

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

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| 1. | <b>Reference No:</b>   | 4/20/2330/OF1  |
| 2. | <b>Proposed Development:</b>   | CONVERSION OF 2 NO. TERRACED DWELLINGS INTO 1 DWELLING & THE ADDITION OF DORMER WINDOWS TO FRONT ELEVATION   |
| 3. | <b>Location:</b>   | 21/22 LADYPIT TERRACE, WHITEHAVEN  |
| 4. | <b>Parish:</b>   | Whitehaven   |
| 5. | <b>Constraints:</b>  | ASC;Adverts - ASC;Adverts,<br>Coal - Standing Advice - Data Subject To Change  |
| 6. | <b>Publicity Representations &amp; Policy</b>  | <p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p> |
| 7. | <p><b>Report:</b></p> <p>SITE AND LOCATION</p> <p>The application relates to 21/22 Ladypit Terrace, a terraced property situated within the town of Whitehaven.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the conversion of two dwellings into one dwelling and the erection of two dormer windows on the front and one dormer window on the rear elevation and a new lean-to roof on the existing ground floor rear extension. The works will provide an enlarged living area, three additional bedrooms and two additional wet rooms.</p> <p>The proposed dormers will be located in the middle of the roof, stepping back from the front and rear elevation by 1 metre and 0.6 metres from the side elevation. The front dormers will be 2.7 metres in</p> |  |

width and 3 metres in depth. The proposed rear dormer will be 6.8 metres in width and 3 metres in depth. They will be 1.8 metres in height and will be sited below the existing ridge height. The proposal has been designed to include one window on each dormer on the front elevation and two windows on the rear elevation.

The new lean-to roof on the existing ground floor rear extension will have an eaves height of 3 metres and an overall height of 4.1 metres. The proposal also includes the installation of two skylights.

The proposal will be finished in render, roof tiles and UPVC windows to match existing property.

#### RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a kitchen extension to the rear of no. 22 (ref: 4/14/2127/0F1).

#### CONSULTATION RESPONSES

##### Consultees

Whitehaven Town Council – No objection.

Highway Authority – No objection.

Lead Local Flood Authority – No objection.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 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 DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

## **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

## ASSESSMENT

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

### Principle of Development

Under current permitted development rights, the proposed conversion of two dwellings into one and the proposed installation of the rear dormer window could be carried without the requirement for formal planning permission. This fallback position is a material consideration in the assessment of this application and therefore the proposal is considered to be an appropriate form of development.

In addition, dormer windows are a typical feature in the surrounding residential area and therefore, in principle, the erection of dormer windows on the front elevation is considered to be acceptable in principle.

### 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 original scale and design of the front dormer window dominated the roofscape and created a horizontal emphasis which was not considered to respect the character of the terraced street. The concerns regarding the scale were raised and the agent agreed to reduce the scale of the front dormer windows and split the dormer into two separate extensions. As a result, the proposed dormer windows will be more modest in scale and appropriately located on the roofslope. The existing roofline and pitch will still be visible to respect the character and appearance of the property and the two dormers will provide more vertical emphasis to ensure that the character of the terrace street is maintained. The window designs and the choice of materials match the existing dwelling.

The proposed lean-to roof is modest in scale and is also considered to be a suitable form of development to match the existing lean-to roof of property 22 Ladypit Terrace.

On this basis, the proposal is considered to meet DM18(A) policy 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.

The proposed dormers will be stepped back from the principal elevation and there will be no glazing on the side elevations, it is therefore considered that the proposal will not cause a detrimental loss of amenity for the existing property or the neighbouring properties. In addition, there are no residential properties located to the front of the property therefore mitigating overlooking issues.

Under current permitted development rights, an extension could project 3 metres from the rear elevation with an eaves height of 3 metres and an overall height of 4 metres without the requirement for formal planning permission. This fallback position is a material consideration in the assessment of this application. As the new lean-to roof relates to an existing rear extension that projects 5.8 metres from the original rear wall, and the proposed height is not significantly higher than what is possible under permitted development, this proposal is considered to be satisfactory and therefore will not have a detrimental impact on the neighbouring amenity due to the loss of light.

On this basis, the addition of the front dormer windows and the new lean-to roof is unlikely to create any adverse impacts on the neighbouring property and therefore, the proposal is considered to meet Policies DM18(B) and DM18(C).

#### Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The Highway Authority was consulted as part of the application and it was understood that there is no existing off-street parking currently associated with these dwellings, which they would not normally consider acceptable. However, as the proposal is to convert 2x 2 bedroom dwellings into 1x 7 bedroom dwelling meaning that the required parking spaces would be reduced from 4 to 3 they have confirmed that they consider the proposal to be acceptable. In addition, they have noted that the application does not mention that the proposed building will be used for commercial purposes, such as a guest house. On the basis that the property remains for residential use the Highway Authority would have no objections.

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

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|    | <p><b><u>Conclusion</u></b></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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>   |
| 9. | <p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li> <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> </li> <li> <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>Site Location Plan, scale 1:1250, drawing no WDS-05-6571-103 Rev B, received 26<sup>th</sup> August 2020;</p> <p>Block Plan, scale 1:500, drawing no WDS-05-6571-103 Rev B, received 26<sup>th</sup> August 2020;</p> <p>Existing Floor Plan and Elevations, scale 1:100, drawing no WDS-05-6571-102 Rev A, received 26<sup>th</sup> August 2020;</p> <p>Proposed Floor Plan and Elevations, scale 1:100, drawing no WDS-05-6571-101 Rev B, received 22<sup>nd</sup> 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> </li> </ol> <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> |

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|   | <p>Further information is also available on the Coal Authority website at:<br/> <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 : 23/10/2020</b>  |
| <b>Authorising Officer: N.J. Hayhurst</b> | <b>Date : 26/20/2020</b>  |
| <b>Dedicated responses to:- N/A</b>       |   |