

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

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| 1. | Reference No: | 4/24/2332/0F1 |
| 2. | Proposed Development: | PROPOSED SINGLE STOREY EXTENSION TO FRONT |
| 3. | Location: | HAWTHORNE GROVE, CLEATOR |
| 4. | Parish: | Cleator Moor |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, TPO - TPO, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM |
| 6. | Publicity Representations &Policy | See Report |
| 7. | Report: SITE AND LOCATION <p>This application relates to Hawthorn Grove, a detached bungalow situated on Main Street within Cleator. The site is bound by residential properties to either side and the highway to the front. The site benefits from a large garden and an existing driveway and off-street parking</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey front extension to provide an additional bedroom and shower room. The extension will project 4.9 metres from the front elevation and will be 4.7 metres in width. It will include a pitched roof with an overall height and an eaves to match the existing front gable projection.</p> <p>It will include a window on the front elevation, three windows on the side elevation facing the front driveway and an additional window on the side elevation facing the boundary.</p> | |

The extension will be finished with white K render. It will also include black concrete roof tiles and anthracite grey UPVC windows to match the existing dwelling. It is important to note that a single storey extension to the front has previously been approved which it extends beyond the front elevation by 3m, therefore this consent seeks to increase the extension by an additional 2m than that already approved.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of an extension to the front elevation (ref: 4/23/2099/0F1). This permission has not been implemented to date.

Planning Permission has previously been granted for the erection of a triple garage to the rear elevation and the rebuilding the existing patio (ref: 4/15/2006/0F1).

CONSULTATION RESPONSES

Cleator Moor Parish Council

No concerns raised.

Highways

No objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties. No representations have been received to date.

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 local development plan documents continue to apply to the geographic area of their sovereign Councils only.



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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 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 policies relevant to this application are as follows:-

Policy DS1 – Development Strategy

Policy DS4 – Design and Development Standards

Policy H14 – Domestic Extensions and Alterations

OTHER MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

Concerns were raised regarding an additional extension to the front of the property and enquiries were made with the applicants agent regarding possible alternate options for the provision of an additional bedroom to serve the dwelling and whether these had been considered.

Notwithstanding this the application proposes a front extension and it must be considered on its merits.

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity etc.

Principle of Development

The proposed application relates to a residential dwelling within Cleator and it will provide an additional bedroom with shower room. Policy H14 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 DS1, DS4 and H14 of the Local Plan and the NPPF guidance.

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs. Policy H14

seeks 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 large in scale given its 4.9m projection forward of the principal elevation. The host dwelling itself is reasonable in scale; the property benefits from an approved single storey extension that extends 3m beyond the principal elevation at the same siting of this proposal (this has not been constructed to date), this was approved under 4/23/2099/0F1. Therefore, Officers are assessing whether the additional 2m projection would have a detrimental impact upon the streetscene and dwelling itself. Although Officers acknowledge that the 4.9m forward projection is large in scale, given the extant planning permission, it is not considered that the additional 2m would have a significant impact given that it is set back from the road and the existing boundary forms a suitable screening between the property and streetscene. The host dwelling also sits below the street level. Therefore, it is considered that the proposal will not be excessively prominent in the street scene.

Concerns were recognised regarding the extension beyond the established building line but following a site inspection and also an assessment from the pavement, it is not considered that the additional 2m forward projection would harm the character of the area any more than what has been previously approved.

In addition, the continuation of the front gable projection design will reflect the character and appearance of the existing property. The choice of materials will also respect the existing dwelling and therefore it is not considered to have a harmful impact on the street-scene or the character of the parent property. The proposal will also not overdevelop the site in accordance with Policy H14.

On balance, the proposal is considered to meet Policy DS4 and H14 and the NPPF guidance.

Residential Amenity

Policy H14 and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings. It is acknowledged that there were previous concerns raised in relation to the front extension and the impact on residential amenity in terms of overshadowing and dominance. Whilst these have been taken into account the proposed single-storey front extension is considered to be suitably located within the large site.

