



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2023/OF1
2.	Proposed Development:	PROPOSED EXTENSION & INTERNAL ALTERATIONS TO DWELLING
3.	Location:	DELRAY, WHINNEY HILL, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - 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 The application site is located within a well-established residential area of Cleator Moor, with the host property forming that of a detached bungalow with gardens to the rear and a driveway with off street parking to the north of the site. PROPOSAL This application seeks planning permission for the erection of a two-storey extension to what is currently the front (southern) elevation of the property and a canopy style porch to the northern elevation. The two storey section would extend out by a maximum of 5 metres from the current front elevation, would extend across the front elevation by 9 metres and would have an overall roof height of 6.5 metres. The porch canopy would have an overall height of 4 metres, a width of 2.5 metres and would project forward of the northern elevation by 0.5 metres (measured at the eaves of the property).	

CONSULTATION RESPONSES

Cleator Moor Parish Council

No response received.

The Coal Authority

The Coal have been consulted, they have replied with the following response:

“As this is a householder application there was no requirement to consult the Coal Authority as this falls within a type of development included on our published ‘Exemptions List’”

Cumbria Highways and LLFA

No response received

Public Representation

The application has been advertised by way of a neighbour notification letters issued to two 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 is currently the subject of a Preferred Options Consultation. 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 property is set within a corner plot on Whinney Hill and therefore, there is a sufficient level of distance between the application and the neighbouring dwellings to ensure that the proposed development would not result in any harmful loss of privacy in terms of overlooking. The main bulk of the development is to the southern elevation of the property of which would face over open countryside.

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.

Scale, Design and Impact on Settlement Character

The application site is located within the well-established residential area where, given the age of the surrounding properties, many have been extended over a long period of time. This has resulted in there being both a wide range of both property styles, sizes and designs within the local area. The proposed extensions are considered to be of a scale and design that are acceptable and sympathetic with 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.

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. The extension has been designed to be of an appropriate scale and design and its impacts on both the character of the surrounding area and also the amenities on the nearest residential properties are negligible. On this basis, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.
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: - Proposed Plan Opt -2 Ref SA-PPA-003 Rev A Received with the Valid application on the 18th January 2021. Existing Plan Ref SA-PPA-002 Received with the Valid application on the 18th January 2021. Location & Block Plans Ref SA-PPA-001 Received with the Valid application on the 18th 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.

	3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building. Reason To ensure a satisfactory appearance of the building in the interests of visual amenity. 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 http://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: A.Adams	Date : 25/03/2021
Authorising Officer: N.J. Hayhurst	Date : 26/03/2021
Dedicated responses to:- N/A	