

Application Reference Number:	4/25/2044/0F1
Application Type:	Full - Householder
Application Address:	24 PARKLANDS DRIVE, EGREMONT
Proposal	ALTERATIONS & REAR EXTENSION
Applicant	Mr & Mrs Nicholson
Agent	Geoffrey Wallace Limited
Valid Date	07 th February 2025
Case Officer	Sarah Smith/Nick Hayhurst

Cumberland Area and Region

Copeland and Egremont Parish

Relevant Development Plan

Copeland Local Plan 2021 – 2039.

Reason for Determination by the Planning Committee

Where a senior officer (Head of Service or above) or any officer of the Council who is engaged in the planning process has a pecuniary interest in the outcome of an application.

Recommendation

That the application is granted subject to the conditions set out under Appendix 1 with delegated powers to the Head of Planning and Place to amend any conditions as deemed necessary.

1. Site and Location

- 1.1 The property is located on a residential estate on the southwestern periphery of Egremont. The property comprises a large two storey detached dwelling with associated residential curtilage. The property is set at the end of a small cul-de-sac and benefits from an integral garage, parking to the front of the property and large garden areas to the rear and northwestern gable.

2. Directly Relevant Planning Application History

No relevant site history

3. Proposal

- 3.1 The application seeks permission for the erection of a single storey extension to the rear elevation to form an extended kitchen.
- 3.2 The extension would be faced with red brick to match the existing walls and has been designed with a flat roof which is to be covered in a grey membrane. The windows and doors will be constructed of white Upvc frames.
- 3.3 The proposed extension would project approximately 4.7m from the rear elevation and would be 6.35m in width. It would extend to a maximum height of 3.4m.

4. Consultation Response

Egremont Town Council

No objections

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.

5. Planning Policy

- 5.1 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.

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.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy H14: Domestic Extensions and Alterations

Policy CO7: Parking Standards and Electric Vehicle Charging Infrastructure

6. Key Other Material Planning Considerations

National Planning Policy Framework (NPPF).

Cumbria Development Design Guide (CDDG)

7. Assessment

Principle of Development

- 7.1 The proposed application relates to a residential dwelling within Egremont and will provide extended living accommodation in the form of an 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.
- 7.2 On this basis, the principle of development is therefore considered to be acceptable, and the extension satisfies DS4 and H14 of the LP and the guidance set out within the NPPF.

Scale and Design

- 7.3 Policy DS4 and section 12 of the NPPF seek to promote high quality designs, whilst Policy H14 of the LP seeks 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.
- 7.4 The single storey extension would be located to the rear of the property. Whilst it is relatively large in scale it would not be disproportionate with the size of the host property.
- 7.5 The flat roof design would not detract from the modern appearance of the dwelling with the design as a whole is considered to be acceptable and in keeping with the character of the surrounding area.
- 7.6 The proposed extension is to be sited to the rear of the property and would not be readily visible from public vantage points within the immediate locality.
- 7.7 The scale and design of the proposal is considered to be acceptable and would comply with policies set out in the LP.

Residential Amenity

- 7.8 Policy H14 of the Local Plan and section 12 of the NPPF seek to safeguard good levels of residential amenity for both the parent property and adjacent dwellings.
- 7.9 The site as a whole is screened by existing high boundary fencing and this, together with the single storey design of the extension, would reduce the impact in terms of overlooking or loss of amenity.
- 7.10 The extension would be set off the boundary with the adjacent dwelling at 22 Parklands Drive. This relationship and the scale of the extension proposed would not give rise to any significant issues in terms of overshadowing or dominance.
- 7.11 Overall the proposed extension is not considered to raise any significant issues with regards to residential amenity over and above the existing arrangement present on the site.

Highway Safety

- 7.12 The proposed extension would not affect the current level of parking provision to serve the property. The existing arrangements are considered satisfactory.

8. Planning Balance

- 8.1 The proposed extension is considered to be of an acceptable scale and design and would not result in any significant impact on the residential amenities of the occupiers of the adjoining properties.

8.2 The proposal is therefore considered to be an acceptable form of development which accords with the policies set out in the LP.

Recommendation

That the application is granted subject to the conditions set out under Appendix 1 with delegated powers to the Head of Planning and Place to amend any conditions as deemed necessary.

APPENDIX 1

List of Conditions and Reasons

Conditions:

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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 7 February 2025
- Site Location Plan Scale 1:1250 drawing number 24/0415/01, received 7 February 2025
- Proposed Floor Plan, Scale 1:50 @ A3, drawing number 24/0415/04, received 7 February 2025
- Proposed Elevations, Scale 1:100 @ A3, drawing number 24/0415/05, received 7 February 2025
- Proposed Sectional Elevation, Scale 1:50 @ A3, drawing number 24/0415/06, received 7 February 2025
- Proposed Block Plan, Scale 1:200 @ A3, drawing number 24/0415/07, received 7 February 2025

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.