

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2087/0F1
2.	Proposed Development:	REMOVAL OF EXISTING CONSERVATORY AND GARAGE AND CONSTRUCTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION WITH A TWO-STOREY SIDE EXTENSION TO AN EXISTING DWELLING WITH INTERNAL AND EXTERNAL ALTERATIONS.
3.	Location:	64 LOWTHER ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	<p>ASC Adverts</p> <p>Coal – Off Coalfield</p> <p>Key Species – Potential areas for Natterjack Toads</p> <p>PROW's Public Right Of Way</p>
6.	Publicity Representations & Policy	See Report
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>This application site relates to 64 Lowther Road, a semi-detached property situated on an existing housing estate within Millom.</p> <p>The property benefits from a reasonable sized curtilage area to the front with an existing driveway, detached single storey garage to the side elevation and attached conservatory to the rear. The property benefits from a reasonable sized curtilage area to the rear.</p> <p>PROPOSAL</p>	

The application seeks planning permission to erect a two-storey side extension, single storey front extension and rear single storey extension. It is necessary to remove the existing detached garage and conservatory to the rear as part of this proposal.

The front extension would be 2.5m in width, 10m in length, 2.3m to eaves and a maximum of 3.7m in height. The proposed two storey extension to the side would be 4.9m x 6.3m, 4.7m to eaves and 7.7m in total height. The proposed rear single storey extension would be 8m x 3m, 2.2m to eaves and 3.3m total height. These extensions will create a wraparound extension to the host dwelling.

The proposed extension will create an entrance hall, snug room, utility room and kitchen/diner on the ground floor with a master bedroom with en-suite to the first floor.

The extensions are to be constructed of facing brick and painted render, concrete tiles to the roof and UPVC door and windows, all of which match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

4/22/2242/0F1 – Part two storey and part single storey extension to side elevation with single storey extension extending along rear elevation - Approve

CONSULTATION RESPONSES

Millom Town Council

No response received to date.

Highways Authority

As this falls under our Service Level Agreement (SLA), this application does not need to be submitted to the LHA or the LLFA, subject to the highway and drainage aspects of such applications being considered in accordance with the agreement. The highway and drainage implications of this application can therefore be decided by the LPA.

Public Representations

The application has been advertised by way of 3 neighbour consultations being sent – 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



Cumberland Council

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.

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

Policy C07 – Parking Standards

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 and ecology.

Principle of Development

The proposed application relates to a semi-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 development is therefore considered to be acceptable, and the extension satisfies Policy HS14 of the Copeland Local Plan and the National Planning Policy Framework.

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 wrap around extension, which includes both single storey and two storey extensions, is large in scale in relation to the host dwelling. The modern design aspects have retained characteristics of the host dwelling and the adjoining property.

There are a number of examples of front projecting and two storey additions within the immediate vicinity. The proposal seeks to retain the same roof heights and a gable front extension which reflects the two-storey aspect that adjoins the host dwelling. Given the proposal seeks to replace existing structures at the site and is of an appropriate scale and design in relation to the host dwelling it is considered to be acceptable in its context.

Overall, 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.

There are three different aspects that have been assessed as part of this submission. The proposed single storey front extension, two-storey side extension and the single storey rear extension.

The front extension is to extend beyond the front elevation by 2.5m and extend the full length of the existing property. The front projection of the principal elevation is not considered to impact upon the neighbouring property in terms of overbearing development or loss of light.

The proposal also seeks to erect a two-storey side extension that will be sited within close proximity to No 62 Lowther Road. However, the neighbouring property does not benefit from side windows and the proposal would face directly onto its blank gable. The two-storey aspect would not project any further than the host dwelling itself and therefore the proposal is not considered to result in an overbearing development or result in loss of light to No 62 Lowther Road.

The proposal also seeks to erect a single-storey rear extension which is to be approximately 2.3m from the adjoining property and 1.6m from the boundary of No 62 Lowther Road. It will extend out from the existing rear building line by 3.17m. Although this projection is within

close proximity to the neighbouring property No 62, there is a walkway/path that adjoins the boundary within No 62 between the two properties and the nearest habitable window is set back in the dwelling. Consequently, it is considered that the introduction of the single storey extension to this location would not have a significant impact upon the neighbouring property in terms of overbearing development or loss of light given the scale of the proposal and the layout of the site.

The single storey rear extension also seeks to remove the existing conservatory and replace it with the proposed single storey rear extension. The proposal will be set back from the adjoining property 27 Buttermere Drive by approximately 2.4m and has been designed with a solid wall. Given the setback and given the existing layout of the site, the proposal would not impact upon the adjoining property in terms of overbearing development, loss of light or loss of privacy.

No public representations have been received to date.

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.

The existing driveway provides space for two off road parking spaces. It is proposed to alter the entrance to the site by widening the driveway. This will retain the 2 car parking spaces within the curtilage. Therefore, the proposed alterations to the site are considered to be acceptable.

On this basis, the proposal is considered to comply with Policies H14 and CO7 of the LP and the guidance set out within 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. 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 Local Plan and the NPPF guidance.

Planning Balance and Conclusion

	<p>The application seeks to erect a two-storey side extension, single storey front extension and rear single storey extension.</p> <p>The proposed extensions and alterations are considered to be appropriate in terms of scale and design 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:- Application Form, received 17/03/2025; Dwg No 25-05-P-01 – Proposed Site Plan, Scale 1:200, received 17/03/2025; Dwg No 25-05-P-L, Location and Block Plan, Scale 1:1250 and 1:500, received 17/03/2025; Dwg No 25-05-P-05 Rev A, Plans as Proposed, Scale 1:100, received 17/03/2025; Dwg No 25-05-P-06 Rev A, Elevations as Proposed, Scale 1:100, received 17/03/2025;</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>Wildlife</p> <p>The Council seek to highlight that their planning decision has been determined based on the merits of the submitted evidence and the proposal. Should any protected species be discovered during the course of implementing the development works, then under the provisions of the Wildlife and Countryside Act 1981, works should cease and further guidance</p>

should be sought from Natural England at:

Natural England
County Hall, Spetchley Road
Worcester
WR5 2NP

Email: enquiries@naturalengland.org.uk

Telephone: 0300 060 3900

Opening times: 8:30am to 5pm, Monday to Friday (excluding public holidays)

The Council emphasise that any harm to a protected species or its habitat constitutes a criminal offence under the above statutory Act and may be subject to legal prosecution.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.

Case Officer: K. Bamford

Date : 17/04/2025

Authorising Officer: N.J. Hayhurst

Date : 06/05/2025

Dedicated responses to:- N/A