

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2266/0F1
2.	Proposed Development:	REPLACEMENT FRONT PORCH
3.	Location:	30 QUEENS CLOSE, 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>INTRODUCTION</p> <p>This application site relates to a semi-detached two storey property located within a well-established residential area of Whitehaven. The host property has off street parking to the front and side of the property with gardens to the rear.</p> <p>PROPOSAL</p> <p>This application seeks planning permission for the erection of a single storey porch extension to the front south-eastern elevation of the property. The porch would extend forward of the principal elevation of the host property by 2.2 metres and would have a width of 2.5 metres. The overall height of the porch as proposed is 3.4 metres. The porch would have a dual pitch tiled roof with brick elevations. The proposed porch would replace an existing structure of a similar size and footprint.</p> <p>CONSULTATION RESPONSES</p> <p><u>Whitehaven Town Council</u> No comments have been received from the Town Council.</p>

Public Representation

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

No objections have been received as a result of this consultation process

PLANNING POLICY

Planning Policy

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 2019

ASSESSMENT

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

The Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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 their surroundings and do not adversely affect the amenities of adjacent dwellings.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential

	<p>amenity of the parent property or adjacent dwellings.</p> <p>The porch is located towards the eastern end of the front elevation, this allows sufficient space between both neighbouring properties to ensure the proposed porch does not introduce any new harmful impacts upon amenity in terms of loss of privacy and or overlooking.</p> <p>The proposed porch would not lead to any loss of off street parking and so is considered acceptable within that context.</p> <p>On this basis, the proposal is considered to meet policy DM18 and the NPPF guidance.</p> <p><u>Character</u></p> <p>The application site is located within a well-established residential area of Whitehaven. Given the age of the estate however, some of the original character has been eroded as properties have been extended resulting in the introduction of different materials and finishes.</p> <p>In terms of the proposed materials to be used on the external elevation will match those of the host property and are therefore acceptable. The proposed window frames would match those of the existing host property and it is considered the level of glazing proposed within the elevations of the porch are in keeping with the style and character of the main host dwelling. Overall, it is considered that the proposed porch offers an improvement over the existing conservatory styled structure.</p> <p>Based upon the above consideration, it is considered that the design and scale of the proposed porch would not cause any harmful impaction upon the character of the local area.</p> <p>On this basis, the proposal is considered to meet DM18 (A) policy and the NPPF guidance</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"> 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: -

Site Location Plan received with the application on the 16th July 2020

Replacement Porch Plan 1 of 2 received with the application 16th July 2020

Replacement Porch Plan 2 of 2 received with the application 16th July 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.

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: Adrian Adams

Date : 07.09.2020

Authorising Officer: N.J. Hayhurst

Date : 09/09/2020

Dedicated responses to:- N/A