

# Cumberland Council

## Delegated Planning Application

**Reference No:** HOU/2024/0177

**Valid Date:** 29 November 2024

**Location:** 38 Highmoor Park, Wigton CA7 9NA

**Applicant:** B Sloan

**Proposed:** Erection of a single story extension along the side of the property. This will involve knocking down the detached garage.

**Recommendation:** Granted with Conditions

### Site Description

The host dwelling is a two storey semi-detached property located within a residential estate at Highmoor Park in Wigton. The host dwelling benefits from a driveway to the front and front garden and reasonable sized curtilage are to the rear. There is currently a single storey detached garage and this forms a boundary between the property and the pathway that runs along side the property.

### Site History

2/2011/0239 - Two storey extension - Approved

### Proposal

Planning consent is sought for the erection of a single storey side extension.

### Consultation Responses

Consultations have been sent and neighbouring properties have been notified, no responses have been received to date.

### Duties

Does the site affect the setting of a listed building?

No

Is the site within a designated conservation area?

No

Is the development likely to have a significant effect upon a Natura 2000 designation?

No

### 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 (2024);-

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

The proposal is to be 6m in width with the incorporation of the front porch, 12m in length and the total height is to be 3.9m. The materials are to be grey/red brick, grey tiles, and UPVC windows and doors. All of which are in keeping with the host dwelling. The existing detached garage is to be removed and the single storey extension will replace what currently exists to a larger scale. The proposal is considered to be reasonable in scale in relation to the host dwelling and would not materially harm the appearance of the host dwelling.

There are other additions within the streetscene which are of similar scale and design. Therefore, officers consider that the proposal would not have a detrimental impact upon the character of the area.

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

The proposed single storey side extension would not become the dominant feature to the host dwelling.

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

The property benefits from a reasonable sized curtilage area and therefore the proposed extension would not 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 proposal is to be located to the side elevation. There is a walkway that separates the host dwelling and the neighbouring property. The proposal seeks a single storey side extension and the height is to be approximately 3.9m in total height. Given the reasonable separation distance and the single storey element, officers consider the proposal would not materially harm the occupants of the neighbouring or adjacent properties. Their proposal does not incorporate any windows to the side elevation and the proposed extension is single storey, therefore there are no overlooking or loss of privacy issues arising and therefore officers consider the proposal would not materially harm the amenity of the occupants of the neighbouring or adjacent properties.

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

The existing driveway as availability for 2 cars, officers consider this is acceptable for the host dwelling.

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:**

**Dwg No 06 Rev A Site Plan**

**Location Plan**

**Application Form**

**Dwg No 03 Rev A - Proposed Floor Plan**

**Dwg No 04 Rev A - Proposed Elevations**

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**