

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2397/OF1
2.	Proposed Development:	SINGLE STOREY REAR EXTENSION TO PROVIDE DISABLED ACCESSIBLE WET ROOM AND GROUND FLOOR BEDROOM
3.	Location:	88 KIRKSTONE ROAD, 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: LOCATION This application relates to 88 Kirkstone Road, a semi-detached property located on an existing housing estate within Whitehaven. PROPOSAL Planning Permission is sought for the erection of a single-storey rear extension to provide a disabled accessible wet room and ground floor bedroom. The extension will project 6.395 metres from the rear elevation and will be 3.704 metres in width. It has been designed with a flat roof and an overall height of 2.9 metres. It will include a bathroom window on the rear elevation and one bedroom window and an access door on the side elevation facing the garden. The extension will be finished with fair face masonry brickwork, a single ply membrane on the roof and UPVC double glazed windows and door to match the existing dwelling.	

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objection.

Public Representations

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 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposed are its scale and design and the potential impacts on residential amenity.

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 is modest in scale and is appropriately sited within the rear garden, adjacent

	<p>to the neighbouring single storey rear extension. The extension will provide an accessible ground floor bedroom and shower room and therefore design is considered to be suitable for its use. In addition, the choice of materials will reflect the existing dwelling. On this basis, the proposal is considered to meet DM18(A) policy 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 both the parent property and adjacent dwellings.</p> <p>Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. Although, the proposal will be appropriately located within the large rear garden and the flat roof design will reduce potential overshadowing issues. The modest scale and design is therefore considered to mitigate potential amenity issues.</p> <p>In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation 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 therefore the proposal will not have a detrimental impact on the neighbouring amenity.</p> <p>On this basis, it was considered that the proposal will not have a significant impact on neighbouring amenity and therefore the proposal is considered to meet Policy DM18 and the NPPF guidance.</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 1:1000, reference 3500-19-05 drawing no 3A, received 7th October 2020;
Site Plan, scale 1:500, reference 3500-19-05 drawing no 4A, received 7th October 2020;
Existing and Proposed Elevations, scale 1:100, reference 3500-06-18 drawing no 2 received 7th October 2020;
Existing and Proposed Floor Plans, scale 1:60, reference 3500-06-18 drawing no 1B, received 7th October 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 : 24/11/2020

Authorising Officer: N.J. Hayhurst

Date : 30/11/2020

Dedicated responses to:- N/A