

EDC Householder Application Ref: 20/0919

Site Address: Ghyll Croft, Low Braithwaite, Ivegill

Case Officer: Nick Atkinson

Summary of Delegated Decision: **APPROVE**

Application for Householder Development Eden Local Plan 2014-2032/Material considerations assessment	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> X Unacceptable
Amenity impact upon existing residents (privacy, light, oppressiveness, noise etc).	<input checked="" type="checkbox"/>	
Design impact upon form and character of area.	<input checked="" type="checkbox"/>	
Scale impact upon form and character of area.	<input checked="" type="checkbox"/>	
Layout impact upon form and character of area.	<input checked="" type="checkbox"/>	
Highway safety impact.	<input checked="" type="checkbox"/>	
Drainage requirements.		
Impact upon historic environment.	<input checked="" type="checkbox"/>	
Sustainable construction and efficiency measures.		
Any other interests of acknowledged importance (list below)		

Summary	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> X Unacceptable
<p>The proposed development involves the erection of a side and rear extension to Ghyll Croft to create additional living accommodation for the property. The proposed extension would be positioned on the side (west elevation) of the host dwelling, sitting flush with the front of the house, and extending approximately 3m beyond its rear elevation.</p> <p>The proposed extension would be single storey, in-keeping with the host property, The extension would have white dash walls, grey roof tiles and white UPVc window openings to match the host dwelling.</p> <p>The proposed extension would be 7m x 12m covering a total floor space of 84sqm, with an eaves height of approximately 2.5m, and a ridge height of approximately 4.7m.</p> <p>There are no planning constraints affecting the site or the host dwelling which are considered relevant to the determination of this planning application.</p> <p>There is no past planning history which is relevant to the determination of this planning application.</p> <p>Having regard to the provisions of the Development Plan, in particular the Eden Local Plan policies DEV1, DEV2, DEV3 and DEV5 of the Eden Local Plan, the Eden Housing Supplementary Planning Document 20120 (where appropriate) and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.</p>	<input checked="" type="checkbox"/>	

Any further comment;
<p>Highway Authority – responded on the 12 January 2021 noting that the additional rooms sought through this extension would require additional off street parking provision in accordance with the requirements of the Cumbria Design Guide – which notes that 3 parking spaces would be required for a 4 bedroom dwelling. Therefore, insufficient parking provision would exist.</p> <p>Lead Local Flood Authority – responded on the 12 January 2021 raising no objection but noting that the application falls below the threshold for comment.</p> <p>Hesket Parish Council – responded on the 06 January 2021 raising no objections to the proposal.</p> <p>Following the advertisement of this planning application through the erection of a site notice and neighbour notifications, no letters of representation have been received to this proposal.</p>

Principle

In relation to the principle of this development, as a householder application, the acceptability and the principle of this specific development rests upon further considerations of design, appearance upon the area, and impact upon local amenity.

Design/Character of the Area

Within the Eden Local Plan, Policy DEV5 requires all new development to be of a high quality and standard, which is in-keeping with the character of the area and wider street scene. This is further supported by Policy ENV2 which affirms that new development will only be supported where it conserves and enhances local landscape character and function.

In the case of the current application, the host property is a detached bungalow, set within a reasonably large curtilage. The property is of a simple, modern design and appearance, which is considered to be of limited architectural merit.

The proposed extension has been carefully designed so as to reflect the size, scale, form and appearance of the host dwelling, to an extent that they would not dominate the host dwelling. The use of matching construction materials and external finish will enable the extension to both tie-in and harmonise with the host dwelling. Whilst the proposed extension would create a greater massing of the roof when viewed from either side elevation, the matching ridge height and similar eaves height will ensure that the extension would not adversely harm the character and appearance of the host dwelling.

When viewed from the front and rear elevations, the appropriateness of the size, scale, height and design of the extension and the use of matching fenestration will enable the extension to appear as a natural part and feature of the host dwelling.

In this regard, the proposed development appropriately reflects the character and design of the host dwelling and the locality. Therefore, the development is considered to be in accordance with the requirements of Policy DEV5 of the Eden Local Plan.

Amenity

Within the Eden Local Plan, Policy DEV5, in part, seeks to ensure that all new development preserves the amenity of neighbouring properties.

In the case of the current application, the property Ghyll Croft is set at a distance of approximately 45-50m from the nearest residential dwellings to the south west, known as 'Greyrigg' and Hillcrest'. However, due to the position of the proposed extension on Ghyll Croft, the separation distances that exist to the nearest dwellings, and the single storey nature of the extensions (with no higher level window openings), would ensure that no adverse impacts would arise upon the amenity of either of these neighbouring dwellings. The aforementioned reasons would ensure that there was no impacts of loss of light, loss of privacy, and neither would the proposal appear over-dominant or over bearing. It is further noted that no letters of representation or objection have been received from any neighbouring property following the advertisement of this planning application.

