

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2369/0F1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE EXTENSION & ADDITION OF PORCH TO FRONT
3.	Location:	50 GHYLL GROVE, LOWCA
4.	Parish:	Lowca
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>The property is located within the village of Lowca on a residential estate on the western periphery of the village and comprises a two storey semi detached dwelling with associated residential curtilage. The property benefits from gardens to the front and rear with a gravelled area to the gable which has been utilised as an informal area for parking vehicles (no dropped kerb is present and previous boundary treatments have been removed). The dwelling is set back from the carriageway edge by a low brick wall.</p> <p>The site is located on a small estate of similar, modern properties with the adjacent dwelling set at a lower level than the host property.</p> PROPOSAL <p>The application seeks permission for the erection of an extension to the gable elevation to provide a further living room and porch at ground floor plus an ensuite bedroom at first floor level.</p> <p>The gable extension would measure 3.5m in projection from the gable by 7.5m in width and would have a height of 7.7m in height to the ridge.</p>	

Externally the extension would be finished with rendered walls, white upvc windows and doors under a tile roof

RELEVANT PLANNING APPLICATION HISTORY

No relevant site history

CONSULTATION RESPONSES

Parish Council

No response received within consultation period.

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 letters - 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:

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



Cumberland Council

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 2024 (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 Lowca and it will provide extended living accommodation in the form of a gable extension and porch to the front 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 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 new gable 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 would not have a negative effect on the appearance of the dwelling. The small porch on the front elevation would be single pitched and is of an appropriate scale and design.

The extensions would be readily visible from a public perspective from the adjacent highway; however, it would not have any negative impacts on the users of the nearby highway in terms

of scale and design.

The design is considered to be acceptable and not out of character with the dwelling and surrounding area and would not have any negative effects on the street scene.

Both the gable extension and the porch are considered to be ancillary in 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.

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 gable facing onto the adjoining dwelling has one small window at first floor level which serves the bedroom, given the angle of the property the window looks onto the blank gable of the adjacent dwelling and towards the highway. The main window to the bedroom is on the front elevation and faces the highway. The window on the gable is not considered to introduce any new elements of overlooking into the adjacent dwelling.

The site is well screened at ground level to the rear of the property and south by an existing garden building and fencing, the development is not considered to have any issues with overlooking from the extension any more than the existing situation.

Although the site is elevated from the adjacent dwelling Seabreeze House by approximately 1m the adjacent property has a blank gable and a single window facing onto the highway which is located on a small single storey gable extension which runs up to the boundary. When considering the setback distance, angle off the boundary and bearing in mind the height and position of the alterations, the proposed development would not be considered to have any overbearing effects on the adjoining properties.

It is considered that no significant residential amenity issues are raised by the proposal over and above the existing arrangement.

Highway Safety

The property at present although utilises the area adjacent to the gable informally for parking without a dropped kerb; technically, given the angle of the parking on site, when viewed with the on street parking, it would not be feasible to manoeuvre a vehicle off the site if any car is parked within the on-street parking layby.

As parking on site can't technically be achieved with the on-street parking to the front of the dwelling, the current parking provision would be considered to be on street. The proposed increase of an additional bedroom is not considered to significantly increase the need for parking; therefore, the use of existing on-street parking within the vicinity of the site is acceptable and has sufficient capacity with no harm to highway safety or negative effects on

	<p>the parking within the area.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extensions to the dwelling are 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, the proposal is therefore considered an acceptable form of development in line with policies within the Local plan.</p>
8.	<p>Recommendation:</p> <p>Approve</p>
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: -</p> <p>Application Form, received 30 October 2024</p> <p>Site Location Plan, scale 1:1250, drawing reference 557 01001 Rev 01, received 30 October 2024</p> <p>Block Plan, scale 1:200 at A3/1:100 at A1, drawing reference 557 01002 Rev 02, received 30 October 2024</p> <p>Proposed Ground Floor Plan, scale 1:50, drawing reference 557 04001 Rev 01, received 30 October 2024</p> <p>Proposed First Floor Plan, scale 1:50, drawing reference 557 04002 Rev 01, received 30 October 2024</p> <p>Proposed Elevations, scale 1:50, drawing reference 557 02001 Rev 01, received 30 October 2024.</p> <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>Informative Note</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: http://www.gov.uk/government/organisations/the-coal-authority</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: S. Smith	Date : 18/12/2024
Authorising Officer: N.H. Hayhurst	Date : 23/12/2024
Dedicated responses to:-	