

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2088/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION
3.	Location:	61 KINGS DRIVE, 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 61 Kings Drive, a semi-detached property located on an existing housing estate within Egremont. The site benefits from an existing driveway, a single-storey side extension and a large garden. PROPOSAL Planning permission is sought for the removal of the single-storey side extension and the erection of a two-storey side extension. The extension will provide an enlarged kitchen-dining room on the ground floor and an additional bedroom with en-suite on the first floor. It will project 3 metres from the side elevation and it will be 7.1 metres in depth to match the existing property. The roofline will reflect the existing property, with a matching eaves height of 5 metres and an overall height of 7.3 metres. The front elevation will include a patio doors and a first floor window, the side elevation will include a ground floor access door and the rear elevation will include a ground floor window and a	

first floor window. The proposal will be finished with render, roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Egremont Town Council – No objections.

Highway Authority – No comments received.

Lead Local Flood Authority – No comments received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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

Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been 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 key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Egremont and it will provide an enlarged kitchen-dining room on the ground floor and an additional bedroom with en-suite on the first floor. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 and the NPPF guidance.

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 two-storey extension will be appropriately located to the side of the property and the scale will be relatively modest. The property is stepped back from the street by approximately 16 metres and therefore it will not be prominent within the locality. The proposed design includes quoins, window banding and the continuation of the hipped roof to reflect the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

Consideration was given to the patio doors on the front elevation, although the scale reflects a single garage door and therefore it is considered to be appropriate. In addition, the patio doors could be installed under Permitted Development Rights once the extension is built and therefore this fall-back position is a material consideration in the assessment of this application.

On balance, given the suitable scale, the distance from the street and what is possible under current permitted development, the design is considered to be acceptable.

On this basis, the proposal is considered to comply with Policy DM18(A) and the NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential

amenity of the parent property or adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, especially due to the proximity of the two-storey side extension to the neighbouring property no. 60 King Drive and the ground floor side elevation garage and utility windows. No concerns were raised as a result of the neighbour consultation process and the extension will be stepped back from the boundary by approximately 0.8 metres. In addition, due to the design of the hipped roof, the orientation of the existing property and the impact of the existing gable on the neighbouring property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.

Potential overlooking issues have been considered and therefore the glazing within the access door on the side elevation must be obscure glazed. This can be secured by a condition, which ensures the side elevation obscure glazed windows are installed and maintained thereafter. In addition, the existing side elevation includes two first floor windows and therefore taking into account the current impact from the existing windows, the design of the proposal is considered to reduce overlooking.

In addition, under current permitted development rights, a single-storey side extension could project up to half the width of the original dwelling with an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. Due to the scale and design of the two-storey extension, the existing impact of the gable and what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring properties.

On balance, the proposal is considered to be acceptable. Despite the slight overbearing nature of the two-storey aspect of the extension, the design will reduce potential overlooking concerns and therefore it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site visit confirmed that the existing off-street parking located to the front of the property will provide adequate parking to serve the needs of the property. The Highway Authority therefore raised no objections as part of the consultation process as the extension will not have a material effect on existing highway conditions.

On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.

Planning Balance and Conclusion

This application seeks to erect a two-storey side extension to a semi-detached property within Egremont. The main issues raised by the application were the design and the potential impact on neighbouring amenity.

The extension will not be prominent within the locality and the design is considered to respect the

	character and appearance of the existing property. In addition, taking into account the existing impact of the gable, the proposed design is acceptable and it will not adversely harm the neighbouring amenity or highway safety. On balance, the proposed extension represents 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): 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. 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: - Site Location Plan, scale 1:1250, drawing no DS/CF/P/1/21 Rev A, received 24th February 2021; Block Plan, scale 1:500, drawing no DS/CF/P/1/21 Rev A, received 24th February 2021; Existing Ground Floor Plan, scale 1:50, drawing no DS/CF/P/1/21 Rev A, received 24th February 2021; Existing First Floor Plan, scale 1:50, drawing no DS/CF/P/1/21 Rev A, received 24th February 2021; Proposed Ground Floor Plans, scale 1:50, drawing no DS/CF/P/1/21 Rev A, received 24th February 2021; Proposed First Floor Plans, scale 1:50, drawing no DS/CF/P/1/21 Rev A, received 24th February 2021; Existing Elevations, scale 1:100, drawing no DS/CF/P/1/21 Rev A, received 24th February 2021; Proposed Elevations, scale 1:100, drawing no DS/CF/P/1/21 Rev A, received 24th February 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. Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the access door on the north west side elevation. Once installed the obscure glazing must be permanently maintained at all times thereafter. Reason To safeguard the residential amenity. 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 : 19/04/2021
Authorising Officer: N.J. Hayhurst	Date : 21/04/2021
Dedicated responses to:- N/A	