

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2326/0F1	
2.	Proposed Development:	ERECT BEDROOM EXTENSION TO FRONT ELEVATION FOR DISABLED ACCESS	
3.	Location:	25 RICHMOND GARDENS, HAVERIGG	
4.	Parish:	Millom	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, PROWs - Public Right of Way	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Relevant Policies	See Report
		Consultation Responses	See Report
7.	Report:		
	Site and Location		
		This application relates to a single storey dwelling which is located on Richmond Gardens, a modern housing estate centred around a cul de sac within Haverigg.	
		The dwelling is served by a front and rear garden area and a driveway which capable of accommodating two vehicles.	

Proposal

Planning permission is sought for the erection of an extension to the front gable of the property onto Richmond Gardens. The extension will project by 3.1 metres and has been designed with a pitched roof that will follow both the width and height of the existing gable.

The proposed extension will enable the internal layout of the dwelling to be revised to create a larger bedroom to meet the functional needs of the applicant.

The extension will be constructed of faced brickwork walls and a grey tiled roof to match the existing dwelling.

There is no change planned to the existing parking area as a result of the proposal.

Relevant Planning Application History

None

Consultation Responses

Town Council

No objections in principle to this application.

Local Highway Authority and 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 Representations

The application has been advertised by way of neighbour notification letters issued to two adjacent properties.

No comments have been received as a result of this consultation process.

Planning Policies

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

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 (LP):

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

The Local Plan 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 policies relevant to this application are as follows:-

Policy N1 - Conserving and Enhancing Biodiversity and Geodiversity

Policy DS4: Design and Development Standards

Policy H14: Domestic Extensions and Alterations

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

Assessment

Principle of Development

The proposed application relates to a residential dwelling within Haverigg. The modest front extension will enable the internal layout of the dwelling to be revised to create a larger bedroom to meet the functional needs of the applicant.

Policy H14 of the Copeland Local Plan supports domestic extensions and alterations to residential properties subject to detailed criteria, which are considered below.

The principle of the development is therefore accepted within the context of Policy H14 of the Copeland Local Plan.

Scale and Design

Policy H14 of the Copeland Local Plan indicates that developments within the curtilage of existing properties will be permitted, provided that they would not adversely alter the existing building or street scene, and they would retain an adequate provision of outdoor amenity space to serve the property. Policy DS4 of the Copeland Local Plan indicates that all new development should meet high quality standards.

The proposed extension is modest in scale and is of an appropriate design which complements the appearance of the existing dwelling.

Whilst the extension will project to the front of the existing dwelling this modern housing estate is characterised by an indented frontage which results in no established building line. The proposed design retains a separation distance of 2.85 metres with the front boundary wall which flanks the highway. This together with the sympathetic design will help to reduce the overall impact of the extension on the streetscene.

The extension is designed to meet the functional requirements of the applicant.

On balance this is considered to be an appropriate form of development that is in accordance with the requirements of Policies H14 and DS4 of the adopted Local Plan.

Impact in Residential Amenity

Policy DS4 of the Copeland Local Plan states that all new development should maintain high levels of amenity. Policy H14 of the Copeland Local Plan indicates that house extensions will be permitted provided that the development would not harm the amenity of the occupiers of the parent property or adjacent dwellings.

The proposed extension is modest in scale and there is considered to be adequate separation with the two adjoining properties. The design includes two blank side walls which will negate any overlooking issues.

The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan.

Impact on Highway Safety

Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision.

The property is currently served by a driveway which provides space for two vehicles. The application details confirm the existing parking will be retained within the development.

The proposal therefore complies with Policy CO7 of the Copeland Local Plan in this regard.

Ecology

Strategic Policy N1 of the Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that may have an effect on

	<p>nature conservation sites, habitats and protected species.</p> <p>The application site is identified as being a potential area for Natterjack Toads, however, the application is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and it is therefore not considered to be supported by any ecology details as the site is located within a built-up residential area.</p> <p>On this basis it is considered that it would not be necessary to seek a protected species survey for this minor householder application as the location of the works being carried out are to an area that already contains an area of hard surface, and therefore it is not considered that this development will disturb any habitats.</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>It is therefore considered that the development complies with policy N1PU of the Local Plan and the NPPF.</p> <p>Planning Balance and Conclusion</p> <p>The proposed single storey extension is of an appropriate scale and design for the site and locality, which would preserve the amenities of the area and highways safety.</p> <p>The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted 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>

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 03rd September 2024;
 - Location Plan, Site Plan, Layout Plan and Elevation Plan, scales 1:1250, 1:500, 1:100 and 1:50, drawing reference 1826, received 02nd October 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.

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: C. Burns

Date : 20.11.2024

Authorising Officer: N.J. Hayhurst

Date : 20.11.2024

Dedicated responses to:- N/A