



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2258/OF1
2.	Proposed Development:	DEMOLITION OF EXISTING NON-THERMALLY INSULATED EXTENSIONS; NEW FRONT, REAR & SIDE EXTENSIONS; BALCONY AT FIRST FLOOR ON SOUTH ELEVATION
3.	Location:	SHENANDOAH, 4 HARRAS DYKE, 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 the dwelling known as Shenandoah, situated at 4 Harras Dyke in the Harras Moor area of Whitehaven. The dwelling is semi-detached and sited at the top of an access road which leads from Harras Road. There is a residential property to the north, a reservoir to the west and agricultural fields to the east and south.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the demolition of a single storey rear extension, the erection of a balcony on the first floor and single storey front and rear extensions.</p> <p>The dwelling will be altered internally to provide an open plan living arrangement on the ground floor with the addition of a balcony on the first floor facing south.</p>

The front porch will be increased in size by 1.9m in length in order to accommodate a WC and increased in height to 3.6m in order to create a feature entrance vestibule. The rear extension will project 2.45m from the rear of the house in line with the existing rear projection. The overall height will be 4.2m with a sloped roof and an eaves height of 3.2m.

The extensions will all be constructed from render and reclaimed grey brick and stonework, a slate roof to match the existing and aluminium windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Cumbria County Council Highways – No objections, however the Applicant should ensure that the adjacent public right of way is kept clear during and after the site works.

Local Lead Flood Authority – No objections.

Countryside Access Officer – No objections but states that if the path is to be temporarily obstructed then a formal temporary closure will be required.

Public Representation

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

No responses have been received as a result of this advertisement.

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

Policies ST1 and DM18 of the Local Plan require that household extensions and alterations protect the amenity of the surrounding properties and be designed in such a way that they respect the character and appearance of the local area.

Neighbouring amenity

The extensions are to be sited away from the adjoining property and facing to the south and west. There are no residential properties to the west of Shenandoah, therefore there will not be an effect on the amenity of any dwellings. The closest property to the south is Ivy Cottage which is in excess of 70 metres away and on the other side of an agricultural field. As a result, the balcony will not result in overlooking for any neighbouring properties.

Design

The proposal has been designed to modernize the property with the use of grey brick and stone features on the front elevation and aluminium windows and doors. Although this will contrast with the adjoining dwelling, large areas of rendered walls remain on Shenandoah which will tie the materials together. The design of the balcony will also add a modern theme to a traditional dwelling, however due to the open walkway beneath the platform, use of glass for the balustrade and balcony piers, the development has little impact when viewed from the front and will remain subservient to the main dwelling.

Due to the existing boundary features, the extension at the rear of the property will not be viewed from any public view point. It is however considered that it is in keeping with the property and has a modest projection.

Overall, it is considered that the choice of materials and design are acceptable in this location and complies with Policy DM10 of the Copeland Local Plan.

Highways and PROW

The proposal will not affect the existing parking arrangement at the front of the property leaving

	<p>ample off road parking available.</p> <p>A public footpath (PROW 431011) is located to the south of the site. The Countryside Access Officer and Cumbria Highways commented that this should be kept clear during and after the development process. It is considered that an informative can be added to any approval to ensure this.</p> <p><u>Conclusion</u></p> <p>Overall this is considered to be an acceptable form of development which accords with the policies DM10 and DM18 of the Copeland Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced 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>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> <p>Site Location Plan, scale 1:1250, drawing number 6970-00, received 13th July 2020; Existing Elevations, scale 1:50, drawing number 6970-03, received 13th July 2020; Existing Ground Floor Layout, scale 1:50, drawing number 6970-01, received 13th July 2020; Existing First Floor Layout, scale 1:50, drawing number 6970-02, received 13th July 2020; Proposed Ground Floor Layout, scale 1:50, drawing number 6970-10, received 13th July 2020; Proposed First Floor Layout, scale 1:50, drawing number 6970-11, received 13th July 2020; Proposed Elevations, scales 1:200 and 1:50, drawing number 6970-12, received 13th 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>Informatives</p> <p>1) 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

2) Public Footpath 431011 follows an alignment to the south and west sides of the proposed development and must not be altered or obstructed before or after the development has been completed.

If the path is to be temporarily obstructed then a formal temporary closure will be required and there is a 14 week lead in time for this process. Please contact Sandra.smith@cumbria.gov.uk for further information.

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 : 04/09/2020

Authorising Officer: N.J. Hayhurst

Date : 07/09/2020

Dedicated responses to:- N/A