

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2252/OF1
2.	<b>Proposed Development:</b>	REAR SINGLE STOREY EXTENSION AND TWO STOREY SIDE EXTENSION TO PROVIDE GARAGE/UTILITY ROOM AND NEW BEDROOM AT FIRST FLOOR LEVEL
3.	<b>Location:</b>	109 MORESBY PARKS ROAD, MORESBY PARKS, WHITEHAVEN
4.	<b>Parish:</b>	Moresby
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:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 109 Moresby Parks Road, an end of terrace property situated in Moresby Parks. There are residential properties to the south east and south west and open space to the north east and north west.</p> <p>The site is accessed to the front of the dwelling from Moresby Parks Road which leads to Solway Road to the east.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a two storey extension on the north west side of the property and a single storey rear extension.</p> <p>The two storey extension will project by 3.1m and span the width of the dwelling at 7.2m. It will have</p>

an overall height of 7.1m and an eaves height of 4.3m. It will provide a further bedroom and dressing room on the first floor, with a garage, utility and WC on the ground floor. The extension will be rendered with a slate roof and UPVC windows and doors.

The rear extension will project by 3.2m, be 5.5m wide and have a flat roof with an overall height of 2.6m. It will provide a kitchen to allow for open plan living on the ground floor. The extension will be built from facing brick with a rubber membrane roof and UPVC windows and doors.

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no relevant previous applications on the site.

#### CONSULTATION RESPONSES

##### Consultees

Whitehaven Town Council – No objections.

Cumbria County Council Highways – No objections as it is considered that the proposal does not affect the highway.

Local Lead Flood Authority – No objections as it is considered that the proposal does not increase flood risk on the site or elsewhere.

##### Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 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 two storey side extension has a modest projection and has been designed to be a continuation of the existing dwelling. The roof will be hipped and will match the overall eaves height therefore reducing the overall impact. There are no dwellings to the north of the property where the extension will be situated and a separation distance of 26 metres between the property for development and 80 Moresby Parks on the opposite side of the road. It is therefore considered that there will not be any amenity issues created for the surrounding properties.

The extension to the rear will project towards the north east facing the open space, with no windows facing the neighbouring property – 110 Moresby Parks.

The overall design of the dwelling is considered to be acceptable, with the choice of facing brick and smooth render in keeping with the existing street scene.

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

Although some of the driveway will be lost to the development, the proposal includes an integral garage which is suitable for one car with space for another car on the remaining driveway. The Highways Authority raised no objections to the proposal and it is therefore considered to be an acceptable arrangement.

Overall, with the onsite provision, the proposal satisfies Policy DM22 of the Copeland Local Plan and

	<p>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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol> <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> <ol style="list-style-type: none"> <li>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: -</li> </ol> <p>Location Plan, scale 1:1250, drawing number 237 01002 01, received 9<sup>th</sup> July 2020;  Site Plan, scale 1:500, drawing number 237 01003 01, received 9<sup>th</sup> July 2020;  Existing and Proposed Elevations, scale 1:100, drawing number 237 02001 01, received 9<sup>th</sup> July 2020;  Existing Floor Plans, scale 1:50, drawing number 237 01001 01, received 9<sup>th</sup> July 2020;  Proposed Floor Plans, scale 1:50, drawing number 237 04001 01, received 9<sup>th</sup> 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><b>Informative</b></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> <p>Further information is also available on the Coal Authority website at:</p>

[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: Sarah Papaleo**

**Date : 02/09/2020**

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

**Date : 03/09/2020**

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