

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2123/OF1
2.	Proposed Development:	ALTERATION & EXTENSION TO FIRST FLOOR FRONT ELEVATION TO CREATE BEDROOM
3.	Location:	SOUTH WING, PROSPECT HOUSE, DISTINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Cycliffe 3KM
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 South Wing, an end of terraced property situated within the open countryside near Distington. The site benefits from an existing single storey rear extension and existing off-street parking and a detached garage to the rear of the property. PROPOSAL Planning Permission is sought for the erection of a first-floor rear extension to provide an additional bedroom. The first-floor extension will match the existing ground floor projection and it will have an overall width of 3.6 metres. It has been designed to include a hipped roof with an overall height of 6.3 metres, which will sit below the eaves height of the existing dwelling. It has also been designed to	

include one window on the rear elevation and an obscure glazed landing window on the side elevation facing the neighboring property, Prospect Grange. The extension will be finished in Ashlar marked smooth painted render, slate roof tiles and white UPVC windows to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of a replacement double garage (ref: 4/20/3000/0F1).

CONSULTATION RESPONSES

Consultees

Distington Parish Council – No 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 Publication Draft

Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

ASSESSMENT

The key issues raised by this proposal 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 Distington and it will provide an additional bedroom 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.

Concerns were originally raised with the agent regarding both the additional floor area which projects beyond the ground floor and the design of the window on the side elevation. In response to this additional justification was provided by the agent. Due to the design of the stairs, lighting and Building Regulation requirements, the proposed floor area and window design as proposed is considered to be suitable for its use.

In addition, due to the siting of the window on the side elevation, the orientation and the relationship with the existing dwelling, it will be well screened and the amended design to use obscure glazing will provide suitable light into the existing and proposed landing while protecting residential amenity.

The proposed first-floor extension will also sit below the existing eaves height of the main dwelling and therefore the scale will be relatively modest. It will not be excessively prominent in the locality

	and the design is considered to respect the character of the existing property. In addition, the materials will match the existing property and this will ensure the appearance of the dwelling is maintained. On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance. <u>Residential Amenity</u> 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. Whilst overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, the proposal is considered to be suitable in scale and design. The amended detail to provide obscure glazing on the side elevation landing window will address overlooking issues and this can be secured by the use of a planning condition. In addition, due to the modest height below the existing dwelling eaves height and the orientation of the proposed extension to the north-east of the existing property, it is considered that the proposal will not cause a significant loss of light to the neighbouring property. In addition, no concerns were raised as a result of the neighbour consultation process. On this basis, it is considered that it will not have a detrimental impact on the neighbouring amenity and therefore the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance. <u>Planning Balance and Conclusion</u> This application relates to a residential dwelling within Distington and it will provide an additional bedroom on the first floor. The proposal is not considered to be excessively 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 orientation of the proposal, the proposed design is acceptable and it will not adversely harm the neighbouring amenity. 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.	Conditions: 1. 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.

2. The 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 14th March 2022;
Existing Site Location Plan, scale 1:1250, drawing no. 22/03331/01, received 14th March 2022;
Existing Block Plan, scale 1:200, drawing no. 22/03331/01, received 14th March 2022;
Existing Floor Plans, scale 1:100, drawing no. 22/03331/02, received 14th March 2022;
Proposed First Floor Plan, scale 1:50, drawing no. 22/03331/04, received 9th May 2022;
Existing Elevations, scale 1:100, drawing no. 22/03331/03, received 14th March 2022;
Proposed Elevations, scale 1:100, drawing no. 22/03331/06A, received 9th May 2022;
Proposed Section, scale 1:100, drawing no. 22/03331/07, received 9th May 2022;
Proposed Roof Plan and Floor Layouts, scale 1:50, drawing no. 22/03331/05, received 9th May 2022;
Proposed Block Plan, scale 1:200, drawing no. 22/03331/09, received 9th May 2022.

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 first floor window on the south facing side elevation. Once installed, the obscure glazing must be permanently maintained at all times thereafter.

Reason

To safeguard the residential amenity in accordance with Policy DM18 of the Copeland Local Plan.

Informative Note

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 : 13/05/2022****Authorising Officer: N.J. Hayhurst****Date : 16/05/2022****Dedicated responses to:- N/A**