

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2118/0F1
2.	Proposed Development:	REPLACING FLAT ROOF ON GARAGE WITH A PITCHED ROOF
3.	Location:	15 FIRTH DRIVE, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts Coal - Standing Advice - 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 15 Firth Drive, a semi-detached property situated on an existing housing estate within St Bees. The site benefits from a modest size garden and driveway to the front, with a separate detached garage. PROPOSAL Planning permission is sought for the replacement of the existing flat roof on the detached garage, to a pitched roof. The new roof will be of dual pitch construction at 30 degrees with an eaves height of 2.25 metres, and an overall height of 3.25 metres. The front elevation will include a garage door. The side elevation adjacent to the parent	

property will contain a single door, and the rear elevation will contain 1 single window.

It will be finished in pebble dash render, Marley roof tiles, and UPVC fascia and barge boards to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

4/20/2148/0F1 SINGLE STOREY SIDE EXTENSION - Approve

CONSULTATION RESPONSES

St Bees Parish Council

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 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 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



Cumberland Council

Policy DM18 – Domestic Extensions and Alterations

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 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

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.

Principle of Development

The proposed application relates to a residential dwelling within St Bees and it will provide a

replacement flat roof with a pitched roof on an existing detached garage.

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 new roof will replace a current flat roof and will be of dual pitch construction at 30 degrees with an eaves height of 2.25 metres, and an overall height of 3.25 metres.

The current overall height of the garage with flat roof is 2.65 metres, so the new roof will only result in an additional height of 0.6 metres. The proposal is therefore considered to be modest in scale and appropriately located within the site.

As the garage already exists, and the proposed alterations only relate to a modest increase in the roof height, the proposal still appears subservient to the main dwelling, and it will not be excessively prominent within the locality.

Following a site visit, it was noted that there were similar pitched roof garages and extensions within the local area.

The materials are considered to be 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.

Residential Amenity

Policy ST1, Policy DM18 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 new roof and the neighbouring properties were considered, the new roof design will be relatively modest in scale and will be appropriately located within the site.

15 Firth Drive is located on the end of a row of semi-detached properties, whereby the side/front elevation is adjacent to the rear gardens of Richmond Crescent. Whilst the garage structure is located on the boundary of these gardens, there is a separation distance of approximately 13 metres from garage to the rear elevations of the dwellings located on

	<p>Richmond Crescent, which is considered to be acceptable.</p> <p>Furthermore, the proposal includes an additional roof height of 0.6 metres overall from the current flat roof and is therefore not considered to be overbearing or result in a significant loss of light for the neighbouring properties.</p> <p>On this basis, it was considered that the proposal will not have any adverse impacts on the neighbouring property and therefore the proposal is considered to satisfy Policy DM18, Policy H14PU and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to replace a flat roof on a detached garage with a 30 degree dual pitched roof.</p> <p>The proposal is not considered to be excessively prominent within the locality and the design and materials used are considered appropriate for their use and respect the character and appearance of the existing property and wider residential area.</p> <p>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.</p> <p>On balance, the proposal 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"> 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"> 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 10th April 2024; - Site Location Plan, scale 1:1250, received 10th April 2024;

- Site Block Plan, scale 1:500, received 10th April 2024;
- Existing Garage Elevation, scale 1:50, received 10th April 2024;
- Proposed Garage Elevations, scale 1:50, received 10th April 2024;
- Additional information/materials, received 10th April 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.

Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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 : 03/06/2024

Authorising Officer: N.J Hayhurst

Date : 05/06/2024

Dedicated responses to:- N/A