

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2244/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION TO EXISTING END OF TERRACE HOUSE, INCLUDING DEMOLITION OF EXISTING DETACHED GARAGE WITHIN BOUNDARY
3.	Location:	38 JERICO ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change
6.	Publicity Representations &Policy	None required.
7.	Report:	
	Site and Location:	
		This application relates to 38 Jericho Road, an end of terrace property situated on an existing housing estate within Whitehaven.
	Proposal:	
		This application seeks a non-material amendment of the development approved under application reference 4/20/2244/0F1.
		The proposed amendment comprises the amendment of the driveway to remove the need for the additional dropped kerb and the widening of the driveway adjacent to the house to allow the use of the existing kerb drop.
		This will allow off-road parking for three cars, including the garage to be provided within the site.
	Development plan policies:	
		Copeland Local Plan 2013 – 2028 (Adopted December 2013)
		<u>Core Strategy</u>

	<p>Policy ST1 – Strategic Development Principles</p> <p><u>Development Management Policies (DMP)</u></p> <p>Policy DM10 – Achieving Quality of Place</p> <p>Policy DM12 – Standards for New Residential Developments</p> <p>Policy DM18 – Domestic Extensions and Alterations</p> <p>Policy DM22 – Accessible Developments</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (NPPF)</p> <p>Assessment:</p> <p><i>Highway Safety</i></p> <p>The proposal will remove the need for the additional dropped kerb and still provide off-street parking for three vehicles. The existing dropped kerb will provide a suitable access onto the unclassified road and therefore the proposed amendment will not affect highway safety.</p> <p><i>Conclusion</i></p> <p>The amended driveway plans are acceptable and therefore do not affect highway safety.</p> <p>In the context of the approved development, the proposed comprises a non-material amendment.</p>
8.	<p>Recommendation:</p> <p>Approve non-material amendment.</p>
<p>Case Officer: Chloe Unsworth</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	
<p>Dedicated responses to:- N/A</p>	

Date : 20/11/2020

Date : 23/11/2020