

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2307/OF1
2.	Proposed Development:	TWO STOREY EXTENSION
3.	Location:	162 HIGH ROAD, 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: SITE AND LOCATION This application relates to 162 High Road, a semi-detached property situated on an existing housing estate within Whitehaven. PROPOSAL Planning permission is sought for the demolition of a detached garage and the erection of a two-storey side extension to provide a larger kitchen-dining-living room and integrated garage on the ground floor and an additional bedroom and en-suite on the first floor. The extension will project 3.1 metres from the side elevation and it will be 9.6 metres in depth. It will project 2.1 metres from the rear elevation and it will include a cross-gable roof with a height of 6.5 metres. The side extension roofline will remain the same as the existing property with an overall height of 7.6 metres and 5.2 metres eaves height. The front elevation has been designed to include a bedroom window on the first floor and a garage door on the ground floor. The side elevation will	

include a bathroom window on the first floor and the rear elevation will include a window on the ground floor and an additional bedroom window on the first floor. The side elevation facing the garden will include patio doors. The proposal will be finished in wet dash render, slate 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 5 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.

The proposal will be located in the side and rear garden and the only window included on the side elevation facing the adjoining property is an obscure glazed bathroom window. On this basis, the design of the proposal is considered to mitigate overlooking issues. In addition, overshadowing was considered, although due to the siting of the two-storey extensions which is set back from the boundary by 1 metre and the location of the neighbouring garage, the proposal is not considered to 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.

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>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <p>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>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 SK3 Rev A, received 13th August 2020; Site Plan, scale 1:500, drawing no SK3 Rev A, received 13th August 2020; Existing Floor Plan and Elevations, scale 1:100, drawing no SK1 Rev A, received 13th August 2020; Proposed Floor Plan and Elevations, scale 1:100, drawing no SK2 Rev A, received 13th August 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>Informative</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: www.gov.uk/government/organisations/the-coal-authority</p> <p>Statement</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</p>

	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 : 07/10/2020
Authorising Officer: N.J. Hayhurst		Date : 08/10/2020
Dedicated responses to:- N/A		