

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2248/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
3.	Location:	26 STANDINGS RISE, WHITEHAVEN
4.	Parish:	Whitehaven
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 26 Standings Rise, a detached property situated in Whitehaven. There are residential properties to the south east and south west and open space to the north east and north west. The dwelling is directly accessed from Standings Rise.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a second storey over the existing garage on the side and a single storey rear extension along with the rendering of the exterior of the dwelling and replacement of its windows and doors.</p> <p>The extension over the existing adjoining garage will raise the height to 7.2m with a dormer protrusion and provide an additional bedroom, en-suite bathroom and dressing room on the first floor level. The ground floor will be converted from the existing garage to a games room and storage</p>

area with the addition of 2 powder coated roller shutter doors within the existing opening.

The existing rear extension will be increased by a further 4.5m to the south west to provide an open plan family room. The flat roof will be maintained at a height of 3 metres and fitted with bi-fold doors to the north west and south west and a low level window to the north east. The extension will be timber clad.

The dwelling will be smooth rendered with powder coated aluminium windows and timber doors. There will be no change to the concrete hardstanding or current hedged and fenced boundaries.

RELEVANT PLANNING APPLICATION HISTORY

There have been no relevant previous applications on the site.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections

Public Representation

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

No consultation responses have been received as a result of this notification.

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 Development

Other Material Considerations

National Planning Policy Framework (NPPF) 2019
Cumbria Development Design Guide

ASSESSMENT

Introduction

Policies ST1, DM10 and DM18 of the Copeland Local Plan require that proposals for household extensions do not impact on the amenity of the neighbouring dwellings and their design is in keeping with the parent dwelling and wider street scene.

Design and neighbouring amenity

The extension over the existing garage will increase the height of the side projection to be slightly less than the existing dwelling. The slight variation in height will allow the extension to remain subservient to the rest of the dwelling therefore reducing the overall impact. There are no dwellings to the north east of the property where the extension will be situated therefore there will not be any amenity issues created. There is a separation distance of 30 metres between the property for development and 25 Standings Rise on the opposite side of the road, therefore the windows created on the first floor are unlikely to create any overlooking issues.

The extension to the rear will project towards the south west facing the wooded area behind the property with a single window facing the garden of 24 Standings Rise. Due to the separation distance of 13 metres to the boundary and the existing high boundary hedge, it is considered that this addition is unlikely to have an effect on the neighbouring property.

The overall design of the dwelling is considered to be an improvement to the existing which is currently tired and in need of modernization. The smooth rendered finish will be in keeping with the overall design and as the dwelling is at the top of the cul-de-sac and set back from the road, its variation to the other properties on the street will not create any impact on the overall street scene. The use of timber cladding on the rear single storey extension is considered to be acceptable and will not be seen from any public viewpoints.

Based on the information above, overall it is considered that the revised proposals comply with Policies DM10 and DM18 of the Copeland Local Plan.

Parking and turning

The existing integral garage will be converted into storage therefore will not be available for car parking, however the hardstanding to the front of the dwelling is capable of accommodating several

	<p>cars and is therefore considered to be acceptable. The Highway Authority did not comment on the application therefore it is considered that there will not be a material effect on the current situation.</p> <p>Overall, with the onsite provision, the proposal satisfies Policy DM22 of the Copeland Local Plan and ensures that satisfactory parking is available for the property.</p> <p><u>Conclusion</u></p> <p>No objections to the proposal have been received.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies set out in 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 shall be commenced 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. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - <p>Site Location Plan, Block Plan and Floor Plans, scales 1:1250, 1:200 and 1:50, drawing number 20.03.04a, received 6th July 2020; Existing Elevations and Floor Plans, scales 1:100 and 1:50, drawing number 20.03.01, received 6th July 2020; Proposed Elevations, scale 1:50, drawing number 20.03.05a, received 6th July 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> <p>Informative</p> <p>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.</p>

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: S. Papaleo

Date : 19/08/2020

Authorising Officer: N.J. Hayhurst

Date : 19/08/2020

Dedicated responses to:- N/A