

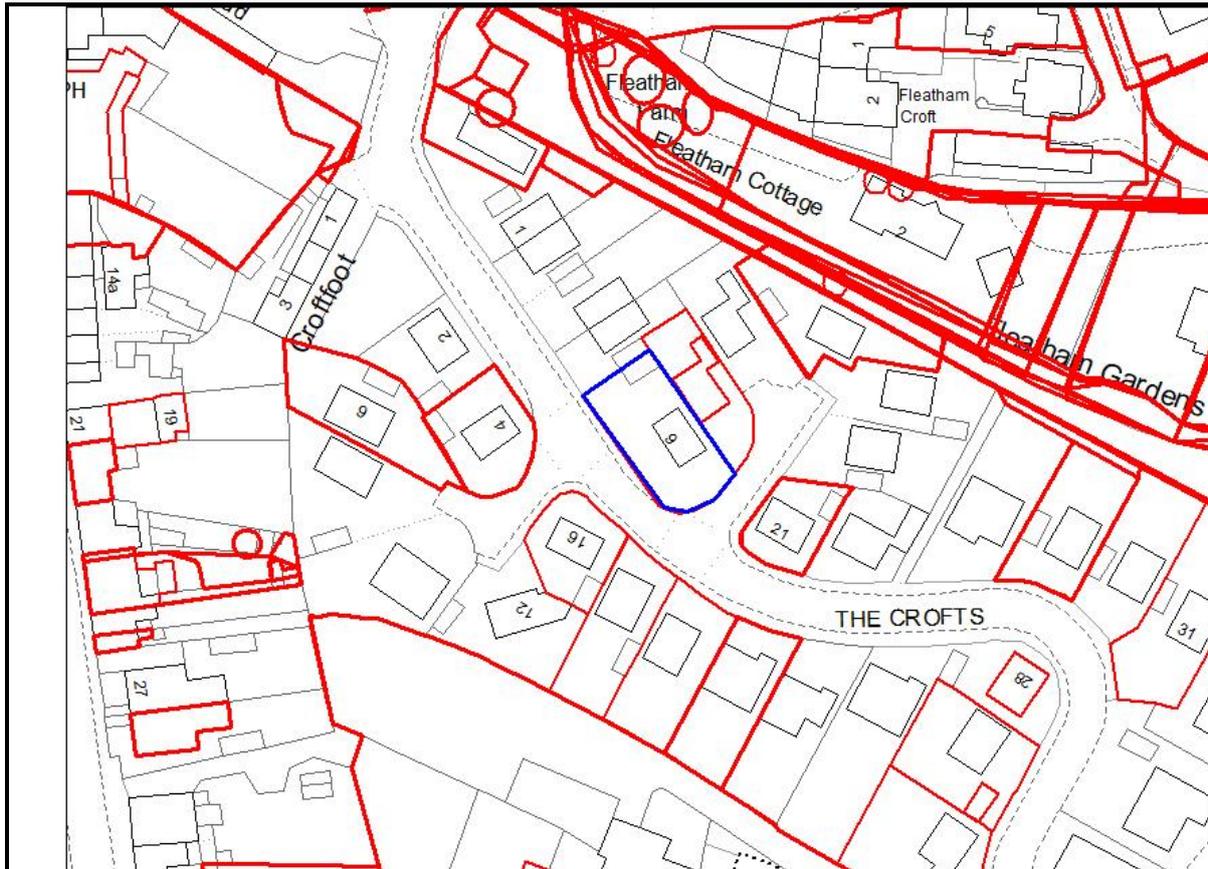


To: PLANNING PANEL

Development Control Section

Date of Meeting: 13/01/2021

Application Number:	4/20/2412/0F1
Application Type:	Full : CBC
Applicant:	Mr David Brown
Application Address:	9 THE CROFTS, ST BEES
Proposal	SINGLE STOREY EXTENSION TO FRONT; DOUBLE STOREY EXTENSION TO SIDE & RAISED TERRACE WITH BALUSTRADE
Parish:	St. Bees
Recommendation Summary:	Approve (commence within 3 years)



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Reason for Determination by Planning Panel

This application is brought for consideration by Members of the Planning Panel as the Parish Council have lodged an objection which is contrary to Officer recommendation.

