

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/24/2126/0F1
2.	Proposed Development:	DEMOLITION OF EXISTING CONSERVATORIES AND PROPOSED SINGLE STOREY REAR EXTENSION AND MINOR AMENDMENTS
3.	Location:	8 BECK RISE, BECKERMET
4.	Parish:	Beckermet with Thornhill
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
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 8 Beck Rise, a detached property located within Beckermet. The site benefits from a small garden with offroad parking and detached garage to the front, and a modest size rear garden.
	PROPOSAL	Planning Permission is sought for the erection of a single-storey rear extension to replace an

existing sun room and side porch. This will provide an enlarged kitchen, dining and family area, an additional bedroom and small study and allow a reconfiguration of the current internal layout to provide a utility room and bathroom.

The extension will project 5.2 metres from the rear elevation of the dwelling and it will span 14.5 metres across the width of the rear elevation. It has been designed to include a flat roof with sky lights over, with an overall height of 3.3 metres.

The rear elevation will include 2 sets of doors which open out onto the parent property garden and a small window in the study which is set back from the proposed rear wall to include a space for seating under the roof overhang.

The side elevation on the boundary adjacent to the neighbouring property 10 Beck Rise contains a high window, and the side elevation on the boundary adjacent to the neighbouring property 6 Beck Rise will contain a single door and small W/C window.

The extension is to be finished with silicon type render with a smooth finish, a flat roof membrane roofing system and upvc and powder coated aluminium windows.

RELEVANT PLANNING APPLICATION HISTORY

4/86/1037/3 20 DWELLINGS - Approve

4/01/0672/3 ERECTION OF A DETACHED GARAGE – Approve

CONSULTATION RESPONSES

Beckermet with Thornhill Parish Council

No comments received.

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



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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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

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

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 located within Beckermot and it will include a rear single-storey extension to replace an existing sunroom and side porch to provide an enlarged kitchen, dining and family area, additional bedroom and small study, with a reconfiguration of the current internal layout to provide a utility room and bathroom.

Policy DM18 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 DS6PU, 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 and DM18 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 extension will project 5.2 metres from the rear elevation of the dwelling and it will span 14.5 metres across the width of the rear elevation. It has been designed to include a flat roof with roof lights over, with an overall height of 3.3 metres.

The proposed rear extension is to replace an existing sunroom on the rear elevation and omits the current side porch. It is therefore considered to be appropriately located within the site, behind the main element of the existing dwelling. This will ensure that the proposal appears subservient to the main dwelling, and it will not be excessively prominent within the locality.

The extension will be finished with silicon type render with a smooth finish, a flat roof membrane roofing system and upvc and powder coated aluminium windows.

The design is considered to be suitable for its use and the choice of materials proposed are considered to respect the existing character and appearance of the parent property and wider residential area. Overall, the proposal is considered to meet Policy DM18(A) Policy H14PU and the NPPF guidance.



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Impact on 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 extension and the neighbouring properties were considered, the extension will be relatively modest in scale and will be appropriately located to the rear of the parent property.

The proposal is not considered to be overbearing or result in a significant loss of light for the neighbouring properties due to both its location along the rear and also its modest scale.

The rear elevation will include 2 sets of bi-fold doors which open out onto the parent property garden and a small window in the study which is set back from the proposed rear wall to include seating under the roof overhang.

Following a site visit to the property, it was noted that the parent property slopes downhill slightly from those at the rear. Furthermore, it is considered that there are appropriate boundary treatments in place to adequately screen the proposal from the properties at the rear.

The side elevation on the boundary adjacent to the neighbouring property 10 Beck Rise contains a high-level window, and the side elevation on the boundary adjacent to the neighbouring property 6 Beck Rise will contain a single door and small W/C window, which is a reduction in the current amount of glazing present in the side porch which is being removed as part of this proposal. It is proposed to impose a planning condition to secure obscure glazing in this window opening to mitigate any potential overlooking concerns.

In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation, with an overall height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted development, this proposal is considered to be acceptable.

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.

Planning Balance and Conclusion

Overall, the single-storey rear extension is considered to be of an appropriate scale and design and is respectful of the existing property and wider residential area.

The proposal is not considered to have any detrimental impact on the amenities of the adjoining properties.

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> <p><u>Standard Conditions</u></p> <p>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <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> <p>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: -</p> <ul style="list-style-type: none"> - Application Form, received 17th April 2024; - Site Location Plan, scale 1:1250, drawing no 22.26.04a, received 17th April 2024; - Proposed Block Plan, scale 1:1200, drawing no 22.26.04a, received 17th April 2024; - Proposed Ground Floor Plan, scale 1:50, drawing no 22.26.04a, received 17th April 2024; - Existing Ground Floor Plan, scale 1:50, drawing no 22.26.01, received 17th April 2024; - Existing Elevations, scale 1:100, drawing no 22.26.01, received 17th April 2024; - Proposed Elevations, scale 1:50, drawing no 22.26.05c, received 17th 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> <p><u>Prior to Occupation Condition</u></p> <p>3. Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the W/C window on the side elevation. Once installed, the obscure</p>



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glazing must be permanently maintained at all times thereafter.

Reason

To safeguard the residential amenity in accordance with Policy DM18 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 : 11/06/2024

Authorising Officer: N.J. Hayhurst

Date : 11/06/2024

Dedicated responses to:- N/A