

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

| | | |
|----|---|---|
| 1. | Reference No: | 4/24/2376/0F1 |
| 2. | Proposed Development: | REMOVAL OF EXISTING GARAGE FLAT ROOF AND TEMPORARY ROOF TO THE REAR - NEW INFILL EXTENSION AND REAR EXTENSION TO GARAGE PLUS NEW PITCHED ROOF WITH 4X ROOFLIGHTS WITH INTERNAL AND EXTERNAL ALTERATIONS TO AN EXISTING DWELLING |
| 3. | Location: | 17 PANNATT HILL, MILLOM |
| 4. | Parish: | Millom |
| 5. | Constraints: | ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads |
| 6. | Publicity Representations &Policy | See Report |
| 7. | Report: SITE AND LOCATION <p>This application site relates to 17 Pannatt in Millom, a detached property situated on an existing housing estate within Millom.</p> <p>The property is located on a hill and benefits from a reasonable sized curtilage area including a driveway to the front with a reasonable sized curtilage to the rear. There is a single storey garage attached to the side elevation of the property.</p> PROPOSAL <p>Planning permission is sought for the removal of the existing flat roof garage located to the side elevation and its replacement with a single storey extension, The extension is to be 7.2m in length and 2.8m in width with a height to eaves level of 2.4m and total height to the ridge of 3.7m.</p> | |

The proposal also seeks to infill between the rear extension and garage and install a new pitched roof.

The materials are to be painted dash render to the external walls, concrete tiles to the roof and UPVC door and windows, all of which match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

4/15/2103 – Loft conversion and side/rear single storey extension - Approved

CONSULTATION RESPONSES

Millom Town Council

No objections.

Highways Authority

I can confirm that we have no objections 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 4 consultation letters being sent to the neighbouring properties. No representations have been received as a result of this consultation process.

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.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.



Cumberland Council

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

Policy N1 – Conserving and Enhancing Biodiversity and Geodiversity

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

ASSESSMENT

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

Principle of Development

The proposed application relates to a detached property located within a residential housing estate. 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.

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs. Policy H14 supports house extensions where the scale, design and materials of the proposed development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area.

The proposed single storey extension and alterations to the property are considered to be suitably located within the site and would replace an existing single storey garage. The new extension is relatively modest in scale.

The design would not impact upon the appearance of the existing property and given there are a variety of building designs within this locality, the proposal is not considered to impact upon the character and appearance of the existing property, streetscene and the wider residential area.

On this basis, the proposal is considered to meet Policy DS4 and H14 of the Copeland Local Plan and NPPF guidance.

Residential Amenity

Policy H14 and section 12 of the NPPF seek to safeguard good levels of residential amenity.

The proposed extension and alterations are considered to be modest in scale and the extension is suitably located within the site. There is a reasonable separation distance between the proposed works and neighbouring properties and therefore it is considered the proposal would not cause a significant loss of light or dominance to neighbouring properties.

In addition, although the applicant intends on installing rooflights to the proposed garage, given the orientation of the rooflights and the boundary between the two properties, it is not considered that the proposed works would mitigate harmful overlooking concerns.

No objections have been received from neighbouring properties to the proposal.

On this basis, residential amenity issues are considered to be minimal and therefore the proposal is considered to satisfy Policy H14 and the NPPF.

Highway Safety

Policy H14 requires the operational car parking needs of the property to continue to be met.

There are no alterations proposed to the existing arrangements and the proposal will not impact upon the use of the property.

On this basis, the proposal is considered to comply with Policy H14 and the Cumbria Development Design Guide.

Ecology

Policy N1 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 are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identifying as a potential area for natterjack toads. The application is not supported by any ecology details as the site is located on an existing housing estate and to be erected on an existing hardstanding area. On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.

It is therefore considered that the development complies with Policy N1 of the Copeland

| | |
|----|---|
| | <p>Local Plan and the NPPF guidance.</p> <p>Planning Balance and Conclusion</p> <p>The application seeks to erect a single storey side extension and infill the area to the rear elevation which involves alterations to roof slope.</p> <p>The proposed extensions and alterations are considered to be appropriate in scale and design within the street-scene and will not have any detrimental impact upon the amenities of the neighbouring properties, highway safety or ecology.</p> <p>On balance, the proposed works represent an acceptable form of development which accords with the policies set within the Copeland Local Plan and the guidance in the NPPF.</p> |
| 8. | <p>Recommendation:</p> <p>Approve (commence within 3 years)</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 06/11/2024;</p> <p>Site Location Plan and Block Plan, scale 1:1250 and 1:500 received 06/11/2024;</p> <p>Proposed Site Plan, scale 1:200 received 06/11/2024;</p> <p>Proposed Plans, scale 1:100 received 06/11/2024;</p> <p>Proposed Elevations, received 06/11/2024;</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>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: K. Bamford | Date : 05/12/2024 |
| Authorising Officer: N.J. Hayhurst | Date : 06/12/2024 |
| Dedicated responses to:- N/A | |