



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2406/OF1
2.	Proposed Development:	SINGLE STOREY EXTENSION TO SIDE & PART REAR FOR KITCHEN AND GARAGE
3.	Location:	51 JOHN COLLIGAN DRIVE, CLEATOR MOOR
4.	Parish:	Cleator Moor
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 a semi-detached property located within the residential street known as John Colligan Drive, sited within Cleator Moor. The property is surrounded by other residential properties to the East, South and West with open fields to the North (rear). Proposal: This application seeks planning permission for a single storey side, and part rear extension to provide an extended kitchen area to the rear with bifold doors out onto the garden, and repositioning of the existing detached garage to the front. The proposal will be 3.5m in width, 2.5m to the eaves and 4m in overall height. An additional small window is to be located to the front elevation serving the front porch. The finished floor level of the extension will be approximately 0.5m above ground level to a change in level across the site. The proposal will extend towards the boundary with the neighbouring property and involves demolition and repositioning of the current garage which would enable a 1m footpath for access on	

the side., The materials to be used will match the main dwelling with rendered blockwork walls, a concrete tiled roof and white UPVc windows and doors.

Relevant planning application history:

4/22/2148/0F1 SINGLE STOREY SIDE EXTENSION TO PROVIDE EXTENDED KITCHEN, UTILITY ROOM, W/C AND STORE & PART FRONT EXTENSION TO PROVIDE PORCH

Consultation responses:

Cleator Moor Town Council

No objections received.

Public representations

This application has been advertised by way of neighbour notification letters issued to 2 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 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning

Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

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 Cleator Moor and will provide additional kitchen space for the owners/occupiers. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria of design and amenity which are considered below.

On the basis of the location of the application site within Cleator Moor and the proposal being on an existing housing estate with residential property, the principle of the development is considered to be acceptable.

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 extension will be appropriately located to the side and part rear of the property with a modest overhang on the front elevation which is to replace the existing overhead porch. The scale and design of the extension will be in keeping with the existing dwelling as the proposed materials to finish the development match the parent property.

Following a site visit, it was noted that similar extensions and developments have been undertaken in the locality of this area, and therefore the development is not considered to have a significant impact on the character of the dwelling or the overall street scene and surrounding estate.

On balance, the proposal is considered to reflect the character and appearance of the existing

	dwelling and there it complies with Policies DM10 and DM18(A) 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. The extension will be modest in scale, respectful of the current parent property and its surroundings, and will be appropriately located within the site. Overlooking and overshadowing issues between the proposed extension and the neighbouring properties from the side elevations were considered, and whilst the proposed extension is located within close proximity to the Western boundary of the site and the adjacent dwelling, the development is not considered to adversely impact on this property due to the siting of the neighbouring detached garage and the lack of windows serving habitable rooms within the side elevation of the proposed extension and adjacent dwelling. It is in my opinion that the proposed extension will therefore not cause harmful overlooking or overbearing issues, and the appropriate design measures have been implemented to provide appropriate mitigation. On this basis, the proposal will satisfy Policies DM18(B), DM18(C) and the NPPF guidance. <u>Planning Balance and Conclusion</u> The proposed rear extension is of an appropriate scale and design and would not have any significant impact on the amenities of the adjoining/ adjacent properties. The proposed development therefore 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 shall be commenced 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. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - Application Form, received 11th October 2022;

	Location Plan (existing), scale 1:1250, received 11th October 2022; Location Plan (proposed), scale 1:1250, received 11th October 2022; Existing plans and elevations, scale 1:100, received 11th October 2022; Proposed elevations, scale 1:100, received 11th October 2022; Proposed ground floor plan, scale 1:50, received 11th October 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. 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: Demi Crawford	Date : 29/11/2022
Authorising Officer: N.J. Hayhurst	Date : 29/11/2022
Dedicated responses to:- N/A	