

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2220/0F1
2.	<b>Proposed Development:</b>	TWO STOREY EXTENSION TO SIDE & SINGLE STOREY EXTENSION TO REAR
3.	<b>Location:</b>	4 LOOP ROAD SOUTH, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report: Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 4 Loop Road South, a semi-detached property within Whitehaven. The site fronts the A595 although the site is accessed from an unclassified track to the rear of the property.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a two-storey side extension and a single-storey rear extension. It will provide a WC and larger kitchen-dining-living area and an additional lounge on the ground floor and an enlarged and one additional bedroom with en-suites on the first floor.</p> <p>The two-storey side extension will project 4.6 metres from the side elevation and 1.3 metres from the front elevation and it will be 9.8 metres in depth. The two-storey extension will match the height of the existing house, with an eaves height of 5 metres and a ridge height of 7.4 metres. It has been</p>

designed to include two windows and a cross gable roof on the front elevation, three obscure glazed bathroom windows on the side elevation and two windows and an access door and 2 skylights on the rear elevation.

The single-storey rear extension will project 2.3 metres from the rear elevation and it will be 6.5 metres in width. It will have an eaves height of 2.4 metres, an overall height of 3.7 metres and a lean-to roof. It has been designed to include patio doors on the rear elevation and blank elevations on the side elevations.

The proposed extensions will be finished in render, roof tiles, UPVC windows and door materials to match the existing dwelling.

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

#### CONSULTATION RESPONSES

##### Consultees

Whitehaven Town Council – No objections.

Highways England – No objections.

Cumbria Highways – No comments received as it is outside Cumbria Highways Jurisdiction.

Lead Local Flood Authority – No comments received.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No objections have been received as a result of this consultation.

#### PLANNING POLICIES

Planning law requires 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 DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

**Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposal are its scale and design, the impacts on residential amenity and highway safety.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. Policy DM10 and DM18 seek 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.

The proposed two-storey extension is relatively modest in scale. The proposed single-storey rear extension, due to its scale and location would normally fall within permitted development parameters. The extensions are appropriately located within the garden and the side extension has been designed to continue the roof pitch to match the existing character and appearance of the property. In addition, the proposed materials will match the existing property and on this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The proposed extensions will be located in the side and rear garden and the only windows included on the side elevation are obscure glazed bathroom windows. This can be secured by a condition, which ensures the side elevation obscure glazed windows are installed and maintained thereafter. On this basis, the design of the proposal is considered to mitigate overlooking issues. In addition, overshadowing impacts have been considered, although due to the siting of the two-storey

	<p>extensions which is set back from the boundary by 0.97 metres, the proposal is not considered to cause a significant loss of light. On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking will remain unchanged to the rear of the property and therefore Highways England raised no objections to the proposal. It is considered the proposal will not affect the highway and on this basis, the proposal is considered to satisfy Policy DM22.</p> <p><u>Conclusion</u></p> <p>Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>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: -</p> <p>Site Location Plan, scale 1:1250, drawing no 104A, received 23<sup>rd</sup> June 2020;  Block Plan, scale 1:500, drawing no 104A, received 23<sup>rd</sup> June 2020;  Existing Floor Plans and Elevations, 1:100, drawing no 103A, received 23<sup>rd</sup> June 2020;  Proposed Floor Plans and Elevations, scale 1:100, drawing no 102A, received 23<sup>rd</sup> June 2020.</p> <p>Reason</p> <p>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.</p>

3. Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the bathroom windows on the side elevation of the extension. Once installed the obscure glazing must be permanently maintained at all times thereafter.

Reason

To safeguard the residential amenity.

**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](http://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.

**Case Officer: Chloe Unsworth**

**Date : 17/08/2020**

**Authorising Officer: N.J. Hayhurst**

**Date : 17/08/2020**

**Dedicated responses to:- N/A**