To the rear (north) of Ghyll Croft, the nearest buildings to the site are those consisting of Streethead Farm, at a distance of approximately 45-50m. Due to screening offered by existing trees and vegetation, and by the sheds/buildings forming the holding, there would be no direct views of the extension proposed from this farm holding, and no resulting impacts upon the amenity of its occupiers.

Therefore, for the reasons detailed above, it is considered that there would be no discernible impact upon any neighbouring property, and as such the proposal would continue to preserve neighbouring amenity in accordance with Policy DEV5 of the Eden Local Plan.

Character of the Area

Within the Eden Local Plan, Policy DEV5 seeks to ensure that all new development is reflective of and sympathetic to the character of the local area.

In the case of the current application, due to the appropriateness of the scale, design, appearance of the proposed development, the proposed extension would tie-in and harmonise well with the host dwelling. In doing so, the proposal would again largely be viewed as a natural part of the existing property resulting in minimal impacts upon the visual amenity and character of the area. The proposed extensions can be absorbed into the immediate and surrounding landscape without any degree of harm being caused.

Finally, as an appropriately designed extension to an existing property, the development would not result in any intensification of the use of the dwelling, nor introduce a new and incongruous use type to the locality and landscape.

Therefore, for the reasons detailed above, it is considered that the proposed development will continue to preserve and respect the character of the area and wider surrounding landscape, in accordance with the requirements of Policy DEV5 of the Eden Local Plan.

Infrastructure

Within the Eden Local Plan, Policy DEV3 seeks to ensure that new development does not result in increased risks to highway safety or result in traffic congestion. This position is supported by Paragraph 109 of the National Planning Policy Framework (NPPF) which confirms that new development should only be prevented in instances where severe harm to highway safety.

In the case of the current application, it is noted that concerns have been raised by the Highway Authority that the level of parking provision for a 4 bedroom dwelling would be below the requirements of the Cumbria Design Guide. However, the proposed extension does not affect or alter the existing access, parking provision at the site, or result in any intensification of use of the site which would result in additional traffic movements being generated. As such, whilst the concerns of the Highway Authority are noted, they are not considered to represent reasonable or justifiable grounds for the refusal of this application, and would not result in severe harm to highway safety or adverse impacts, which are the tests that must be applied through both the Eden Local Plan and the NPPF.

The proposed extensions are unlikely to result in any material effect on the existing highway conditions, with sufficient off street parking provision available to continue to service the host dwelling. In addition, a small layby area in front of the property exists in which a car can park without causing any obstruction to, or issues upon the highway network.

Therefore, whilst the concerns raise by the Highway Authority are noted, they do not represent valid reasons or justification for the refusal of this application. Furthermore, as no objection has been registered, these concerns do not require the application to be put before the Planning Committee and instead can be determined under delegated powers in accordance with the Constitution.

Within the Eden Local Plan, Policy DEV2 seeks to ensure that new development does not result in an increased risk to flood risk either at the site or on any surrounding land.

In the case of the current proposal, the existing drainage servicing the host dwelling is considered capable of servicing the proposed extensions without resulting in any adverse impacts of flooding to the host property or to any surrounding land.

For the reasons detailed above, it is considered that the proposed development can be serviced by appropriate infrastructure and therefore, is in-compliance with Policies ENV2 and ENV3 of the Eden Local Plan and the NPPF.

Conclusion

The proposed development represents an acceptable extension to the existing host dwelling. The design, size, scale and use of construction materials are reflective of the host dwelling the surrounding landscape, resulting in no discernible harm in accordance with Policy DEV5 of the Eden Local Plan.

The proposal would result in no adverse impacts upon the amenity of any neighbouring properties, and can be serviced by appropriate levels of infrastructure, in accordance with Policies DEV5, ENV2 and ENV3 of the Local Plan.

As such, the development is considered to be in accordance with the Development Plan, which is not outweighed by any material matters/considerations.

Recommendation

That the application is granted subject to the following conditions:

Time limit for commencement

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby granted shall be carried out in accordance with the documents and drawings hereby approved:
 - i. Application Form, received 27 November 2020;
 - ii. Site Location Plan (ref: Rev- 02), received 27 November 2020;
 - iii. Proposed Elevations and Floor Plans (ref: Rev.02), received 27 November 2020

Reason: To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.