Site and Location

This application relates to a detached property, located within the residential estate "The Crofts", situated on the eastern side of St Bees. The property occupies a prominent corner plot along the main access road through the estate. The residential estate is built on a slope which results in this property occupying an elevated position.

Relevant Planning History

4/19/2427/0F1 – Double storey extension to front and new raised terrace with balustrade – Refuse – Decision upheld on appeal.

Proposal

This application seeks planning permission for the erection of a single storey front extension, a double storey side extension, and a raised terrace with balustrade.

The proposed single storey extension will project beyond the front of the property by 2.4m and will extend along this elevation by 5.2m. It will have an eaves height of 2.43m and an overall height of 3.6m.

The proposal two storey side extension will project 3.2m from the south west gable of the dwelling and will extend along this elevation by 4.6m. It will be set back from the front elevation of the existing dwelling by 0.45m and 0.3m from the rear elevation, and will benefit from an eaves height of 4.9m to match the existing dwelling and an overall height of 6.6m.

Externally both extensions proposed will be finished with rendered walls and tiled roofs.

Internally, the proposed development will create a ground floor home office, a wc, hall and an extension to the existing kitchen. The development will create an additional ensuite bedroom at first floor level and also allow for the reconfiguration of the existing first floor accommodation.

This application also seeks planning permission for the erection of a raised terrace which will project 2m from the north-west gable of the dwelling and will extend along this elevation by 4.2m. The proposed terrace will be 1.1m from ground level and will be finished with timber or composite decking boards and will be enclosed by a glazed balustrade to a height of 1m.

Consultation Responses

Parish Council

Initially, the Parish Council objected to this application. Although it was noted that the plans have been amended since the original application, the Parish Council stated that the proposed developments will have a dominant appearance and will not be keeping with the scale and appearance of other properties nearby.

Following the submission of amended plans the Parish Council maintain their objection as they consider that the appearance of the building will be out of keeping with the neighbouring properties. It is stated that whilst the houses on the estate are not all of identical design, they do all have a similar appearance which should be maintained.

Cumbria County Council - Cumbria Highways & Lead Local Flood Authority

No objections. It is noted that the boundary fence that is adjacent to the existing driveway exceeds the height that the Highway Authority would normally recommend to ensure that pedestrian visibility is achieved however the proposed elevations show that there will be a small wall built across the driveway that will rectify this issue.

Public Representation

This application has been advertised by way of neighbour notification letters issued to seven properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards of New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (2019)

Emerging Copeland Local Plan (ELP)

The emerging Copeland Local Plan 2017-2035 has currently 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

Scale, Design and Impact of Residential Amenity

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity. Policy DM18 seeks 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.

Proposed Extensions

This application relates to a detached residential property which occupies a prominent position within the residential estate known as "The Crofts". In February 2020 planning permission was refused for a two storey extension to the front of the dwelling and a new raised terrace with balustrade. The applicant appealed the decision which was subsequently dismissed by a Planning Inspector who agreed that the proposed two storey element of the development would have an adverse effect upon the character and appearance of the locality.

The current application has sought significant amendments to the original proposal in order to address the concerns raised by both the Local Planning Authority and the Planning Inspector. The amended proposal includes the relocation of the two storey element of the proposal to the side of the property which is set back from the principal elevation of the dwelling. This has enabled the previous two storey front extension to be replaced with a much smaller single storey extension. Further to additional concerns raised with the current application, the applicant has further reduced the projection of the front single storey extension and has stepped in the two storey extension from the rear elevation of the property.