Given the orientation of the extension, it is not considered that the addition of a further 2m beyond that previously approved will have a significant impact in terms of harmful overshadowing or dominance on the adjoining property.

The applicant intends to install a window within the shower room and the agent has provided an amended east elevation which clarifies that this opening will be obscure glazed. Officers consider it reasonable to place a condition to ensure that this window remains obscured to prevent any direct overlooking into the adjoining property. A condition is also proposed to



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| | <p>prevent the applicant from installing openings to the east elevation, again this is to safeguard any direct overlooking into the neighbouring property.</p> <p>On balance, the proposal will not have a detrimental impact on the neighbouring amenities subject to conditions being placed and it is considered that the proposal will meet Policy H14 and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy H14 states that the operational car parking needs of the property should continue to be met.</p> <p>The site benefits from an existing access and large parking area to the front of the property. The proposed extension will be located on the front lawn and therefore the parking will remain unchanged. This will ensure that the development maintains adequate off-street parking to meet the needs of the property.</p> <p>The Highways Authority also confirmed that they have no objections to the proposal as it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere. However, they did state for information that off-street parking for a 5+ Bedroom property should have 3 Parking spaces. The existing driveway provides adequate parking for parking requirements to be met.</p> <p>On this basis, the proposal is considered to comply with Policy H14 and the Cumbria Development Design Guide</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a single-storey front extension. The main issues raised by the application were the siting of the extension and its potential impact on residential amenity.</p> <p>Despite concerns being raised previously regarding the impact on the character of the local area by extending beyond the established building line, the proposal is considered to be suitably located within the large front garden and it is acceptable in terms of scale and design. It will be stepped back away from the road and, due to the changes in levels with the site being lower than the street level and behind the boundary wall, it will be suitably screened and will not appear overbearing within the street-scene or on neighbouring properties. In addition, due to the design with its orientation to the north of the neighbouring property, it is not considered to have any detrimental impact on the amenities of the adjoining properties.</p> <p>On balance, the application is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p> |
| 8. | <p>Recommendation:</p> <p>Approve</p> |

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| 9. | <p>Conditions:</p> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <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. 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 30/09/2024; Site Location Plan and Site Block Plan, scale 1:2500 and 1:500 received 30/09/2024; Proposed Floor Plans, scale 1:75, drawing number HG-DA-008, received 30/09/2024; Proposed Elevations, scale 1:100, drawing number HG-DA-002, received 30/09/2024; Proposed North Elevation, scale 1:50, drawing number HG-DA-003, received 30/09/2024; Amended Plan, Proposed East Elevation, scale 1:50, drawing number HG-DA-005, received 14/11/2024; Proposed South Elevation, scale 1:50, drawing number HG-DA-004, received 30/09/2024; Proposed West Elevation, scale 1:50, drawing number HG-DA-006, received 30/09/2024; Proposed Site Drainage Plan, scale 1:150 and 1:500, drawing number HG-DA-010, received 30/09/2024.</p> <p>Reason</p> <p>To conform with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>3. The development hereby permitted shall not be occupied until the proposed shower room window to the ground floor level on the East facing elevation has been fitted with obscure glazing. The obscure glazing shall be to at least level 3 and shall thereafter be retained and maintained for the lifetime of the development.</p> <p>Reason</p> <p>To safeguard the residential amenity of the occupiers of the neighbouring dwellinghouses, in compliance with the National Planning Policy Framework and Policy H14 of the Copeland Local Plan Adopted November 2024.</p> <p>4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or in any statutory instrument revoking or re-enacting that Order</p> |
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with or without modification) no further windows, or other openings shall be formed within the East elevation of the single storey extension hereby approved, without the prior written approval of the Local Planning Authority.

Reason

The Local Planning Authority wishes to retain control over any proposed alterations in the interests of the appearance of the site and the amenities of adjacent properties.

Informative Note

The proposed development site 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: 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: Kerry Bamford

Date : 14/11/2024

Authorising Officer: N.J. Hayhurst

Date : 15/11/2024

Dedicated responses to:- N/A