

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2088/0F1
2.	Proposed Development:	GARAGE ROOF HEIGHT RAISED AND CONSTRUCTION OF PITCHED SLATE ROOF CANOPY ON THE FRONT ELEVATION. REMOVAL OF EXISTING REAR/SIDE UPVC PORCH/STORE AND CREATION OF EXTENDED GARAGE TO FORM LARGER STORE ROOM.
3.	Location:	49 WASDALE PARK, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone</p> <p>Coal - Off Coalfield - Data Subject To Change</p> <p>Key Species - Potential areas for Natterjack Toads</p> <p>DEPZ Zone - DEPZ Zone</p> <p>Outer Consultation Zone - Drigg 3KM</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	Report: LOCATION	<p>This application relates to 49 Wasdale Park, a detached property located on a residential estate within Seascale. The site benefits from a small front garden with an existing driveway</p>

with flat roof garage, and a upvc porch/lean to store at the rear which is attached to the rear of the garage.

PROPOSAL

Planning Permission is sought for the removal of the existing single storey rear upvc porch/store to allow for the extension of the garage to create a larger store, and the raising of the garage roof height to create a pitched roof with adjoining slate roof canopy/porch to the front elevation.

The small rear extension will project 2.6 metres from the rear of the garage to meet the back of the existing property and will be 2.9 metres in width. It will include a window on the side elevation, and a single door on the rear elevation.

The garage roof height will be raised to include an eaves height of 2.6 metres and an overall height of 4 metres. The new garage roof will be of dual pitch construction and includes an adjoining pitched slate roof canopy/porch to the front elevation.

The extension will be finished with light spar dashing, grey interlocking roof tiles, light brown brickwork pillar to the front, and grey UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications at this property.

CONSULTATION RESPONSES

Seascale Parish Council

No objections.

Local Lead Flood Authority & Highways

Standing advice.

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.



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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

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 closed on the 28th March 2024. The Planning Inspectors Report is 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 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 Seascale and is proposed to remove the existing single storey rear upvc porch/store to allow for an extension of the garage to create a larger store, and the raising of the garage roof height to create a pitched roof with adjoining slate roof canopy/porch to the front elevation.

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 small rear extension to create a larger store will project 2.6 metres from the rear of the



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garage to meet the back of the existing property and will be 2.9 metres in width. It will include a window on the side elevation, and a single door on the rear elevation.

The original scheme submitted proposed to raise the garage roof height by an additional 1.4 metres to create a mono pitch roof. Following a site visit, it was noted that the current garage projects forward of the principal elevation, and other garage extensions had already been carried out with a similar design on this cul-de-sac. It was therefore considered that as the garage projects forward of the principal elevation, it may be a better design choice for amendments to be submitted which mimic the roof design and configuration of the parent property to tie the garage extension into a small front extension.

The application now seeks to raise the garage roof height to include an eaves height of 2.6 metres and an overall height of 4 metres. The new garage roof will be of dual pitch construction and includes an adjoining pitched slate roof canopy/porch to the front elevation of the property. Whilst the overall size of the extension is larger than the original proposal, the new plans are more in-keeping with the character of the existing property due to the amended roof design which mimics the parent property.

Overall, the new proposal is therefore considered to improve the design and reduce the impact on the street-scene in accordance with Policy DM18. The proposal is considered to be suitable for the detached property and the scale will not appear overbearing within the street-scene. In addition, the choice of materials proposed are considered suitable for their use and will complement the appearance of the parent property.

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 appropriately located within the site.

The proposed rear extension is modest in scale and is replacing an existing upvc lean to. It will provide additional storage space for the property. This element of the application is located behind the existing garage and is therefore subservient to the main dwelling. This small extension contains a window on the side elevation adjacent to number 50 Wasdale Park, however, this faces the side blank elevation of this neighbouring garage. This extension also contains a single door on the rear elevation which overlooks the garden of the parent property.

The proposed garage roof extension and front porch/canopy structure is considered to have little impact on the residential amenity of the adjoining properties due to its scale and siting. It will have a modest projection and it will be appropriately located within the front garden. It will

not appear excessively dominant or overbearing in relation to the existing property and within the locality. Given the orientation and relationship with the adjoining property, it is not expected that the proposal will not result in an adverse loss of light or privacy, and there are no additional overlooking issues considered.

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 it is therefore not considered to be supported by any ecology details as the site is located within an already 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 a large area 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.

Planning Balance and Conclusion

The application seeks Planning Permission for the removal of the existing single storey rear upvc porch/store to allow for the extension of the garage to create a larger store, and the raising of the garage roof height to create a pitched roof with adjoining slate roof canopy/porch to the front elevation.

Taking into account the scale and design of the proposal and the impacts on adjoining properties, the proposed extension is considered to be of an appropriate design and will not have any detrimental impact on the amenities of the occupiers of the adjoining properties.

The proposed extension is considered to be suitably located within the site and is acceptable in terms of its scale and design. In addition, the choice of materials used are considered to be suitable for their use and respect the existing property and wider residential area.

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.
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: - <ul style="list-style-type: none"> - Application Form, received 20th March 2024; - Location Plan, scale 1:1250, received 20th March 2024; - Existing Ground Floor Plan, scale 1:100, drawing no 1-KT-12, received 20th March 2024; - Existing Ground Floor Plan View, scale 1:50, drawing no 3-KT-12, received 20th March 2024; - Existing Front Elevation View A-A, scale 1:50, drawing no 5-KT-12, received 20th March 2024; - Existing Side Elevation View B-B, scale 1:50, drawing no 7-KT-12, received 20th March 2024; - Existing Side Elevation View C-C, scale 1:50, drawing no 9-KT-12, received 20th March 2024; - Existing Rear Elevation, View D-D, scale 1:50, drawing no 11-KT-12, received 20th March 2024; - Proposed Ground Floor Plan View, scale 1:50, drawing no 4-KT-12 MOD A, received 5th May 2024; - Proposed Front Elevation View A-A, scale 1:50, drawing no 6-KT-12, MOD A, received 5th May 2024;

- Proposed Side Elevation View C-C, scale 1:50, drawing no 10-KT-12, MOD A received 5th May 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 : 06/06/2024

Authorising Officer: N.J. Hayhurst

Date : 10/06/2024

Dedicated responses to:- N/A