

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2327/OF1
2.	Proposed Development:	PORCH ENCLOSURE
3.	Location:	1 CAPELLA DRIVE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Development Referral Area - Data Subject to Change, 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 detached two storey property located within a recently-established residential area of Whitehaven. The property has off street parking to the rear of the main house and a large garden to the southern side of the house.</p> <p>PROPOSAL</p> <p>This application seeks planning permission for the enclosure of the existing main entrance porch located on the front – eastern elevation of the house. The porch structure as in situ is 2.5 metres in width, has a depth of 1.5 metres and an overall height at the apex of 3.7 metres. The proposed materials would match those of the existing external elevation of the host property.</p>

CONSULTATION RESPONSES

Whitehaven Town Council

The application was discussed at Town Councils meeting held on the 24th September 2020 and no comments were made.

Public Representation

The application has been advertised by way of a neighbour notification letters issued to 3 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 amenity of the parent property or adjacent dwellings.

The porch is located on the eastern front elevation of the host property and faces out towards the public highway and a green open space. The nearest dwellings to the proposed porch are located to the south east of the property and are set at a right angle to the application site. It is considered that there is a sufficient level of separation (approximately 22 metres) between the proposed porch and these neighbouring properties to ensure that the development does not cause a harmful impact upon their residential amenity.

The proposed porch would not lead to any loss of off street parking and so is considered acceptable within that context.

On this basis, the proposal is considered to meet policy DM18 and the NPPF guidance.

Scale and Design

The application site is located within a recently developed residential housing estate where a high level of the original design of the estate has been retained. Given that the proposal is to infill the existing structure using materials to match those of the existing host property, it is considered that the development will add to the existing high level of design that exists within the local area and will add to the character of the host property.

It is however, considered to be both expedient and proportionate to attach a condition to the permission granted to ensure that all materials used on the external elevations shall match those of the main host property.

Based upon the above consideration, it is considered that the design and scale of the proposed porch would not cause any harmful impact upon the character of the local area.

On this basis, the proposal is considered to meet DM18 (A) policy and the NPPF guidance

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"> <li data-bbox="183 394 1500 657"> <p>1. The development hereby permitted shall be commenced 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> <li data-bbox="183 741 1500 1287"> <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: -</p> <p>Plan Ref 1 of 3 – Porch Enclosure – received with the application on the 25th August 2020 Plan Ref 2 of 3 – Proposed Elevations – received with the application Dated on the 25th August 2020 Plan Ref 3 of 3 – Existing Elevations – received with the application on the 25th August 2020 Site Plan & Block Plan – received with the application on the 25th 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> <li data-bbox="183 1371 1500 1623"> <p>3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the building in the interests of visual amenity.</p> <p>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.</p>

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 : 09.10.2020

Authorising Officer: N.J. Hayhurst

Date : 15/10/2020

Dedicated responses to:- N/A