



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2320/OF1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE EXTENSION TO PROVIDE EXTRA LIVING ACCOMMODATION (LIVING ROOM/BEDROOMS/ENSUITE SHOWER ROOM AND STORAGE)
3.	Location:	42 SNAEFELL TERRACE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, 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 42 Snaefell Terrace, a semi-detached property situated on an existing housing estate within Whitehaven. PROPOSAL Planning permission is sought for the erection of a two-storey side extension to provide an additional living room and WC on the ground floor and two additional bedrooms and an en-suite on the first floor. The extension will project 4.2 metres from the side elevation and it will be 7.15 metres in depth. The roofline will remain the same as the existing property with the overall height of 7.2 metres and an eaves height of 4.6 metres. The front elevation has been designed to include a living room window on the ground floor and a bedroom window on the first floor. The side elevation will include two windows on the ground floor	

and a hallway window on the first floor and the rear elevation will include patio doors and a bathroom window on the ground floor and a bedroom and en-suite 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 1 no. property
- 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 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 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 hipped 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 the 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.

Overshadowing and overlooking issues were considered, although as the extension will be appropriately located in the side garden and will be approximately 30 metres from the closest property, the extension will not cause any overshadowing issues. In addition, the proposal includes two windows on the ground floor and one hallway window on the first floor of the side elevation, but due to the separation distance, overlooking issues will be minimal. 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 rear 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, received 21st August 2020; Site Plan, scale 1:500, received 21st August 2020; Existing Floor Plans, scale 1:100, drawing no 247-01001 Rev 01, received 21st August 2020; Proposed Ground Floor Plan, scale 1:100, drawing no 247-04001 Rev 01, received 21st August 2020; Proposed First Floor Plan, scale 1:100, drawing no 247-04002 Rev 1, received 21st August 2020; Existing and Proposed Elevations, scale 1:100, drawing no 247-02001 Rev 02, received 7th October 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 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 : 14/10/2020</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 15/10/2020</p>
<p>Dedicated responses to:- N/A</p>	