

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2242/OF1
2.	Proposed Development:	PART TWO STOREY & PART SINGLE STOREY EXTENSION TO SIDE ELEVATION WITH SINGLE STOREY EXTENSION EXTENDING ALONG REAR ELEVATION
3.	Location:	64 LOWTHER ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
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 64 Lowther Road, a semi-detached property located on an existing housing estate within Millom. The site benefits from an existing detached garage, single-storey rear conservatory and a front driveway and vehicle access for two vehicles. PROPOSAL Planning Permission is sought for the erection of a two-storey side extension and a single-storey side and rear wrap-around extension. The extensions will provide an enlarged kitchen-dining-living room and a new bathroom and snug/bedroom with external store on the ground floor and an additional	

bedroom with en-suite on the first floor.

The two-storey side extension will project 4.9 metres from the side elevation and it will be 7 metres in depth. It has been designed to include a hipped roof and a front cross-gable with an overall height of 7.331 metres and an eaves height of 5.041 metres to match the existing dwelling. It has been designed to include a ground floor and first floor window on the front elevation. The side elevation will be blank and the rear elevation will include an en-suite window. It will also be lit by three skylights.

The single-storey rear extension will project 3.65 metres from the rear elevation and it will 9.437 metres in width. It will also project 1.1 metres from the side elevation of the two-storey side extension and it will have a depth of 10.672 metres. It has been designed to include a lean-to roof with an overall height of 3.554 metres and an eaves height of 2.499 metres. It will include sliding doors on the rear elevation and a window and access doors to the external store on the side elevation. The side elevation facing the adjoining neighbour will be blank and it will also be lit by three fixed skylights.

The proposed extensions will be finished in brickwork and render walls, roof tiles and UPVC windows and doors to match the existing dwelling. The rear extension will also include aluminium sliding doors and a Catnic SSR2 anthracite steel standing seam roof.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

No objections have been received as a result of this consultation.

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

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

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

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

ASSESSMENT

The key issues raised by this proposal are the principle of development, the modern design principle, its scale and design and the impacts on residential amenity, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Millom and it will provide an enlarged kitchen-dining-living room and a new bathroom and snug/bedroom with external store on the ground floor and an additional bedroom with en-suite on the first floor. 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 of the Local Plan and the NPPF guidance.

Modern Design Principle

Section 12 of the NPPF seeks to promote high quality designs and suggests when determining applications, great weight should be given to exceptional designs, reflecting the highest standards in architecture.

This application proposes a modern design approach to the rear extension, which will contrast directly with the appearance of the existing property. Modern design approaches are also supported in the NPPF which says 'great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.

The continuation of the existing dwellings character and design along the front and side elevation will ensure the development is in-keeping with the street-scene. The choice of steel roofing and the long-fixed skylights on the rear elevation roof will contrast with the existing roof tiles and the character of the original dwelling with the modern features of the proposed extension and the recently renovated modern garden. In addition, the anthracite coloured steel roof material will match the colour of the existing roof tiles and therefore it will not be excessively prominent. The design is therefore considered to be sympathetic to its surroundings and enhance design standards within the area.

On this basis, it is therefore considered that the principle of using a modern design approach to extend the property is acceptable in line with 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 side extension and wrap-around side and rear extension will be relatively modest in scale and appropriately located within the site. The two-storey side extension will reflect the adjoining neighbour, no. 27 Buttermere Drive's cross-gable design and the design of the pitched roof and the continuation of the roof height reflects the character and appearance of the existing property and the surrounding residential area.

The single-storey rear extension will replace an existing conservatory and the proposed modern

design is considered to be suitable for its use. The design will also appear subservient to the main dwelling and it will not be excessively prominent within the locality.

In addition, the proposed materials, with the exception of the rear extension, will match the existing property which will ensure the proposal reflects the character and appearance of the existing dwelling.

On this basis, the proposal is considered to meet Policy DM18(A) and 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.

Whilst overlooking and overshadowing issues between the proposed extensions and the neighbouring properties were considered, both the two-storey side and single-storey side and rear extension will be relatively modest in scale and appropriately located within the site.

The hipped roof design of the two-storey side extension will reduce the impact on the neighbouring properties and due to the orientation of the proposed extension to the north-west of the neighbouring property, no. 62 Lowther Road, it is considered that the proposed extension will not cause a significant loss of light or dominance to the neighbouring property. No. 62 Lowther Road also has a blank side elevation and benefits from a 2-metre-high boundary fence to the rear and this will ensure overlooking concerns are mitigated.

In addition, the rear extension will replace an existing conservatory and it will be stepped away from the boundary of the adjoining neighbour, no. 27 Buttermere Drive by 1.07 metres. This will ensure the rear extension does not appear overbearing for the adjoining property.

No neighbour concerns have been received as part of the consultation process.

On this basis, the proposal will not cause unacceptable harm on the residential amenity and it is considered to comply with Policy 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 site access and off-street parking for two vehicles will remain unchanged to the front of the property and therefore it is considered that the existing driveway will provide adequate off-street parking to meet the needs of the property.

On this basis, the proposal will not have a detrimental effect on the existing highway conditions and it is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Ecology

	Policy ST1, ENV3 and DM25 and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species. The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details as the site relates to a residential dwelling which is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and is located within the centre of a built-up residential area. On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor householder application. Furthermore, the development will be located within the side and rear garden which is already paved and therefore it is unlikely to disturb any habitats. It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance. <u>Planning Balance and Conclusion</u> The application seeks planning permission for the erection of a two-storey side and single-storey rear extension to provide an enlarged kitchen-dining-living room and a new bathroom and snug/bedroom with external store on the ground floor and an additional bedroom with en-suite on the first floor. The proposed extensions are considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties, highway safety or ecology. In addition, the modern design and choice of materials within the rear garden is considered to be acceptable in accordance with NPPF guidance. Overall, it 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. 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 31st May 2022;
Location Plan, scale 1:1250, drawing ref. FDS0450 no. 1 rev A, received 31st May 2022;
Block Plan, scale 1:500, drawing ref. FDS0450 no. 1 rev A, received 31st May 2022;
Existing Site Plan, scale 1:100, drawing ref. FDS0450 no. 2 rev B, received 31st May 2022;
Proposed Site Plan, scale 1:100, drawing ref. FDS0450 no. 3 rev B, received 31st May 2022;
Existing and Proposed Floor Plans and Elevations, scale 1:100, drawing ref. FDS0450 no. 4 rev B, received 31st May 2022;
Email from agent confirming Anthracite steel roof colour, received 25th July 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.

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 : 26/07/2022

Authorising Officer: N.J. Hayhurst

Date : 26/07/2022

Dedicated responses to:- N/A