

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2224/0F1
2.	Proposed Development:	PORCH/CONSERVATORY LEAN-TO EXTENSION
3.	Location:	9 HIGHFIELD CLOSE, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, 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: SITE AND LOCATION This application relates to 9 Highfield Close, a detached residential property located within Seascale. The site benefits from a modest size garden and existing driveway to the front of the dwelling with an existing side porch. PROPOSAL	

Planning Permission is sought for the erection of a small single storey side porch/conservatory, to replace an existing.

The proposal will project 4 metres from the side elevation of the original dwellinghouse, with a total depth of 1.85 metres from front to back.

It has been designed to include a marginal pitched roof with an overall height of 2.408 metres, sloping downwards to 2 metres.

It will be finished in full double-glazed glass units in UPVC frames.

RELEVANT PLANNING APPLICATION HISTORY

No previous applications at this site.

CONSULTATION RESPONSES

Seascale Parish Council

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties. 1 letter of support was received in response to this consultation which contained the following comments:

- Will help improve the house and conserve heat. Should be allowed to go ahead.

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.



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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

Other Material Planning considerations:

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposed 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 detached residential dwelling on Highfield Close within Seascale. The proposal will provide a replacement front porch/conservatory to the side elevation.

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 DS1PU, 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 proposed extension is for a side porch which has been designed with a pitched roof construction. The proposal will project 4 metres from the side elevation of the original dwellinghouse, with a total depth of 1.85 metres from front to back. It has been designed to include a marginal pitched roof with an overall height of 2.408 metres, sloping downwards to 2 metres.

It will be finished in full double-glazed glass units in UPVC frames. Whilst the materials proposed do not match the ones that already exist on the current porch, they do still respect the character and appearance of the dwelling and wider residential area.

The extension is modest in scale and is set back from the principal elevation by back 2.286. In this location it is not considered to be excessively prominent within the locality.

On this basis, the proposal is considered to meet Policy DM18, 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 the parent property or adjacent dwellings. The proposed extension will have little impact on the residential amenity due to its scale and siting. The proposed extension is considered to be modest in scale and appropriately located within the site.

Despite the side elevation of the proposed extension facing the adjacent neighbour at number 10, the proposal is adequately screened by a mature hedgerow that runs the length of the site.



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	<p>As the proposal is also replacing an existing porch in this location, there are no additional overlooking issues considered as part of this development.</p> <p>Furthermore, as the proposed extension is to house a porch which is not a habitable room, the proposal will also not result in any significant loss of privacy for the neighbouring properties.</p> <p>The proposal will project 4 metres from the side elevation of the original dwellinghouse, with a total depth of 1.85 metres from front to back. It has been designed to include a marginal pitched roof with an overall height of 2.408 metres, sloping downwards to 2 metres. Given the size of the front garden/overall site, the proposal is considered to be acceptable in terms of its scale and orientation. The proposal does not appear to be excessively dominant or overbearing in relation to the existing property and the immediate neighbours and will not result in a loss of light for the neighbouring properties.</p> <p>On this basis, taking into account the orientation of the existing property in relation to adjacent properties, it is considered that the proposal will not have a detrimental impact on the residential amenity and therefore it is considered to meet Policy DM18, Policy H14PU and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks Planning Permission for the erection of a replacement front porch/conservatory.</p> <p>Taking into account the scale and siting of the proposal it is considered to be of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties.</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"> 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>

	<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 19th June 2024;- Site Location Plan, scale 1:1250, received 19th June 2024;- Proposed Site Plan, scale 1:500, received 19th June 2024;- Existing Elevations, scale 1:100, received 19th June 2024;- Proposed Elevations, scale 1:100, received 19th June 2024;- CAD Drawings of Proposed Porch, received 19th June 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>Statement</p> <p>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.</p>	
	<p>Case Officer: Demi Crawford</p>	<p>Date : 09/08/2024</p>
	<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 12/08/2024</p>
<p>Dedicated responses to:- N/A</p>		