

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2111/0F1
2.	Proposed Development:	TWO STOREY FRONT EXTENSION, CREATING EXTENDING BEDROOM TO FIRST FLOOR AND EXTENDED HALL TO GROUND FLOOR
3.	Location:	6 MILL PARK, THE GREEN, MILLOM
4.	Parish:	Millom Without
5.	Constraints:	ASC;Adverts - ASC;Adverts Coal - Off Coalfield - Data Subject To Change
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: Site and Location This application relates to 6 Mill Park, an end terraced property situated on an existing housing estate within The Green, Millom. The site benefits from a lean to outbuilding on the side of the property, with a driveway and small garden to the front. Proposal Planning permission is sought for the erection of a two-storey front extension to provide a new entrance hall/porch area, which will enlarge the third smaller bedroom above. The extension will project 1.37 metres from the principal elevation and will be 2.917 metres in width. It will include a cross-gable roof design where the eaves height mimics the existing dwelling.	

The proposed front elevation will include a front door with window, and a first-floor bedroom window. The side elevations facing the adjoining neighbouring properties will remain blank. It will be finished in render, roof tiles, white UPVC doors and windows, and black rainwater goods and fascia's to match the existing property.

Relevant Planning Application History

4/23/2072/0F1 – SINGLE STOREY REAR EXTENSION FORMING EXTENDED KITCHEN AND DINING ROOM - Approve

Consultation Responses

Millom Town Council

No comments received.

Highway Authority & Local Lead Flood Authority

No objections - Standing advice.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties. 1 letter of support and 1 letter of objection were received which state the following:

Support - Approve of this build, this offers work to local trades and also helps the homeowner to expand their house so they don't have to move.

Object - The front wall of the properties mark a clear and long standing building line. To allow a two-storey development in front of this line would detract from the carefully planned layout of Mill Park and potentiality set a problematic precedent of causing significant visual harm if others chose to do the same. The plan also shows two vehicles able to park within the property boundaries. Prior to the extension one vehicle already protrudes over the pavement.

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.



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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.

Development Plan Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

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 Developments

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 closed on the 28th March 2024. The Planning Officers 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

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 The Green and it will provide an enlarged entrance hall/porch on the ground floor and an enlarged bedroom on the first floor. 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.

1 letter of objection was received which states that the front wall of the properties mark a clear and long standing building line. To allow a two-storey development in front of this line would detract from the carefully planned layout of Mill Park and potentially set a problematic precedent of causing significant visual harm if others chose to do the same.

Whilst this issue was carefully considered, the proposed two-storey front extension is considered to be suitably located within the front garden and it will be relatively modest in scale. The proposed front extension, although projecting forward of the principal elevation, the front cross-gable design mimics the existing dwelling and will not be excessively prominent within the street scene due to the curvature of the entrance to Mill Park, and the location of the extension within the site.

Under current Permitted Development Regulations a single storey front porch extension up to 3 metres in height and 3 square metres in ground area could be erected beyond the building



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line without the benefit of Planning Permission. Even though this application seeks to consider a two-storey element, the actual projection from the principal elevation is not excessively larger than what is permitted without planning permission.

In addition, there is also a separation distance between the proposed extension and the boundary with 7 Mill Park of approximately 3.3 metres, which will ensure that the proposed extension will not cause significant overbearing or overshadowing issues as a result.

Following a site visit, it was noted that there had already been some development forward of the principal elevation on Mill Park, where some single storey porch extensions have been constructed.

The materials are considered suitable for their use and will match the existing property. As a result, the proposed extension will respect character and appearance of the existing dwelling, and the wider residential area will be maintained.

It is therefore considered that the street scene will not be detrimentally altered as a result of this development. On this basis, the proposal is considered to comply with Policies DM10, DM18 of the Local Plan, Policy H14PU of the Emerging Local Plan and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

An objection received stated that the plan shows two vehicles able to park within the property boundaries. Prior to the extension one vehicle already protrudes over the pavement.

Following a review of the plans, it appears that site access and existing driveway will remain unchanged to the front of the property and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions.

It is considered that the existing driveway provides adequate off-street parking to meet the needs of the property.

In addition, the Highway Authority raised no objections to the proposal.

On this basis, the proposal will not have a detrimental effect on the existing highway conditions and it is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.

Planning Balance and Conclusion

This application seeks to erect a two-storey front extension to an end terraced property within Millom. It is not considered to be excessively prominent within the locality and the design and materials used are considered to respect the character and appearance of the existing property and wider residential area.

In addition, taking into account the scale of the proposal and siting within the site, the proposed design is acceptable, and it will not adversely harm the neighbouring amenity or

	<p>highway safety.</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, 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: - <ul style="list-style-type: none"> - Application Form, received 5th April 2024; - Site Location Plan, scale 1:1250, drawing no MVC908A-01, received 5th April 2024; - Site Plan, scale 1:200, drawing no MVC908A-01, received 5th April 2024; - Existing Elevations, scale 1:100, drawing no MVC908A-01, received 5th April 2024; - Existing Floor Plans, scale 1:100, drawing no MVC908A-01, received 5th April 2024; - Proposed Floor Plans, scale 1:50, drawing no MVC908A-01, received 5th April 2024; - Proposed Elevations, scale 1:50, drawing no MVC908A-01, received 5th April 2024 <p>Reason</p> <p>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.</p>



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	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 : 24/05/2024
Authorising Officer: N.J. Hayhurst	Date : 31/05/2024
Dedicated responses to:-	