

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2263/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION TO PROVIDE STORE/UTILITY/WC & 2 BEDROOMS AND SINGLE STOREY REAR EXTENSION FOR FAMILY ROOM
3.	Location:	7 VALE VIEW, LOWCA, WHITEHAVEN
4.	Parish:	Lowca
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 7 Vale View, a semi-detached property located on an existing housing estate within Lowca.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a two-storey side extension and a single-storey rear extension. It will provide an integrated garage, utility, WC and a family room on the ground floor and two additional bedrooms on the first floor.</p> <p>The two-storey side extension will project 3.6 metres from the side elevation and it will be 7.7 metres in depth. The two-storey extension will match the existing house, with a hipped roof and an overall height of 7.4 metres and an eaves height of 5 metres. It has been designed to include a garage door and a bedroom window on the front elevation and a patio door and a bedroom window on the rear</p>

elevation.

The single-storey rear extension will project 5 metres from the rear elevation and it will be 3.85 metres in width. It will have an eaves height of 2.4 metres, an overall height of 3.7 metres and dual pitched roof. The single-storey extension has been designed to include a window on the rear elevation, a blank elevation on the side elevation facing the adjoining neighbouring property and bi-folding doors on the side elevation facing the garden. The extension will also be lit by 2 skylights.

The proposed extensions will be finished in render, roof tiles, white UPVC windows and door materials to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Lowca Parish Council – No objections.

Cumbria Highways – No objections.

Lead Local Flood Authority – No objections.

Public Representations

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

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

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

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed two-storey extension will be relatively modest in scale and the proposed single-storey rear extension will not be significantly larger than what is possible under permitted development. Under current permitted development rights, an extension could project 3 metres from the rear elevation with a height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application and therefore the proposal is considered to be satisfactory.

The extensions are also appropriately located within the garden and the side extension has been designed to continue the roof pitch to match the existing character of the property. In addition, the proposed materials will match the existing property.

On this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.

Residential Amenity

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.

Due to the proposal siting within the site, it is considered that the proposed extension will have minimal amenity issues on the surrounding properties. There will be no windows located on the side elevation, therefore the design of the proposal is considered to mitigate overlooking issues. In addition, due to the design of the hipped roof and the siting of the neighbouring garage, it is considered that the proposal will not cause a significant loss of light.

On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and the NPPF guidance.

	<p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The proposal will increase the number of bedrooms at the property, although the Highway Authority raised no objections to the extension. It is considered the proposal would not have a detrimental effect on the existing highway conditions and the existing driveway for two vehicles will provide adequate off-street parking for the property.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</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> <p>1. The development hereby permitted must commence 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>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: -</p> <p>Site Location Plan, scale 1:1250, drawing no NS/6, received 15th July 2020; Existing Block Plan, scale 1:500, drawing no NS/5, received 15th July 2020; Proposed Block Plan, scale 1:500, drawing no NS/5A, received 15th July 2020; Existing Floor Plans, scale 1:50, drawing no NS/1, received 15th July 2020; Existing Elevations, scale 1:50, drawing no NS/2, received 15th July 2020; Proposed Floor Plans, scale 1:50, drawing no NS/3, received 15th July 2020; Proposed Elevations, scale 1:50, drawing no NS/4, received 15th July 2020.</p> <p>Reason</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.

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 : 07/09/2020

Authorising Officer: N.J. Hayhurst

Date : 07/09/2020

Dedicated responses to:- N/A