

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2299/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION, INCLUDING REMOVAL OF EXISTING GARAGE AND REAR EXTENSION
3.	Location:	1 PETERS DRIVE, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION The application site comprises a semi-detached dwelling house, situated in a residential area of Millom. The dwelling occupies a corner plot and has road frontage to both the front and side. The main curtilage area is located to the side and rear of the property. The dwelling is served by a single garage which is located to the rear of the dwelling and is accessed off Pannatt Hill. A hard surfaced area in front of the garage provides off road car parking. PROPOSAL Planning permission is sought for the erection of a two storey side extension with a single storey projection to the north to align with an existing porch and also the erection of a single storey rear extension. The proposed extensions will replace an existing single storey rear extension and a single garage both of which are to be demolished to facilitate the	

redevelopment of the site.

The proposed two storey extension will extend across the width of the existing gable and will project 3 metres towards Pannatt Hill. The height has been set at a lower level than the existing ridgeline. The extension includes a small, hipped section and has been designed with a dormer window to both the front and rear elevations. The rear elevation also includes a garage and utility room at ground floor level with an ensuite bedroom at first floor level.

The proposed single storey extension will project 3.4 metres from the rear elevation and has been designed with a lean to roof.

Both extensions are to be finished externally with materials to match the existing dwelling.

The scale of the two storey extension was reduced as part of the application process.

RELEVANT PLANNING APPLICATION HISTORY

N/A

CONSULTATION RESPONSES

Town Council

No objections

Local Highway Authority and Lead Local Flood Authority

No comments.

Public Representations

The application has been advertised by way of neighbour notification letters issued to adjacent properties. No comments have been received as a result of this consultation process.

PLANNING POLICIES

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the Local Plan as commenced by Copeland Borough Council.

The Local Plan was adopted by Cumberland Council on the 5th of November 2024, replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

The policies relevant to this application are as follows:-

Policy DS4: Design and Development Standards

Policy H14: Domestic Extensions and Alterations

Policy CO7: Parking Standards

Policy N1 – Conserving and Enhancing Biodiversity and Geodiversity

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

ASSESSMENT

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

Principle of Development

The proposed application relates to a dwelling within a residential area of Millom. The development would provide a two storey and single storey extension to the property. Policy H14 of the Copeland Local Plan supports domestic extensions and alterations to residential properties subject to detailed criteria, which are considered below.

The principle of the development is therefore accepted within the context of Policy H14 of the Copeland Local Plan.

Scale and Design

Policy H14 of the Copeland Local Plan indicates that developments within the curtilage of existing properties will be permitted, provided that they would not adversely alter the existing

building or street scene, and they would retain an adequate provision of outdoor amenity space to serve the property. Policy DS4 of the Copeland Local Plan indicates that all new development should meet high quality standards.

The property occupies a corner plot and this will allow the erection of a two storey extension on the existing side gable of the dwelling. Although it will extend the built form closer to the highway there will be sufficient set back from the highway to limit its impact on the streetscene.

The proposed single storey garden room is to be sited on the rear elevation and has been designed with a lean to roof. Although it will be sited up to the shared boundary it is modest on scale and only projects 3.4 metres from the rear elevation.

The extensions are to be finished with materials to match the existing dwelling.

The scale and design of the development would not, therefore, adversely alter the existing building or street scene to a significant degree, nor would it result in overdevelopment of the site. The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

Residential Amenity

Policy DS4 of the Copeland Local Plan states that all new development should maintain high levels of amenity. Policy H14 of the Copeland Local Plan indicates that house extensions will be permitted provided that the development would not harm the amenity of the occupiers of the parent property or adjacent dwellings.

The proposed two storey extension is sufficiently detached from the adjoining properties to ensure that it will not appear overbearing or dominant. The rear elevation has been designed with a small dormer window that serves an ensuite bathroom to limit any overlooking issues with the adjoining property to the south on Pannatt Hill.

The side gable elevation has been designed with two high level windows to reduce any overlooking issues with the properties on the opposite side of Pannatt Hill.

The proposed single storey rear extension is modest in scale and height and is not considered to exert any significant adverse impact on the attached property to the east.

The proposed extensions would not have any significant adverse impact upon adjacent residential amenity. The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

Highway Safety

Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision.

Provision is made for two off road parking spaces to the rear of the property which will be accessed off Pannatt Hill. This is considered to be adequate to serve the extended property.



Cumberland Council

	The proposal therefore complies with Policy CO7 of the Copeland Local Plan in this regard. <u>Ecology</u> Policy N1 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 is located on an existing housing estate and is to be erected on an existing hardstanding area within a domestic rear curtilage 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 application. It is therefore considered that the development complies with Policy N1 of the Copeland Local Plan and the NPPF guidance. <u>Planning Balance and Conclusion</u> The proposed development is of an appropriate scale and design for the site and locality, which would preserve the amenities of the area and highways safety. The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan.
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 28th August 2024 - Existing Plans, reference MVC1053-01 Rev A, received on 28th August 2024

	- Proposed Plans, reference MVC1053-02 Rev D, received on 25th October 2024 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: D. Crawford		Date :
Authorising Officer: N.J. Hayhurst		Date :
Dedicated responses to:- N/A		