

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2257/0F1	
2.	Proposed Development:	TWO STOREY REAR & SINGLE STOREY FRONT EXTENSIONS FOR ENLARGED KITCHEN, SUNROOM & NEW MASTER BEDROOM & ENSUITE, FRONT PORCH	
3.	Location:	6 STATION CRESCENT, BECKERMET	
4.	Parish:	Beckermets 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 Policies	See Report
7.	Report:		
	Site and Location		
	This application relates to a detached residential dwelling located on Station Crescent within the western edge of Beckermets. The property is located at the end of a cul-de-sac of 14 properties. The dwelling is bounded to the west by open countryside.		
	Relevant Planning History		

No relevant planning history.

Proposal

This application seeks planning permission for a two-storey rear and a single storey front extension at this property.

The proposed rear extension will replace a small single storey flat roofed extension located on the rear elevation of the property. The proposed extension will project from the rear of the dwelling by 3.99m and will extend along the full rear elevation by 8.4m. Half of the proposed extension, 4.02m, will be single storey benefitting from a flat roof with an overall height of 3.26m. The proposal will also include a two-storey element to the extension with a width of 4.4m, and a pitched roof with an eaves height of 5.2m and an overall height of 6.6m.

The proposed single storey front extension will replace the existing small flat roofed porch and will measure 1.95m x 4.86m. The roof of the extension has been designed as lean to with front facing gable peak, with an eaves height of 2.21m and an overall height of 3.5m.

Internally, the proposal will create a ground floor open plan kitchen/dining/living room and porch area, and a large master bedroom with ensuite bathroom within the first floor.

Externally the proposal will be finished with k render, masonry, and corner quoins to the walls, roof tiles, and grey UPVC windows and doors.

The driveway and onsite parking will remain unaltered by the application.

Consultation Responses

Beckermeth with Thornhill Parish Council

There are no objections/comments from the Parish Council.

Cumberland Council – Highway Authority & Lead Local Flood Authority

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 Representation

This application has been advertised by way of neighbour notification letters issued to six properties. No comments have been received in relation to the statutory notification

procedure.

Planning Policy

Planning law requires that 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.

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Strategic Development Principles

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposal and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

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 the post hearing letter in June 2023, which identified the next steps for the examination. The Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions and identified a number of 'modifications' that are required to ensure the ELP is sound and consistent with national planning policy.

A subsequent six-week public consultation seeking views on the proposed modifications to the ELP closed on the 28th March 2024. The final report is awaited.

As set out in 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 it is considered that full weight can now be attached to policies where no objections have been received or objections have been resolved. Especially as the consultation on the main modifications to the ELP is now complete and just awaiting confirmation, also significant weight can now be afforded to the policies of the ELP where modifications are proposed.

The following ELP policies (to which there have been no objections) are relevant to this proposal

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Policy DS6PU: Design and Development Standards

Policy DS6PU: Design and Development Standards

Strategic Policy DS8PU: Reducing Flood Risk

Strategic Policy H1PU: Improving the Housing Offer

Policy H14PU: Domestic Extensions and Alterations

Policy CO4PU - Sustainable Travel

Policy CO5PU - Transport Hierarchy

Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Strategic Policy DS8PU: Reducing Flood Risk

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2PU: Local Nature Recovery Networks

Strategic Policy N3PU: Biodiversity Net Gain

Other Material Planning Considerations

National Planning Policy Framework (2023)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Wildlife and Countryside Act 1981

Assessment

The main issues raised by this application are the principle of development; scale and design; impact on residential amenity; highway safety; and impact on ecology.

Principle of Development

The application relates to an existing residential dwelling, within a predominantly residential area, within one of the Borough's Sustainable Rural Villages. Policy DM18 of the Copeland Local Plan and H14PU of the Emerging Local Plan support extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy Policies DM18 of the Copeland Local Plan, H14PU of the Emerging Local Plan and the NPPF guidance.

Scale and Design

Policy ST1 of the Copeland Local Plan, DS1PU of the ELP and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness.

Policy DM10 and DM18 of the Copeland Local Plan and H14PU of the ELP 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 proposal seeks to extend and alter the existing detached dwelling to create a large rear extension and smaller front extension. The dwelling is sited on a large plot, capable of accommodating extensions of this scale. Whilst the proposal has modern elements the scale and design reflect the main dwelling. The proposed front extension benefits from an alternative roof design, however this is considered to reflect and incorporate the characteristics of the surrounding area. Whilst some reference has been made to proposed materials, the application does not include full details, therefore these will be secured by an appropriately worded planning condition to ensure they reflect the character of the main dwelling and surrounding area.

