

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2364/OF1
2.	Proposed Development:	ERECTION OF SINGLE STOREY EXTENSION TO REAR & SIDE
3.	Location:	11 BECKSIDE, 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 11 Beckside, a semi-detached property situated on an existing housing estate within Whitehaven. PROPOSAL Planning permission is sought for the demolition of the existing garage and the erection of a single storey extension to the side and rear to provide a downstairs bedroom, shower room and utility. The extension will project 3.2 metres from the side elevation and it will be 10 metres in dept. The proposal will also project 2.6 metres from the rear elevation. The proposal has been designed to include a pitched roof, with an overall height of 3.8 metres and an eaves height of 2.2 metres on the front elevation and an eaves height of 2.4 metres on the rear elevation. The front elevation will include a bedroom window, the side elevation will include an obscure glazed shower room window and the rear elevation will include a utility window. The proposal also includes an access door on the rear side elevation facing the garden. The extension will be finished with render, grey roof tiles and	

UPVC windows and doors to match the existing property.

The proposal was revised during the course of the application process to remove the front projection to address issues relating to parking provision.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Highway Authority – Based on the amended proposal the Highway Authority has no objections.

Lead Local Flood Authority – No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

One letter of objection has been received to the proposal which raises the following concerns:

- The existing garage is adjoined to the neighbours garage and therefore there are concerns with the shared wall and the structure of the neighbours garage;
- The finish of the side elevation of the neighbours garage;
- The removal of garage to create the walkway and how the gap from my garden to the extension will be finished;
- The removal of the garage and potential changes to the fence and boundary treatments;
- The potential changes to the drainage system in the neighbouring garden to facilitate the installation of the wet room and the toilet on the proposed extension;
- There are man-hole covers in the neighbours garden and will access be needed to enable the above to be undertaken;
- The shared driveway between the two properties and potential structural changes to this when the walkway is installed;
- The application form and the boundary treatments section ticked as no to changes;
- The changes to house deeds to highlight the garage will no longer be adjoined. Is there a cost to this and who is responsible for this?
- The neighbouring property up for sale, the neighbour requests details can be given to any

interested party of the neighbours house sale;

- Overall, the neighbour is not opposed to the extension going ahead but would like answers to the above points and assurances that any work which will be undertaken and impact the neighbouring property or land will be reinstated to its original condition and will have no cost implication to the neighbour.

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

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

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

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 extension will be modest in scale and appropriately sited to the side of the property.

The design will include a pitched roof to match the existing dwelling and therefore it will not be prominent in the street scene. In addition, the proposed materials will match the existing property.

Concerns regarding the neighbouring garage side elevation finish and boundary treatments were raised and the applicant confirmed that the proposal will be undertaken in full compliance with The Party Wall Agreement Act 1996 which will ensure the neighbours garage will not be detrimentally affected and any areas which require alteration will be made good to a satisfactory workmanlike standard. The applicant confirmed the procedure of The Party Wall Agreement will be commenced following obtaining of planning permission and the freshly exposed gable elevation wall of the neighbours garage will require rendering in order to ensure it remains weather tight. In addition, there will be no change of boundary treatments and therefore these concerns are mitigated.

On this basis, the proposal is considered to meet Policies DM10 and DM18(A).

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.

Under current permitted development rights, an extension could project up to half the width of the original dwelling, 2.7 metres in this case, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and it will not have a detrimental impact on the neighbouring amenity.

In addition, the design of the proposal is considered to mitigate overlooking issues as the only window included on the side elevation will face directly onto the neighbouring garage and it will also relate to a bathroom window therefore it will contain obscure glazing.

The extension is also stepped back from the side boundary by 0.88 metres and therefore it is considered that the extension will not cause a significant loss of light to the neighbouring properties.

On this basis, the proposal is considered to meet Policies DM12 and DM18 and NPPF guidance.

Highway Safety

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

Off-street parking is favoured by DM22 and also by the Highway Authority and therefore details were sought to confirm that sufficient off-street parking will remain. The property will remain a three-bedroom dwelling and therefore the Cumbria Development Design Guide requires space for two off-street parking spaces. To satisfy the off-street parking requirement, an amended plan detailing the extension with no front projection was submitted. This will ensure that the off-street parking will be maintained. The Highway Authority confirmed that on the basis of the revised plan the proposal is acceptable.

	<p>One objection was received regarding concerns to the shared driveway between the two properties and any structural changes to this when the walkway is installed. The applicant confirmed any alterations will only be undertaken on the side of 11 Beckside and therefore the neighbours concerns are addressed.</p> <p>On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Drainage</u></p> <p>Policy ENV1 and DM24 seeks to protect developments against risks of flooding and ensure that new developments do not contribute to increased surface water run-off.</p> <p>As proposal will replace an existing garage on the site, it not considered that the proposal will significantly increase the surface water run-off. On this basis, the proposal will not increase flood risk on the site or elsewhere.</p> <p>One objection letter was received with concerns regarding the potential changes to the drainage system in the neighbouring garden to facilitate the installation of the wet room and the toilet on the proposed extension and the potential access to the man-hole covers in the neighbours garden. The neighbor has been advised that these drainage concerns will be covered by a Building Regulations application.</p> <p>In addition, the Lead Local Flood Authority raised no objections to the proposal, if the surface water drainage design complies with the Building Regulations process.</p> <p>On this basis, the proposal is considered to comply with Policy ENV1 and DM24.</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> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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> <ol style="list-style-type: none"> 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, drawing 001 Rev F, received 24th November 2020;
Site Plan with Parking, scale 1:500, drawing 001 Rev F, received 24th November 2020;
Existing Floor Plan and Elevations, scale 1:100 and 1:200, drawing 001 Rev F, received 24th November 2020.
Proposed Floor Plan and Elevations, scale 1:100 and 1:200, drawing 001 Rev F, received 24th November 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.

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

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: Chloe Unsworth

Date : 02/12/2020

Authorising Officer: N.J. Hayhurst

Date : 02/12/2020

Dedicated responses to:- 10 Beckside