

Cumberland Council

Delegated Planning Application

Reference No: HOU/2024/0152
Valid Date: 16 October 2024
Location: Tamsin House, Blencogo CA7 0BZ
Applicant: D Carruthers
Proposed: First floor extension
Recommendation: Granted with Conditions

Site Description

The application site comprises a modern two storey linked dwelling house, situated on the main highway through the village of Blencogo. The dwelling has a front garden, which provides off street parking for the property. A garden area is situated to the rear, with open land beyond. The dwelling is linked to the neighbouring property via the single storey attached garages to the side of each property.

Site History

N/A

Proposal

The proposal involves the erection of a first floor extension to the side of the property, above an existing attached garage. The extension would create an additional bedroom, an extended bedroom and an ensuite. The existing garage door would be removed and replaced with a window, with the garage to be converted to a lounge.

Consultation Responses

Parish Council - No response to date.

Notifications have been issued to neighbouring properties. No resulting representations have been received to date.

Duties

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The development is neither within Schedule 1 nor 2 and, as such, is not EIA development.

Development Plan Policies

Full policy weight is afforded to the following development plan policies that are consistent with the provisions of the National Planning Policy Framework (2021);-

S2 S4 S32 DM14 DM15

DM15 is particularly relevant and the proposal is principally considered against its criteria.

Other Material Considerations

National Planning Policy Framework 2024

Weighting

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and the Allerdale Borough Local Plan (Part 2) 2020 policies have primacy.

Assessment

a) Does the scale, design and materials of the development adversely alter the appearance of the existing building?

The proposed development would result in the erection of a first floor extension at the site, above an existing attached garage to the side of the property. The extension would protrude beyond the main facade of the property, as does the attached garage and that of the neighbouring attached property. The extent of the protrusion is not considered significant so as to appear out of character with the existing building. The finishes and features of the proposed extension would replicate those of the application property.

The scale, design, and materials of the development would not, therefore, adversely alter the appearance of the existing building.

b) Does the development achieve a satisfactory visual and architectural relationship with adjoining development and/or the character of the area?

Although the extension would protrude beyond the existing facade of the application property at first floor level, this would not be significant so as to appear incongruous. It is noted that the street scene to this part of Blencogo village has a range of architectural styles and pattern of development such that the proposal would not conflict with the character of the village.

The development would therefore achieve a satisfactory visual and architectural relationship with adjoining development.

c) Would the extension become the dominant feature of the building?

The first floor extension would be subservient in scale and massing to the original dwelling so as not to become the dominant feature of the building.

d) Would the extension result in the overdevelopment of the curtilage of the property?

The extension would be situated at first floor level only and would not, therefore, result in the overdevelopment of the curtilage of the property.

e) Would the extension materially harm the amenity of the occupants of neighbouring or adjacent properties?

The extension would be sufficiently separated from neighbouring properties so as not to appear overbearing or result in significant loss of light to adjacent properties. Windows would front onto the rear and front gardens of the application property, safeguarding suitable standards of privacy for neighbouring dwellings.

The extension would maintain suitable amenity levels for the occupants of adjacent properties.

f) Would the operational car parking needs of the property continue to be met?

The proposal involves the conversion of the existing attached garage to provide additional living accommodation. Although this element of the proposal does not require planning permission, it is noted that the property has reasonable standards of off street parking available within the front garden such that the loss of the attached garage would not have a significant impact upon the highway.

Are there any other relevant considerations (key words flood risk/ ecology/ contamination/ stability)?

N/A

Conditions / Reasons for Refusal

1

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

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

2

The development hereby permitted shall be carried out solely in accordance with the following plans:

Materials section of the application form

Dwg. No. 1 Rev A Proposed Elevations

Dwg. No. 2 Rev A Location Plan, Site Plan and Floor Plans

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

Pro-active Statement / Notes to Applicant

Application Approved Without Amendment

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.