

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2535/OF1
2.	Proposed Development:	PROPOSED TWO STOREY REAR/SIDE EXTENSION, SINGLE STOREY SIDE EXTENSION, DORMER ROOF TO REAR/SIDE, NEW WINDOW GROUND FLOOR WINDOW TO SUIT ALTERATIONS.
3.	Location:	66 DALZELL STREET, MOOR ROW
4.	Parish:	Egremont
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 AND LOCATION This application relates to 66 Dalzell Street, an end of terraced property located within Moor Row. The application site benefits from an existing driveway to the front of the property, a single-storey conservatory and large front garden. PROPOSAL Planning Permission is sought for the removal of the existing conservatory and the erection of a two-storey and single-storey front extension and a rear dormer loft conversion to provide an enlarged kitchen-dining-living room and utility room on the ground floor, an additional bedroom with a walk-in wardrobe and en-suite on the first floor and an office space within the loft space. The two-storey extension will project 4.95 metres from the front elevation and it will be 6.5 metres in width. The cross-gable roofline and eaves height will match the existing property and it has been designed to include a glazed gable with Juliet balcony on the front elevation at first floor level. The	

design will also include a window on the side elevation at first floor level and patio doors on the ground floor front elevation.

The single-storey extension will also project 4.95 metres from the front elevation to match the two-storey extension and it will have an overall width of 11.2 metres along the front elevation. It will have a flat roof with an overall height of 3.2 metres and it will include a roof lantern. It has been designed to include patio doors on the front elevation and two windows on the side elevation.

The rear dormer will measure 8.8 metres along the rear elevation and 7.1 metres along the side elevation and it will include a flat roof which will sit below the ridge height. It has been designed to include two windows on the side elevation and one window on the rear elevation, which relates to a stairwell.

The proposed extension will be finished in off-white roughcast render and sandstone surrounds and copings, slate roof tiles and black aluminium framed windows and doors to match the existing dwelling. The dormer will be finished in dark grey timber effect cladding and a single ply membrane on the roof.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the demolition of the existing conservatory and the erection of an extension to provide a larger kitchen and living area (ref: 4/16/2089/0F1).

CONSULTATION RESPONSES

Egremont Town Council

No objections as long as there is a neighbour consultation.

Highway Authority

Standing Advice.

Lead Local Flood Authority

Standing Advice.

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 impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Moor Row and it will provide an enlarged kitchen-dining-living room and utility room on the ground floor, an additional bedroom with a walk-in wardrobe and en-suite on the first floor and an office space within the loft space. Policy DM18 supports extensions and alterations 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 safeguard good levels of quality and attractiveness.

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 and single storey extension and rear dormer will be appropriate in scale to provide an enlarged open-plan kitchen-living space, an additional bedroom and office space. The extensions will also be suitably located within the site and it will replace an existing single-storey conservatory extension. The design includes a continuation of the existing eaves and ridge height to match the existing property and the surrounding neighbours. As a result, the proposed extension will not be excessively prominent in the street scene. The proposed rear dormer will also be suitably located and it will sit below the ridge height to ensure it is subservient to the existing dwelling. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to reflect the character and appearance of the existing property and therefore satisfy 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.

Overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, especially due to the two-storey element of the extension. However there are no neighbours directly to the front or side of the dwelling as it is an end of terraced property, adjacent to agricultural fields. The only additional window facing the adjoining neighbouring property will be located on the rear elevation and it relates to the second floor, non-habitable stairwell window and therefore overlooking concerns are mitigated.

In addition, due to the proposals siting within the site and the relationship with the existing dwelling, the proposal is not considered to cause a significant loss of light or dominance on the neighbouring properties.

In addition, no concerns were raised as a result of the neighbour consultation process.

On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policies DM12, DM18 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 proposal will create an additional bedroom and therefore it includes the creation of an enlarged off-street parking space for three vehicles to the front of the property. It will be surfaced in permeable pavements and therefore this surfacing is considered to be acceptable to ensure surface water will not run onto the highway. A condition is proposed to ensure the driveway is installed prior

	to the first use of the extension. This will ensure adequate off-street parking to meet the needs of the dwelling is provided and it is therefore considered that the proposal will not affect the highway conditions. On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide. <u>Planning Balance and Conclusion</u> This application seeks to erect a two-storey and single-storey front extension and a rear dormer. The proposal is of an appropriate scale and design and it will not have any significant detrimental impact on the amenities of the adjoining properties or highway safety. It is therefore 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.	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: - Application Form, received 6th December 2021; Site Location Plan, scale 1:1250, drawing no. 2021-016-01, received 6th December 2021; Proposed Site Plan, scale 1:200, drawing no. 2021-016-02, received 6th December 2021; Existing Floor Plans, scale 1:50, drawing no. 2021-016-03, received 6th December 2021; Proposed Floor Plans, scale 1:50, drawing no. 2021-016-05, received 6th December 2021; Existing Elevations, scale 1:50, drawing no. 2021-016-04, received 6th December 2021; Proposed Elevations, scale 1:50, drawing no. 2021-016-06, received 6th December 2021; Proposed 3D Image, drawing no. 2021-016-07, received 6th December 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 use of the extension, the proposed driveway must be installed in accordance with the approved 'Proposed Site Plan' received by the Local Planning Authority on 6th December 2021. The driveway must be maintained at all times thereafter.

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

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 : 31/01/2022

Authorising Officer: N.J. Hayhurst

Date : 31/01/2022

Dedicated responses to:- N/A