

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2319/0F1
2.	Proposed Development:	PROPOSED SINGLE STOREY EXTENSION TO REAR OF PROPERTY
3.	Location:	WHINCROFT, WOODEND, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Potential Area for Great Crested Newts, 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:	<p>SITE AND LOCATION</p> <p>The property is located within the hamlet of Woodend to the north of Egremont and comprises a single storey detached dwelling with accommodation in the roof space. The property benefits from gardens to the front and rear with a detached garage and driveway. The dwelling is set at an elevated position above the adjoining carriageway.</p>

The surrounding properties are stepped to reflect the rising nature of the adjoining carriageway with agricultural land to the rear boundary.

PROPOSAL

The application seeks permission for the erection of a single storey extension to the rear elevation to form a new kitchen/dining room with an internal reconfiguration of the existing kitchen space. The property currently has a small upvc conservatory on the rear elevation which would be demolished to accommodate the proposal.

The extension would have a dual pitched tile roof with rendered masonry walls and upvc windows and doors and would measure 8m in projection and 4m in width and would have a height of 3.85m.

The extension would be 13.5m from the southern boundary of the property and 6.7m to the northern boundary.

RELEVANT PLANNING APPLICATION HISTORY

4/22/2001/0F1 - Proposed extensions to existing dwelling including an increase in the height of the roof - approved

CONSULTATION RESPONSES

Egremont Town Council

No response to date

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No objections have been received as a result of this consultation process.

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 2021-2039:

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

The following policies are relevant to this proposal:

Strategic Policy DS1 - Settlement Hierarchy
Policy DS4 – Design and Development Standards
Policy H14 – Domestic Extensions and Alterations
Policy CO7 – Parking Standards

Under section 5.2 there is an emphasis in presumption of sustainable development to ensure a satisfactory scheme that is in accordance with Policies.

Other Material Planning Considerations

National Planning Policy Framework 2023 (NPPF)
Cumbria Development Design Guide

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 close to Egremont and it will provide extended living accommodation in the form of a large extension to the rear of the

dwelling. Policy H14 of the Local Plan supports extensions and alterations 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 DS4 and H14 of the Copeland Local Plan 2021-2039 and the guidance within the NPPF.

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs, whilst Policy H14 of the Local plan seeks to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and does not adversely affect the amenities of adjacent dwellings.

The dual pitched roof design is significantly lower than the existing ridge line and is considered to be of an ancillary scale to the host dwelling. The design and materials would reflect the host dwelling.

The extension is considerably smaller in scale than the previously approved scheme in 2022 which involved both extensions to the property and the raising the height of the roof. The proposal given its single storey design is considered to have a lesser impact on the dwelling than the previously approved scheme and would not have any significant impact on the street scene when viewed from the adjacent highway.

Although the projection at 8m is quite large the property has a large rear curtilage which can accommodate the proposal without compromising the garden space available.

The scale and design are considered to comply with policy.

Residential Amenity

Policy H14 of the ELP and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The site is well screened by existing boundaries with both solid walls and planting to the north and southern boundaries and given the setback distance the development is not considered to have any issues with overlooking any more than the existing windows within the conservatory and dwelling. No overlooking issues are raised to the rear given the property is bound by agricultural land.

The extension is set behind the existing single storey garage which sits adjacent to the boundary with Briarfield to the north of the site. Even with the rise in the land, the extension is

	<p>not considered to be any more overbearing on Briarfield than the existing single storey garage. The site is set lower than Wythburn, therefore no overbearing issues are raised to the south of the site.</p> <p>Officers consider that no residential amenity issues are raised by the proposal.</p> <p><u>Highway Safety</u></p> <p>Policy CO7 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.</p> <p>The proposal provides a replacement kitchen with an internal reconfiguration which does not increase the number of bedrooms; therefore, the existing parking arrangements are considered to be acceptable.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension to the rear of the dwelling is considered to be of an acceptable scale and design with no significant harm arising to neighbouring properties in terms of amenity. There are no significant impacts on the appearance of the dwelling or surrounding area.</p> <p>The proposal is therefore considered an acceptable form of development which conforms with the policies set out within the Local plan.</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 must commence 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> <ol style="list-style-type: none"> 2. This permission relates 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 24 September 2024;
- Location Plan and Site Plans, scale 1:1250 and 1:500, drawing reference CJW137-003 Rev A, received 24 September 2024;
- Proposed Floor Plans and Elevations, scale 1:100, drawing reference CJW137-004, received 24 September 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.

Informative Note

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

<http://www.gov.uk/government/organisations/the-coal-authority>

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: S. Smith

Date : 08.11.2024

Authorising Officer: N.J. Hayhurst

Date : 11.11.2024

Dedicated responses to:- N/A