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, Policy H14PU and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policies DM10, DM18 and H14PU 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.

The proposed extension is a side/rear wraparound of hipped roof construction. It will project 2.6 metres from the side elevation of the dwelling, and 3m from the rear elevation with a length of 8 metres along the rear and a depth of 5.4 metres from front to rear. Despite being a wraparound extension, it is single storey and will be relatively modest in scale. It is considered to be appropriately located within the site.

The proposed extension is set back from the front building line and principal elevation of the main dwelling by 3.7 metres, which ensures that the proposed extension is not excessively prominent within the locality.

The front side (West) elevation proposes a door into the new utility room, and the rear (East) elevation comprises a small window in the proposed WC, with a set of bifold doors from the kitchen/dining room out onto the parent property garden.

The extension will be finished with white roughcast render and anthracite UPVC windows to match the existing property, with Cambrian slate grey tiles on the roof. These proposed materials are considered to be appropriate for their use.

In addition, during my site visit, it was noted that there were similar extensions and structures within the locality. The overall proposal will therefore respect the character and appearance of the existing property and the residential area.

Overall, the proposal is considered to meet Policy DM18(A), Policy H14PU and the NPPF guidance.

Residential Amenity



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Policy ST1, Policies DM18, Policy H14PU and DS6PU in addition to section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings. Whilst potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be relatively modest in scale and design and will be appropriately located to the side and rear of the parent property.

The proposal is single storey and, whilst in part is located on the front side elevation, it does not project forward of the existing building line/principal elevation and subsequently overlooks the parent property front driveway to the front. The proposal is therefore not considered to result in a significant reduction in daylight or appear overbearing for the neighbouring properties.

The proposed extension is relatively modest in scale and is to provide additional space for an open plan kitchen/dining room and additional utility room with small WC.

The front elevation of the proposed extension includes a single door into the new utility room. Whilst the side elevation is close to the boundary adjacent to number 20 Town Head, this elevation is blank and no new openings are proposed, which is a reduction in the existing glazing already existing on this elevation. As this side elevation is blank, there are no additional overlooking issues considered.

Furthermore, as the proposed extension has been designed to contain a utility room on the front side elevation, which is not a habitable room, the proposal will also not result in any significant loss of privacy for the neighbouring properties.

The rear elevation is stepped off the boundary with number 22 Town Head by approximately 3.3 metres and proposes a small window and a set of bifold doors which overlook the parent property garden. Whilst Haverigg Primary School is located to the rear of the site, it is off-set further South than the proposed extension and there is adequate separation distance between the two, which is not considered to cause any detrimental overlooking issues as a result.

In addition, following a site visit, it was noted that there were similar side and/or rear extensions within the immediate neighbourhood and wider residential area.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to satisfy Policy DM18, Policy DS6PU, Policy H14PU and the NPPF guidance.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan, Strategic Policy N1PU of the Emerging Local Plan 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 may have an effect on nature conservation sites, habitats and protected species.

The application site is identified as being a potential area for Natterjack Toads. Despite the

	<p>application site being located within 200m of a watercourse (approximately 170 metres) (as indicated within the ALGE trigger list) it is not considered to be necessary to support the application with any ecology details as the site is already located within a well-established built-up residential area.</p> <p>On this basis it is considered that it would not be necessary to seek a protected species survey for this minor householder application as the location of the works being carried out are to an area that already contains areas of hard surface, and therefore it is not considered that this development will disturb any habitats.</p> <p>It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan, Strategic Policy N1PU of the Emerging Local Plan and the NPPF.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks Planning Permission for the construction of a single storey side/rear wraparound extension.</p> <p>Taking into account the scale and design of the proposal, impacts on residential amenity and ecology details, the proposed extension is considered to be of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties.</p> <p>The proposed extension is considered to be suitably located within the site and is acceptable in terms of its scale and design.</p> <p>In addition, the choice of materials used are considered to be suitable for their use and respect the existing property and wider residential area.</p> <p>The proposal is not supported by any ecology details.</p> <p>On balance, the proposal therefore represents an 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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <p>Reason</p>



**Cumberland
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To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

- Application Form, received 12th February 2024;
- Site Plan, scale 1:1250, received 12th February 2024;
- Block Plan, scale 1:300, received 12th February 2024;
- Existing Ground Floor Plan, scale 1:50, received
- Proposed Ground Floor Plan, scale 1:50, received 12th February 2024;
- Proposed Section, scale 1:50, received 12th February 2024;
- Existing Elevations, scale 1:100, received 12th February 2024;
- Proposed Elevations, scale 1:100, received 12th February 2024;
- Cambrian Slate document, received 12th February 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: Demi Crawford

Date : 03/04/2024

Authorising Officer: N.J. Hayhurst

Date : 04/04/2024

Dedicated responses to:- N/A