Based on these amendments the proposal is now considered to be of a scale and design which respects the character of the existing dwelling and does not have a detrimental impact on surrounding properties. Whilst the estate has a strong building line the proposed single storey front extension is not considered to significantly and demonstrably erode the open character of the area. There are similar examples of single storey front extensions within the estate, and therefore the development is consistent with this form and is not considered to have a detrimental adverse impact on the overall streetscene. Although the two storey extension is relatively large in scale, it is located to the side of the dwelling and is stepped back from the front elevation of the dwelling. As the dwelling occupies a corner plot the two storey extension is still considered to be within a prominent location, however the development is not considered to have a detrimental effect on the locality and its reduction has reduced the impact on the neighbouring properties.

The Parish Council have raised an objection to the current application and the subsequent proposed amendments, as they consider that the appearance of the building will be out of keeping with the neighbouring properties. Whilst these concerns are noted, consideration should be given to the fall-back position for a front extension at this site. Under permitted development rights a 3 metre square porch could be erected without the requirement for formal planning permission. This could potentially result in a 3m projection from the front of the dwelling. This fall-back position is a material consideration in the assessment of this application. There are also examples of similar development within the estate therefore the development is not considered to be out of keeping with the surrounding locality.

On the basis of the above, the proposal is therefore considered to be compliant with Policies ST1, DM10, DM12 and DM18 of the Copeland Local Plan which seek to ensure that development is of a high standard of design, and retains and enhances locally distinctive places by responding positively to the character of the site and the immediate and wider

setting through appropriate scale and massing of residential buildings and extensions, and careful selection and use of building materials.

Proposed Raised Terrace

The previously refused application also included a proposed raised terrace to the side of the property. As part of the consideration of the original application concerns were raised with this element of the development, particularly the relationship with the adjacent dwelling and the potential harm due to the loss of privacy. The Planning Inspector in his assessment of the appeal did not agree with the Council's position on this matter given the existing side window within the adjacent property is offset from the proposed terrace.

The current application includes the erection of a raised terrace, with no alterations proposed from the original refused application. Based on the assessment by the Planning Inspector the proposed raised terrace is considered to safeguard the living conditions of the neighbouring occupiers of the adjacent property with regard to privacy. The proposal is therefore considered to be compliant with Policies ST1, DM10, DM12 and DM18 of the Copeland Local Plan which seek to ensure that development safeguards good levels of general and residential amenity, maintains standards for residential development, and would not create potential privacy or overlooking problems for the residents of adjacent dwellings.

Conclusion and Planning Balance

The current application seeks significant amendments to the previously refused scheme at this site. The proposal is now considered to be of a scale and design which respects the character of the existing dwelling and does not have a detrimental impact on surrounding properties. The development of a small single storey front extension and two storey side extension is not considered to erode the character of the area and will reflect other similar developments within the estate.

On balance, the proposal represents an acceptable form of development which complies with the Policies set out on the Copeland Local Plan.

Recommendation:-

Approve subject to the following conditions:-

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. 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:-
 - Existing Plans: Location Plan & Floor Plans, Scale 1:2500, Dwg No 19/0236/01, received by the Local Planning Authority on the 16th October 2020.
 - Existing Elevations, Scale 1:100, Dwg No 19/0236/02, received by the Local Planning Authority on the 16th October 2020.
 - Ground Floor Plans Proposed (Amended), Scale 1:50, Dwg No 19/0236/B, Rev B, received by the Local Planning Authority on the 19th November 2020.
 - First Floor Plan Proposed (Amended), Scale 1:50, Dwg No 19/0236/4B, Rev B, received by the Local Planning Authority on the 19th November 2020.
 - Proposed Elevations (Amended), Scale 1:50, Dwg No 19/0236/5B, Rev B, received by the Local Planning Authority on the 19th November 2020.
 - Proposed Block Plan (Amended), Scale 1:200, Dwg No 19/0236/R8, received by the Local Planning Authority on the 22nd December 2020.

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.