On this basis, the proposal is considered to meet Policy DM18 of the Copeland Local Plan,

H14PU of the ELP and the NPPF guidance.

Impact Residential Amenity

Policy ST1 and DM18 of the CS, H14PU of the ELP and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Whilst large in scale, the proposed development is not considered to create amenity issues for the adjacent neighbouring properties due to the siting of the existing property. The main extension will be located to the rear of the property, which will retain existing relationships with adjacent dwellings. The proposed front extension is larger than the existing porch, however it is not located closer to any neighbouring property. Given the location of the proposal it is not considered to create overlooking or overdominance concerns for existing residential dwellings.

A new window will be installed within the first floor east gable of the existing dwelling to serve the ensuite of the proposed master bedroom. To ensure this window will not create overlooking issues for neighbours a condition will be utilised to secure and retain obscure glazing within this opening.

On this basis, the proposal will not have unacceptable adverse impact on the residential amenity and it is considered to comply with Policy DM18 of the Copeland Local Plan, Policy H14PU of the ELP and provision of the NPPF.

Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

Policies CO4PU, CO5PU and CO7PU of the ELP promotes active travel.

The proposed works will not alter access arrangements for the site, and will retain the existing parking for the dwelling. The Highway Authority have offered no comments on the application. Whilst the development will create an additional bedroom for the property, adequate parking is retained to serve the extended dwelling.

It is therefore considered that the proposal will not have a detrimental impact on highway safety in accordance with Policies T1 and DM22 of the Copeland Local Plan, Policies CO4PU, CO5PU and CO7PU of the Emerging Local Plan and provisions of the NPPF.

Impact on Ecology

Policies ST1, ENV3, and DM25 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

	<p>Policy N1PU of the Emerging Local Plan LP defines a mitigation hierarchy.</p> <p>Policy N3PU of the Emerging Local Plan requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1PU above. This is in addition to any compensatory habitat provided under Policy N1PU. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.</p> <p>In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however except from these BNG requirements. As this application falls within the definition of a householder application, the proposal is considered except.</p> <p>On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan, Emerging Local Plan and the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The application seeks planning permission to extend and alter the existing property to create a large rear and smaller front extension. The proposal is considered to reflect the scale and character of the existing dwelling and surrounding area. The proposal is of an appropriate scale and design and would not have any significant detrimental impact on the amenities of the adjoining properties subject to the conditions outlined.</p> <p>The development is not considered to have an adverse impact highway safety, or ecology subject to conditions.</p> <p>The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
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 must be commenced before the expiration of three</p>

years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission must relate to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:

- Application Form, received by the Local Planning Authority on the 29th July 2024.
- 3D Images, received by the Local Planning Authority on the 29th July 2024.
- Existing Block Plan & Location Plan, Scale 1:500 & 1:2500, Dwg No: 24/0408/01, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Existing Ground Floor and First Floor Plans, Scale 1:100, Dwg No: 24/0408/02, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Existing Elevations, Scale 1:100, Dwg No: 24/0408/03, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Existing Sectional Elevation, Scale 1:50, Dwg No: 24/0408/04, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Proposed Alterations and Extensions Ground Floor Plan, Scale 1:50, Dwg No: 24/0408/06, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Proposed Alterations and Extensions Front Elevation, Scale 1:50, Dwg No: 24/0408/08, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Proposed Alterations and Extensions First Floor Plan, Scale 1:50, Dwg No: 24/0408/07, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Proposed Rear Elevation, Scale 1:50, Dwg No: 24/0408/09, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Proposed End Elevation, Scale 1:50, Dwg No: 24/0408/10, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Proposed End Elevation, Scale 1:50, Dwg No: 24/0408/11, Rev: -, received by the Local Planning Authority on the 29th July 2024.



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- Proposed Sectional Elevation, Scale 1:50, Dwg No: 24/0408/11, Rev: -, received by the Local Planning Authority on the 29th July 2024.
- Proposed Block Plan, Scale 1:200, Dwg No: 24/0408/12, Rev: -, received by the Local Planning Authority on the 29th July 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.

Prior to Erection of External Walling Conditions

3. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

Prior to First Use/Occupation Conditions:

4. Prior to the first use of the rear extension hereby approved the first floor east gable window must be fitted with obscure glazing. The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable

	development as set out in the National Planning Policy Framework.	
Case Officer: C. Burns		Date : 13.09.2024
Authorising Officer: N.J. Hayhurst		Date : 17/09/2024
Dedicated responses to:- N/A		