

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2500/OF1
2.	Proposed Development:	ALTERATIONS AND EXTENSIONS FOR GROUND FLOOR ACCESSIBLE BEDROOM AND SHOWER ROOM, PLUS INTERNAL ALTERATIONS
3.	Location:	15 QUEENS CRESCENT, FRIZINGTON
4.	Parish:	Arlecdon and Frizington
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: SITE LOCATION This application relates to 15 Queens Crescent, a mid-terraced property located on an existing housing estate within Frizington. PROPOSAL Planning Permission is sought for the erection of a single-storey rear extension to provide a ground floor bedroom and accessible bathroom. The extension will project 7.98 metres from the rear elevation and it will be 4.315 metres in width. It has been designed to include a flat roof with an overall height of 3 metres. The design includes an access door and bathroom window on the side elevation facing the garden and a bedroom window on the rear elevation. The side elevation adjacent to the boundary will be blank and it will be lit by one flat velux roof vent and light.	

The proposed extension will be finished with render, single ply grey roofing membrane and white 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

Consultees

Arlecdon and Frizington Parish Council – No comment or objections.

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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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 proposed are the principle of development, its scale and design and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within Frizington and it will provide a ground floor bedroom and accessible bathroom required to facilitate adequate facilities for a disabled person. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

In addition, the application is supported by Copeland Borough Council's Housing Technical Officer and a statement from an Occupational Therapist outlines the significant need for the development to ensure the applicant can remain and live in the property safely.

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 rear extension will be modest in scale and appropriately located within the site, behind the main element of the existing dwelling. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. The flat roof design will not be overbearing for the neighbouring properties and it is considered to be suitable for its use. In addition, the choice of materials will match the existing property and therefore it will reflect the character and appearance of the property.

On this basis, the proposal is considered to meet 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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the extension will be modest in scale and the rear extension flat roof design will reduce potential overshadowing issues. The extension will be appropriately located to the north of the neighbouring garden and it will be stepped away from the boundary by

	approximately 0.45 metres. This will reduce potential overshadowing issues and no concerns have been raised as part of the neighbour consultation process by the adjoining occupiers. In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation 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 extension, the orientation 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 amenities of the occupiers of the neighbouring property. On this basis, it is considered that the proposal is considered to meet Policy DM18 and the NPPF guidance. <u>Planning Balance and Conclusion</u> Overall, the accessible bedroom and shower room extension are considered to be of an appropriate scale and design and will not have any significant detrimental impact on the amenities of the occupiers of the adjoining properties. The application 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.	Conditions: 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: - Existing Site Location Plan, scale 1:1250, drawing no 21/0310/01, received 12th November 2021; Existing Block Plan, scale 1:200, drawing no 21/0310/01, received 12th November 2021; Existing Ground Floor Plan, scale 1:50, drawing no 21/0310/02, received 12th November 2021; Existing Rear Elevations, scale 1:50, drawing no 21/0310/03, received 12th November 2021;

	Proposed Ground Floor Plan, scale 1:50, drawing no 21/0310/04(2), received 12th November 2021; Proposed Roof Layout Plan, scale 1:50, drawing no 21/0310/05, received 12th November 2021; Proposed Elevations, scale 1:50, drawing no 21/0310/06, received 12th November 2021; Proposed Sectional Elevation, scale 1:50, drawing no 21/0310/07, received 12th November 2021; Proposed Block Plan, scale 1:200, drawing no 21/0310/08, received 12th November 2021; Occupational Therapist Supporting Letter, received 12th November 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: C. Unsworth	Date : 05/01/2022
Authorising Officer: N.H. Hayhurst	Date : 06/01/2022
Dedicated responses to:- N/A	