

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2270/0F1
2.	Proposed Development:	REAR EXTENSION TO FORM ACCESSIBLE CHANGING ROOM
3.	Location:	4 SANDY GROVE, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, 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 4 Sandy Grove, a detached property located on an existing housing estate within Egremont. The site benefits from a small garden with off road parking to the front, with a detached garage and side access to a modest size garden to the rear. PROPOSAL Planning Permission is sought for the erection of a small single-storey rear extension to provide an accessible changing room for a disabled occupant. The extension will project 3.387 metres from the rear elevation of the dwelling and it will be	

3.365 metres in length. It has been designed to include a flat roof with an overall height of 2.8 metres.

The rear elevation will include a small window that overlooks the parent property garden. The side elevations will remain blank.

The extension will be finished with white render, single ply membrane flat roof and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Egremont Town Council

No objections.

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

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



Cumberland Council

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 2017 - 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 will close 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 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 Egremont and is proposed to construct a small single storey rear extension to provide an accessible changing room/bathroom.

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 proposed extension is located on the rear elevation and is of flat roof construction with an overall height of 2.8 metres. It will project 3.387 metres from the rear elevation of the dwelling and it will be 3.365 metres in length.

The extension is located to the rear of the site which ensures that the extension remains subservient to the main dwelling. The extension will be small in scale and is considered to be appropriately located within the site which ensures that the proposed extension is not excessively prominent within the locality.

The rear elevation comprises a small window that overlooks the parent property.

The extension will be finished with white render, single ply membrane flat roof and white UPVC windows and doors to match the existing property. These proposed materials are considered to be appropriate for their use. The overall proposal will therefore respect the character and appearance of the existing property and the residential area.

The scale and design of the extension is considered to be necessary for the needs of the applicant.

Overall, the proposal is considered to meet Policy DM18(A), Policy H14PU and the NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18, Policy DS6PU, Policy H14PU and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent

	<p>dwellings.</p> <p>Whilst potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be relatively modest in scale and design and will be appropriately located to the rear of the parent property.</p> <p>The proposed extension is to provide additional space for an accessible changing room/bathroom for the applicant. The rear elevation of the proposed extension includes a small window that overlooks the parent property garden.</p> <p>Whilst the rear extension is located close to the boundary with number 3 Sandy Grove, the extension is stepped off the boundary by 0.385 metres and the side elevations remain blank. The proposal is therefore not considered to result in a significant reduction in daylight or appear overbearing for the neighbouring properties and there are no additional overlooking issues considered.</p> <p>On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to satisfy Policy DM18, Policy DS6PU, Policy H14PU and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks Planning Permission for the construction of a single storey rear extension.</p> <p>Taking into account the scale and design of the proposal and impacts on residential amenity, the proposed extension is considered to be of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties.</p> <p>The proposed extension is considered to be suitably located within the site and is acceptable in terms of its scale and design.</p> <p>In addition, the choice of materials used are considered to be suitable for their use and respect the existing property and wider residential area.</p> <p>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.</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 7th August 2024; - Site Location Plan, scale 1:1250, drawing 01, received 7th August 2024; - Site Block Plan, scale 1:500, drawing 01, received 7th August 2024; - Existing Ground Floor Plan, scale 1:100, drawing 01, received 7th August 2024; - Proposed Ground Floor Plan, scale 1:100, drawing 01, received 7th August 2024; - Existing Section, scale 1:100, drawing 01, received 7th August 2024; - Proposed Section, scale 1:50, drawing 01, received 7th August 2024; - Proposed Elevations, scale 1:100, drawing 01, received 7th August 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>
Case Officer: Demi Crawford	Date : 26/09/2024
Authorising Officer: N.J. Hayhurst	Date : 27/09/2024
Dedicated responses to:- N/A	