

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/24/2063/0F1
2.	Proposed Development:	ERECT SINGLE STOREY EXTENSIONS TO FRONT AND REAR
3.	Location:	28 HUDDLESTON ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts Flood Area - Flood Zone 2 Flood Area - Flood Zone 3 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:	
	LOCATION	
	This application relates to 28 Huddleston Road, a semi-detached property located in Millom. The site benefits from offroad parking and a small garden to the front, with side access to a modest size garden to the rear.	
	PROPOSAL	
	Planning Permission is sought for the erection of a single-storey rear extension to provide an	

open plan kitchen/dining area, and a new porch to the front elevation.

The extension will project 3.48 metres from the rear elevation of the dwelling and it will be 5.5 metres in length. It has been designed to include a pitched roof with an overall height of 3.69 metres with 2 roof lights over.

The rear (North) elevation will include a set of bi-fold doors that overlook the parent property garden.

The rear extension will be finished with white k rend, Marley or Redland roof tiles, and UPVC windows and doors to match the existing property.

The front porch extension will project 2 metres from the front elevation and will be 2.3 metres wide.

The new front porch extension will be finished in roughcast render, Redland roof tiles and upvc windows and doors to match the existing.

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



Cumberland Council

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 ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM24 – Development Proposals and Flood Risk

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 DS8PU – Reducing Flood Risk

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, ecology and flood risk.

Principle of Development

The proposed application relates to a residential dwelling located within Millom and is proposed to construct a single storey rear extension to provide an enlarged kitchen/dining room.

Policy DM18 and Policy H14PU supports 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. Policy DM10, DM18 and Policy H14PU seek to ensure domestic alterations are of an appropriate scale and design which are appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed extension is located on the rear elevation and is of pitched roof construction with an overall height of 3.69 metres with 2 roof lights over. It will project 3.48 metres from the rear elevation of the dwelling and will be 5.5 metres in length.

The extension is located to the rear of the site which ensures that the extension remains subservient to the main dwelling.

The extension will be relatively modest in scale and is considered to be appropriately located within the site which ensures that the proposed extension is not excessively prominent within



Cumberland Council

the locality.

The extension will be finished with white k rend and UPVC windows to match the existing property, and Marley or Redland roof tiles. These proposed materials are considered to be appropriate for their use.

The front porch extension will project 2 metres from the front elevation and will be 2.3 metres wide.

The new front porch extension will be finished in roughcast render, Redland roof tiles and upvc windows and doors to match the existing.

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

Policy ST1, Policy DM18, Policy DS6PU, Policy H14PU and 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 rear of the parent property.

The proposed extension is relatively modest in scale and is to provide additional space for an open plan kitchen/dining room. The rear elevation of the proposed extension includes a set of bifold doors.

The proposal is single storey and overlooks the garden of the parent property garden and open fields out to the rear. The proposal is therefore not considered to result in a significant reduction in daylight or appear overbearing for the neighbouring properties and there are no additional overlooking issues considered.

Whilst the rear extension is located on the boundary adjacent to number 26 Huddleston Road, a similar extension is proposed at the adjoining property and both applications have been submitted together and are to be built at the same time subject to separate planning and building regulation applications.

The proposed porch extension on the front elevation is not considered to be a habitable room and therefore, no additional privacy concerns are considered.

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. The application site is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and therefore it is not considered to be supported by any ecology details as the site is already located within a well-established built-up residential area.

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.

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.

Flood Risk

Policy ENV1 and DM24 of the Adopted Local Plan, and Policy DS8PU of the Emerging Local Plan seeks to protect developments against risks of flooding and ensure that new developments do not contribute to increased surface water run-off.

The application is supported by a Householder and Other Minor Extensions within Flood Zones 2 and 3 form. The area is highlighted as having a high probability of flooding that benefits from flood defences.

Due to the nature of the kitchen/dining room extension use, the modest scale and the existing flood defences, it is considered that the proposal is acceptable and won't have a detrimental effect on flood risk.

The flood resilience measures outlined on the form can also be secured by the use of a planning condition.

Overall, the proposal is not considered to significantly increase the surface water run-off and therefore the proposal will not have a detrimental effect on flood risk on the site or elsewhere and complies with Policy ENV1, DM24 and Policy DS8PU.

Planning Balance and Conclusion

The application seeks Planning Permission for the construction of a single storey rear extension and small porch extension on the front elevation.



Cumberland Council

	<p>Taking into account the scale and design of the proposal, impacts on residential amenity, ecology details and flood risk, 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 and is not considered to increase the flood risk on site or for any of the neighbouring properties.</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> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none">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 22nd February 2024; Site Plan, scale 1:1250, received 22nd February 2024; Block Plan, scale 1:300, received 22nd February 2024; Existing Ground Floor Plan, scale 1:50, received 22nd February 2024; Proposed Ground Floor Plan, scale 1:50, received 22nd February 2024; Existing Elevations, scale 1:100, received 22nd February 2024; Proposed Elevations, scale 1:100, received 22nd February 2024;

Section A-A, scale 1:50, received 22nd February 2024;

Section B, scale 1:50, received 22nd February 2024;

Householder and Other Minor Extensions in Flood Zones 2 and 3 Form, received 22nd 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.

3. Before the extension is occupied, the flood resilience and mitigation measures must be carried out in accordance with the Householder and Other Minor Extensions in Flood Zones 2 and 3 Form received by the Local Planning Authority on 22nd February 2024. The flood resilience and mitigation measures must be maintained thereafter.

Reason

To protect the property against flood damage in accordance with Policy DM24 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: Demi Crawford

Date : 16/04/2024

Authorising Officer: N.J. Hayhurst

Date : 18/04/2024

Dedicated responses to:- N/A