

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2014/OF1
2.	Proposed Development:	PROPOSED SINGLE STOREY KITCHEN EXTENSION TO THE REAR OF THE PROPERTY
3.	Location:	43 FAIRLADIES, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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: INTRODUCTION The application site is located within a well-established residential area of St Bees, with the host property forming that of a 2 storey detached dwelling house with gardens to the rear and a detached double garage to the side of the house. PROPOSAL This application seeks planning permission for the erection of a single storey kitchen extension to the rear elevation of the property. The extension would project out by 2.44 metres from the original rear elevation and would extend across by 6.4 metres. The height of the development to the eaves would be 3 metres with a lantern style roof light taking the height to 4.5 metres. The application confirms that the materials will match those of the existing host property. CONSULTATION RESPONSES <u>St Bee's Parish Council</u>	

Have confirmed that they have no objection to the proposal

Public Representation

The application has been advertised by way of a neighbour notification letters issued to three properties.

No comments have been received as a result of this public consultation process.

PLANNING POLICY

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 2019

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was the subject of a Preferred Options Consultation which closed on 30th November 2020. The Preferred Options Consultation builds upon the completed Issues and Options Consultation which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making,

but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

The Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the host property or adjacent dwellings.

The level of the rear garden to the application site is set slightly lower than that of the immediate neighbours to the east of the site No. 45 Fairladies. This property has a detached double garage located on its shared western boundary with the application site and therefore, it is not considered that the proposed extension would cause any harm impact upon the amenity of this or other neighbouring properties in terms of loss of privacy or overshadowing.

The application site would retain a decent level of amenity garden area and the proposal does not affect the current provision for off street parking.

On this basis, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.

Character

The application site is located within the well-established residential area and the proposed extension, being to the rear elevation of the host property would not have an adverse impact upon the character of the local area. The application forms state that the materials to be used on the external elevation of the extension would match those of the existing host property.

The proposed Sun Room is considered to be of a scale and design that is acceptable and in keeping with the local character.

On this basis, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.

	<u>Planning Balance</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 and therefore, the application is recommended for approval.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): The development hereby permitted shall be commenced 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. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - Existing Building Plans, Sections & Elevations Dr No. 20.39.01 Scale 1:100@A1 received with the valid application of the 12th January 2021 Sketch Proposals Plans And Elevations Dr No. 20.39.04C Scale 1:50 Received with the valid planning application on the 12th January 2021 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. Informative The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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: Adrian Adams

Date : 01.03.2021

Authorising Officer: N.J. Hayhurst

Date : 11/03/2021

Dedicated responses to:- N/A