

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2247/OF1
2.	Proposed Development:	KITCHEN EXTENSION TO REARK WITH RAISED DECKING AND SCREENING WALL
3.	Location:	2 MOUNTAIN VIEW, SCILLY BANKS, WHITEHAVEN
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to 2 Mountain View, a terraced property situated within the open countryside near Scilly Banks, Whitehaven.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a single storey rear extension to provide a larger kitchen. The extension will project 3.65 metres from the rear elevation and will be 3.4 metres in width. It will have an overall height of 3.8 metres and has been designed with a flat roof and roof lantern. It will be finished in render, a rubber roof system and the windows and doors will be UPVC to match main house.</p> <p>The proposal also includes a raised decking across the full extent of the rear elevation. It will project 1.8 metres from the rear elevation of the extension and will be 0.6 metres in height. The decking proposal also includes a 1.8 metre high screening wall on the side elevations, along the shared</p>

boundary with the neighbours.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections

Public Representation

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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

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

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to

	<p>their surroundings and do not adversely affect the amenities of adjacent dwellings.</p> <p>The proposed kitchen extension and decking will be modest in scale and will be appropriately sited to the rear of the property. The design reflects the character and appearance of the existing dwelling and the proposed materials will match the existing dwelling.</p> <p>On this basis, the proposal is considered to meet DM18(A) and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Overshadowing between the proposed extension and the neighbouring properties was considered, although the flat roof design will reduce the scale of the building next to the neighbouring properties. In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation with a height of 3 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection and height are not significantly higher than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the loss of light will not have a detrimental impact on the neighbouring amenity.</p> <p>Overlooking issues were considered due to the addition of the raised decking. However, as there are no neighbours directly behind the rear elevation and the proposal includes a 1.8m screening wall on the both side shared boundaries, overlooking issues are reduced. This can be secured by a condition, which will ensure that the screening wall is installed and maintained thereafter.</p> <p>On this basis, the proposal is considered to comply with Policies DM18(B) and DM18(C).</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>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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>

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: -

Location Plan, scale 1:1250, drawing ref WDS-05-4969-200 Rev B, received 14th August 2020;
Site Plan, scale 1:500, drawing ref WDS-05-4969-200 Rev B, received 14th August 2020;
Existing and Proposed Floor Plans and Elevations, scale 1:100, drawing ref WDS-05-4969-201 Rev C, received 3rd September 2020.

Reason

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.

3. Prior to the first occupation of the extension hereby approved, a 1.8 metre high screening wall must be installed on both side elevations of the decking and must be permanently maintained thereafter.

Reason

To safeguard the amenity of nearby residents in respect of overlooking and loss of privacy in accordance with Policies ST1, DM10 and DM18 of the Copeland Local Plan.

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

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 : 23/09/2020
Authorising Officer: N.J. Hayhurst	Date : 23/09/2020
Dedicated responses to:- N/A	