

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2345/0F1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE EXTENSION, DORMER & INTERNAL ALTERATION
3.	Location:	10 RIVERSIDE DRIVE, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC; Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject to Change, Key Species - Potential Area for Great Crested Newts, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>The property is located within the town of Egremont on a residential estate on the northeastern periphery of the town. It compromises a single storey detached dwelling with accommodation in the roof space plus a small dormer window to the rear.</p> <p>The property benefits from gardens to the front and rear with a link attached garage and driveway and is setback from the carriageway edge by a low brick wall.</p> <p>The site is located on a small cul-de-sac of similar, modern, single storey properties.</p> PROPOSAL <p>The application seeks permission for the erection of an extension to the gable elevation to form an enlarged utility room and garage at ground floor plus additional accommodation in the roof space with the formation of a new dormer to the rear roof slope. There would be some internal reconfiguration; however, this would not lead to an increase in bedrooms</p>	

associated with the property.

There is an existing raised walkway to the rear of the property that is 90cm in projection and 4.4m in length which provides access to the rear garden which is at a lower level than the floor level of the dwelling. This walkway would be expanded as part of the proposals to form a raised balcony and would be 3m in projection and 12.9m in length.

The dormer extension would have a flat roof with black cladding, windows, fascias, soffits and rainwater goods. The dormer would have a span of 13.25m and would be offset 1.3m from eaves level and 90cm from the ridge.

The gable extension would be finished with rendered masonry walls, black upvc windows and doors under a black tile roof and would measure 3.9m in projection from the gable, 10.6m in width and would have a height of 6.75m in height to the ridge.

RELEVANT PLANNING APPLICATION HISTORY

No relevant site history

CONSULTATION RESPONSES

Egremont Town Council

No objections

Highways Authority/LLFA

The application should be determined by the Local Authority under the service level agreement.

Public Representations

The application has been advertised by way of neighbour notification letter - 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



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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:

The council has agreed to adopt the Local Plan on 5 November and full weight is given to the policies contained within.

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, etc.

Principle of Development

The proposed application relates to a residential dwelling within Egremont and it will provide extended living accommodation in the form of a gable extension, dormer extension and raised balcony 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.

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs, whilst Policy H14 of the Local plan seek 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 existing single pitched garage would be removed to allow for the gable extension, the new extension would have a dual pitched roof to match the existing design and is no higher than the existing ridge line. The continuation of the roofline allows a bedroom to be created within the roof space and would not have a negative effect on the appearance of the dwelling or wider streetscene.

The dormer extension is to the rear of the property and would not be readily visible from a public perspective with only limited obscure viewpoints available from the estate road. Flat roof rear dormer extensions are present on a number of properties within the locality. The dwelling opposite has one on both the front and rear elevation. On this basis the design is considered to be acceptable and not out of character with the dwelling and surrounding area.

Both the gable extension and dormer are considered to be ancillary scale to the host dwelling. The design and materials would reflect the host dwelling and would not detract from the overall appearance of the property.

A further element would be the introduction of a raised balcony area to the rear of the property. Following discussions with the applicant's agent additional screening to either end of the balcony has been agreed, which would be in the form of obscure panels 1.8m in height, with clear glazing to the remaining balcony that has views onto open countryside. The scale of this element and the materials are considered acceptable.

The scale and design of the proposal is considered to comply with policy.

Residential Amenity

H14 of the Local Plan 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 at ground level by existing planting to the north and southern boundaries and, given the angles and setback distances, the development is not considered to have any issues with overlooking from the extension or dormer any more than the existing situation.

At present there are limited views gained from a raised access on the rear elevation; however, the introduction of a raised balcony area 3m in projection could lead to views into the neighbouring properties that are not presently gained. The introduction of the obscure glazing outlined above is considered to prevent overlooking and protect the amenity of the neighbouring properties and the host dwelling. No overlooking issues are raised to the rear given the property is bound by agricultural land to the east.

The extension is no higher than the existing single storey dwelling and located next to the single storey garage of the neighbouring dwelling. The raised balcony area is approximately 85cm above the garden level and set back off both boundaries, the use of obscure glazing is considered to alleviate the impacts of the screening to this area, being of have a lesser



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	<p>impact than a solid wall or fence.</p> <p>Taking into account the height and position of the alterations the proposed development would not be considered to have any overbearing effects on the adjoining properties. Consequently, no significant residential amenity issues are raised by the proposal over and above the existing arrangement.</p> <p>On this basis, the proposal is considered to satisfy the requirements of Policies DS6 and H14 of the Local Plan and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision.</p> <p>The proposal sees a replacement garage and utility with an internal reconfiguration which does not increase the number of bedrooms; therefore, the existing parking arrangements are considered to be acceptable.</p> <p>Planning Balance and Conclusion</p> <p>The proposed extension to 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 in line with the policies 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 10 October 2024.
Site Location Plan and Block Plan, scale 1:1250 and 1:500, drawing reference 10RD-JE-001, received 10 October 2024.
Proposed Floor Plans, scale 1:75, drawing reference 10RD-JE-004, received 10 October 2024.
Proposed North Elevation, Scale 1:50, drawing reference 10RD-JE-007 Rev A, amended plan received 3 December 2024.
Proposed South Elevation, Scale 1:50, drawing reference 10RD-JE-008 Rev A, amended plan received 3 December 2024.
Proposed East Elevation, Scale 1:50, drawing reference 10RD-JE-009 Rev A, amended plan received 3 December 2024.
Proposed West Elevation, scale 1:50, drawing reference 10RD-JE-010, received 10 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.

3. Prior to the first use of the extended raised platform at the rear of the property hereby approved the glazed panels shall be installed at each end of the raised platform in accordance with the approved plans.

Once installed the glass panels shall be retained and maintained in accordance with the approved details at all times thereafter.

Reason

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

Statement

The Local Planning Authority has acted positively and proactively in determining this



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	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: 03/12/2024
Authorising Officer: N.J. Hayhurst		Date: 04/12/2024
Dedicated responses to: - N/A		