

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2314/OF1
2.	Proposed Development:	BUILD KITCHEN EXTENSION, PORCH AND TERRACE
3.	Location:	42 ELIZABETH CRESCENT, 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 42 Elizabeth Crescent, a detached property located on an existing housing estate within Whitehaven. The site slopes towards the rear and there is an existing raised terrace to the rear of the property.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a single storey rear extension and side porch to provide an enlarged kitchen-dining, utility, WC and porch. The rear extension will project 3 metres from the rear of the garage and will be 3 metres in width to infill and box off the rear corner. As the site slopes towards the rear, the rear extension will have an overall height of 4.4 metres, an eaves height of 3.3 metres and a lean-to roof to match the existing garage. The rear elevation will include a new patio door and a kitchen window.</p> <p>The porch will project 1.5 metres from the side elevation of the garage and will be 2.5 metres in</p>

depth. It has been designed to include a cross-gable roof with an overall height of 3.8 metres and an eaves height of 3 metres. It will include an access door on the front and rear elevation. Both the rear extension and porch will be finished in render, roof tiles and UPVC windows and doors to match existing house.

The proposal also includes the installation of a raised terrace across the full extent of the rear elevation. It will project 3 metres from the rear elevation, will be 1 metre in height and will be built using composite panels. The terrace proposal also includes a 1.8 metre high screening wall on the east side elevation and steps to the lower garden area on the west elevation.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections

Highway Authority – No objections

Lead Local Flood Authority – No objections

Public Representation

The application has been advertised by way of neighbour notification letters issued to 4 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

	<p>ASSESSMENT</p> <p>The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity.</p> <p><u>Scale and Design</u></p> <p>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.</p> <p>The proposed extension and raised terrace will be relatively modest in scale and will be appropriately sited to the rear of the property. The design reflects the character and appearance of the existing dwelling and the proposed materials will match the existing dwelling.</p> <p>On this basis, the proposal is considered to meet DM18(A) and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Overshadowing between the proposed extension and the neighbouring properties was considered, although the extension will be stepped back from the boundary by at least 1.5 metres and the roof design will reduce the scale of the building next to the neighbouring property. In addition, under current permitted development rights, an extension could project 4 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. As the projection and height are not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the loss of light will not have a detrimental impact on the neighbouring amenity.</p> <p>Overlooking issues were considered due to the addition of the enlarged raised terrace and the proximity to the neighbouring property along the eastern boundary, although the proposal includes a 1.8m screening wall on the edge of the raised platform to mitigate overlooking concerns. This can be secured by a condition, which will ensure that the screening wall is installed and maintained thereafter.</p> <p>On this basis, the proposal is considered to comply with Policies DM18(B) and DM18(C).</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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p>

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Location Plan, scale 1:1250, received 19th August 2020;
Site Plan, scale 1:100, received 19th August 2020;
Existing Floor Plans and Elevations, scale 1:100, received 19th August 2020;
Proposed Floor Plans and Elevations, scale 1:100, received 23rd September 2020;
Design and Access Statement, received 19th August 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.

3. Prior to the first occupation of the raised terrace hereby approved, a 1.8 metre high screening wall must be installed on the east side elevation of the decking in accordance with the approved plans/ The screen must be permanently maintained at all times thereafter.

Reason

To safeguard the amenity of nearby residents in respect of overlooking and loss of privacy in accordance with Policies ST1, DM10 and DM18 of the Copeland Local Plan.

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

	<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 permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: Chloe Unsworth</p>	<p>Date : 13/10/2020</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 14/10/2020</p>
<p>Dedicated responses to:- N/A</p>	