

Erection of new Dormer Bungalow

Land adjacent 21 Scurgill Terrace, Egremont

[Design Information](#)

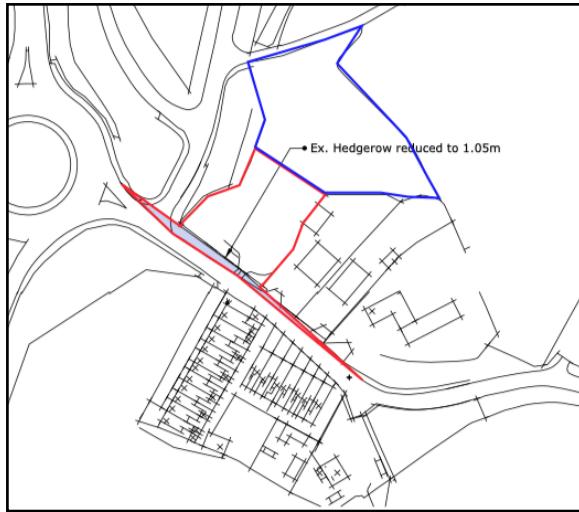
S U M M I T
T o w n P l a n n i n g

1. Introduction

- 1.1 Following comments made in regards to the design and form of the proposed new dwelling under reference 4/22/2147/0F1 - made as a full planning application.
- 1.2 The Site does not lie within a Conservation Area or any special designation in terms of land. There are no listed buildings adjacent or in the surroundings of Site which would be affected. The land is previously developed.
- 1.3 There has previously been an approved outline planning application on the site for the erection of two dormer bungalows. The principle of housing is therefore accepted.

2. Design

2.1 The 2019 approval allowed for the erection of 2 dormer bungalows within the site



2.2 It can be seen from the above that the land is an irregular parcel of land in a general rectangular shape. Access is taken from the main road.

2.3 There are a range of properties in the surrounding area. The site itself sits lower than the adjoining bungalow which has had its roof space converted:



2.4 To the south of the site on the opposing side of the road, development is a more traditional 3 and 2 storey dwelling:



2.5 Whilst comments have been made in relation to the use of a dormer bungalow, it must be understood that this is not a defined building type. More usually they can be described as a 1.5 storey house. A dormer window is simply a window which projects vertically beyond the plane of a pitched roof. There are no height restrictions on the outline (which is not applicable in this case other than the principle) which would indicate that it is not a case of height which is the issue. The conformity with the requirement for a dormer bungalow is therefore not of any particular relevance it would seem other than in terms of design.

2.6 The land sits at the entrance to the settlement when approaching from the A595. It is a large previously developed plot which sits at a lower entrance to the adjacent dormer bungalow. It is traditional in style and whilst it is a larger property, this is no larger than if two properties were placed on the plot. It is tradition; for larger buildings to be placed at the entrance to settlements as can be seen with the three storey unit opposite.

LAYOUT



2.7 As can be seen above, the new 1.5 storey dwelling sits centrally within the plot. This allows for parking to be provided to the front and a wrap a round garden area. The dwelling to the east is suitably separated and its amenity provided, particularly with the change in levels which is evident on the site.

DESIGN

2.9 The plot meets the definition of a dormer bungalow (which was required by the outline but again, this application is a stand alone full which should be determined on its own merits).



2.10 To the frontage are two windows which project beyond the roof line of the dwelling and therefore meet the definition of dormers. Eaves lines have been lowered from the original submission and it can be seen that the dwelling clearly meets images of other dormer bungalows:



2.11 This is also evident to the rear elevation:



2.12 Again the low eaves can be easily rear in the building form and the windows are of a clearly dormer construction.

2.13 The proposed 1.5 storey house has clear indications that it meets any usual definition of dormer bungalows (either 1.5 storey or rooms in the attic space) in the sections detailing that at the lowest point, there is a clearance of 0.85m from floor to ceiling.

RELATIONSHIP TO SURROUNDINGS

2.14 It is clear that the proposed unit meets the definition of dormer bungalow as required by the outline, the issue therefore must be of impact on amenity and street scene.

2.15 The plot is substantial and therefore can accommodate a larger dwelling. Indeed, the outline envisaged two units and therefore in terms of overall massing there is less building than would otherwise have been delivered. Below shows the footprint of the adjacent dwelling on the proposed dwelling:



2.16 It can be seen from this that the footprint, whilst larger, is not excessively so and is smaller than two dwellings to match the existing detached bungalow would be. It is considered that the plot, as a unit at the entrance to the settlement should be more substantial and in some manner perform a bookend function with the 3 storey dwelling opposite, this follows the traditional manner in which many settlements throughout Copeland have evolved.

2.17 Traditional materials are used in terms of render and stone which are prevalent throughout the settlement. The bungalows to the east are rendered with simple bands which the terraced dwellings demonstrate more architectural interest with project from elements and decorative railing.

2.18 The proposed dwelling retains a simple, contemporary design which is considered appropriate. Windows are larger reflecting more tests and also ensuring that the

dwelling benefits from passive solar gain and natural levels of lighting in order to meet the environmental standards that homeowners seek. The eaves level demonstrates that it is a dormer bungalow and due to the change in levels the rise in ridges will remain an evident feature in the settlement.

- 2.19 To the rear of the building, there are no public views and this would not have any impacts on visual amenity.
- 2.20 The materials being render, z-stone and grey tiles are materials which are found in the village where there is a mix of render types and colours.
- 2.21 It is considered that the design meets a contemporary, high quality brief which it is understood Copeland are trying to encourage whilst respecting the plot and the wider context the new home will sit within.

3. Conclusion

- 3.1 In accordance with the criteria outline in the NPPF and local planning policies, the proposed new home has been designed to respect the amenity of neighbouring properties and the overall character of the locality taking into account the constraints and opportunities of redeveloping this previously developed site.
- 3.2 The proposal reflects a modern aesthetic which will complement the existing buildings. The NPPF is clear that new development should optimise the potential of a site and not discourage appropriate innovation which we consider this design reflects.