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## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/24/2221/0F1
2.	<b>Proposed Development:</b>	SINGLE STOREY SIDE EXTENSION TO CREATE ADDITIONAL LIVING SPACE AND NEW FRONT PORCH EXTENSION
3.	<b>Location:</b>	1 THORNY ROAD, THORNHILL
4.	<b>Parish:</b>	Beckermest with Thornhill
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	<b>Report:</b>	
	<b>LOCATION</b>	
	This application relates to 1 Thorny Road, an end terraced property located on an existing housing estate within Thornhill near Egremont.	
	The site is bound by Thorny Road to the front and High Road to the rear and benefits from a modest size wrap around garden with double garage and driveway to the side.	
	<b>PROPOSAL</b>	
	Planning Permission is sought for the construction of a single storey side extension to provide	

additional living space and an additional bedroom with en-suite bathroom, and the construction of a front porch.

The extension will project 7 metres from the side elevation and will be 7.51 metres in width from front to rear. It includes two windows on the rear elevation, a set of patio doors on the side elevation opening out onto the garden, and a window on the front elevation. It has been designed to include a hipped cross-gable roof that mimics the existing roof on the main dwelling.

The porch extension will project 1.5 metres from the front elevation and will be 4 metres in length. It contains a door that allows access into both the main dwelling and the proposed extension.

Both extensions will be finished with wet dash render, marley modern roof tiles and white upvc windows and doors.

### **RELEVANT PLANNING APPLICATION HISTORY**

4/04/2577/0 TWO STOREY EXTENSION TO SIDE OF PROPERTY SINGLE, STOREY UTILITY ROOM TO REAR OF GARAGE AND REAR, CONSERVATORY – Refuse

### **CONSULTATION RESPONSES**

#### Beckermest with Thornhill Parish Council

No objections.

#### LLFA & Highways

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement. The highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.

#### 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**



## Cumberland Council

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

#### 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 28<sup>th</sup> 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 Thornhill and it will provide a single storey side extension to provide additional living space and an additional bedroom with en-suite bathroom, and the construction of a front porch.

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 7 metres from the side elevation and will be 7.51 metres in width from front to rear. It has been designed to include a hipped cross-gable roof that mimics the existing roof on the main dwelling which ensures that the proposed extension is not excessively prominent within the locality.

The porch extension will project 1.5 metres from the front elevation and will be 4 metres in length. It contains an access door to serve both the main dwelling and the proposed extension.

The proposed extension will provide living space and an additional bedroom with en-suite bathroom. It is large in scale and provides sufficient accommodation to allow its occupation separately to the main dwelling. The only link between the two is the main entrance created by the proposed porch.

It was confirmed that this annexe extension is to provide the applicant with additional living space for a relative for which justification has been provided by the agent. The use of the



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extension can be further controlled by the use of an appropriately worded planning condition to ensure that the extension remains ancillary to the use of the main dwelling to further protect amenity.

Both extensions will be finished with wet dash render, marley modern roof tiles and white upvc windows and doors. The choice of materials proposed are suitable for their use and considered to respect the existing character and appearance of the parent property and wider residential area.

Overall, subject to an occupancy restriction, the proposal is considered to meet Policy DM18(A) Policy H14PU 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 extension and the neighbouring properties were considered, the extension will be appropriately located to the side of the parent property on a large wrap around garden area.

The site is bound by Thorny Road to the front, Dent Road to the side and High Road to the rear. Directly to the side of the parent property is a cluster of garages along Dent Road and various farm buildings.

The side extension includes two windows on the rear elevation, a set of patio doors on the side elevation opening out onto the garden, and a window on the front elevation. It is not considered that the glazing proposed on this elevation will cause any additional overlooking concerns and the proposal, due to its location on site is therefore not considered to be overbearing.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbouring properties or wider residential amenity and therefore the proposal is considered to satisfy Policy DM18, Policy H14PU and the NPPF guidance.

### Planning Balance and Conclusion

Overall, the single-storey side extension and front porch are considered to be of an appropriate design and are respectful of the existing property and wider residential area.

Although large in scale the extension has been justified by the applicants needs and the occupancy can be controlled by a planning condition to ensure that it remains part of the existing property.

The proposal is not considered to have any detrimental impact on the amenities of the adjoining properties or wider residential area. The materials proposed are acceptable and suitable for their use in this instance.

On balance, the proposal therefore represents an acceptable form of development which

	<p>accords with the policies set out within the adopted Local Plan, the Emerging Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b>          Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></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          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"> <li>- Application Form, received 121th June 2024;</li> <li>- Site Location Plan, scale 1:1250, drawing DWG01, received 12<sup>th</sup> June 2024;</li> <li>- Existing Location Plan, scale 1:500, drawing DWG01, received 12<sup>th</sup> June 2024;</li> <li>- Existing Floor Plans, scale 1:50, drawing DWG01, received 12<sup>th</sup> June 2024;</li> <li>- Existing Elevations, scale 1:100, drawing DWG01, received 12<sup>th</sup> June 2024;</li> <li>- Proposed Site Location Plan, scale 1:1250, drawing DWG02, received 12<sup>th</sup> June 2024;</li> <li>- Proposed Site Layout Plan, scale 1:1250, drawing DWG02, received 12<sup>th</sup> June 2024;</li> <li>- Proposed Floor Plans, scale 1:50, drawing DWG02, received 12<sup>th</sup> June 2024;</li> <li>- Proposed Elevations, scale 1:100, drawing DWG02, received 12<sup>th</sup> June 2024;</li> </ul> <p>Reason          To conform with the requirement of Section 91 of the Town and Country Planning Act</p>



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1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1 Thorny Road and shall not be let or sold as a separate permanent dwelling.

**Reason**

The annexe is not considered appropriate for use as a separate residential unit.

**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 : 09/08/2024**

**Authorising Officer: N.J. Hayhurst**

**Date : 22/08/2024**

**Dedicated responses to:- N/A**