



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2223/OF1
2.	Proposed Development:	ERECTION OF SINGLE STOREY EXTENSION; DEMOLITION OF EXISTING PRE-CAST GARAGE
3.	Location:	15 MEADOW VIEW, CASTLE CROFT, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	SITE AND LOCATION This application relates to 15 Meadow View, an end of terrace property within the Castle Croft area of Egremont. PROPOSAL Planning Permission is sought for the demolition of an existing pre-cast garage and the erection of a single-storey rear extension to provide a sunroom. It will project 5.2 metres from the rear elevation and will be 5.4 metres in width. It will have a hipped roof with an overall height of 4 metres and an eaves height of 2.65 metres. The extension has been designed to include patio doors on both the rear elevation and the side elevation facing the garden and western boundary. It will also include a blank elevation on the side elevation facing the eastern boundary. The extension will be finished with dashed render, concrete roof tiles and white UPVC windows and doors to match the existing dwelling and it will be lit by two skylights.

The proposal also includes a 6 foot high timber fence around the rear perimeter.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Egremont Town Council – No objection.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties - 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

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposed are its scale and design and the potential impacts on residential amenity.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18

	seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings. The proposed extension is modest in scale and is appropriately sited within the rear garden. The design respects the character and appearance of the property. In addition, the choice of materials match the existing dwelling. On this basis, the proposal is considered to meet DM18(A) policy and the NPPF guidance. <u>Residential Amenity</u> Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings. Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the proposed extension will be stepped 0.7 metres away from the eastern boundary and it will include a blank side elevation facing the neighbouring property, no. 16 Meadow View. In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation with an eaves height of 3 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection and height are not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the proposal will not have a significant detrimental impact on the neighbouring amenity. In addition, the impact will be mitigated by the addition of a 6 foot high boundary fence and the existing neighbouring garage on the western boundary. On this basis, it is considered that the proposal will not have any additional adverse impacts on the neighbours beyond the current position and therefore, the proposal is considered to meet Policy DM18(C). <u>Conclusion</u> Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): 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: - Location Plan, scale 1:1250, DRG 001, received 24th June 2020; Block Plan, scale 1:500, DRG 001, received 24th June 2020; Existing Elevations and Floor Plan, scale 1:50, DRG 001, received 24th June 2020; Proposed Elevations and Floor Plan, scale 1:50, DRG 002, received 24th June 2020. 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.	
Case Officer: Chloe Unsworth	Date : 17/08/2020	
Authorising Officer: N.J. Hayhurst	Date : 17/08/2020	
Dedicated responses to:- N/A		