

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2270/OF1
2.	<b>Proposed Development:</b>	SIDE EXTENSION
3.	<b>Location:</b>	20 THE CREST, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change, 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>SITE AND LOCATION</p> <p>This application relates to 20 The Crest, a semi-detached property situated on an existing housing estate within Whitehaven.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the demolition of the integrated garage and utility and the erection of a two-storey side extension and to provide a larger kitchen, utility room and WC on the ground floor and an additional bedroom on the first floor. The extension will project 2.9 metres from the side elevation and it will be 7.6 metres in depth. The roofline will remain the same as the existing property with the overall height of 7.5 metres and 5.1 metres eaves height. The front elevation has been designed to include a bedroom window on the first floor and a utility window on the ground floor. The side elevation will include an access door and window on the ground floor and a bedroom window on the first floor and the rear elevation will include a kitchen window and an additional</p>

bedroom window on the first floor. The proposal will be finished in render, concrete tiles and UPVC windows and doors to match the existing property.

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

#### CONSULTATION RESPONSES

##### Consultees

Whitehaven Town Council – No objections.

Highways – No objections.

LLFA – 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 process.

#### 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 DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

##### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

## ASSESSMENT

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

### Scale and Design

Policy ST1 and section 12 of the NPPF 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.

The proposed side extension will be appropriately sited in the side garden. The scale is considered to be modest and the design with the pitched roof and the continuation of the roof height reflects the character and appearance of the existing property and therefore it will not be prominent in the street scene. In addition, the 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.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although there is a change in levels between the extension and the neighbouring property. 21 The Crest is higher than 20 The Crest and therefore this will mitigate any overshadowing issues from the two-storey extension. In addition, there are no neighbouring windows directly facing the extension as 21 The Crest's side elevation is offset at an angle. This will reduce the potential for overlooking to an unacceptable degree.

On this basis, it is considered that the proposal will not create any adverse amenity issues and therefore, it is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.

### Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site access and off-street parking will remain unchanged to the front of the property, and therefore the Highway Authority raised no objections to the extension. It is considered the proposal will not have a detrimental effect on the existing highway conditions and the existing driveway provides adequate off-street parking for the property.

On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.

### Conclusion

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.

8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></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>Location Plan, scale 1:1250, drawing no 100-A, received 16<sup>th</sup> July 2020;  Site Plan, scale 1:500, drawing no 100-A, received 16<sup>th</sup> July 2020;  Existing Floor Plan and Elevations, scale 1:100, drawing no 101-A, received 16<sup>th</sup> July 2020;  Proposed Floor Plan and Elevations, scale 1:100, drawing no 101-A, received 16<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:  <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p> <p><b>Statement</b></p> <p>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.</p>

<b>Case Officer: Chloe Unsworth</b>	<b>Date : 08/09/2020</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 09/09/2020</b>
<b>Dedicated responses to:- N/A</b>	