

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2400/HPAE
2.	Proposed Development:	PRIOR NOTIFICATION FOR A SINGLE STOREY REAR EXTENSION WITH FLAT ROOF
3.	Location:	MONTRACHET, HARRAS ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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: SITE AND LOCATION This application relates to Montrachet, a semi-detached property located on Harras Road within Whitehaven. PROPOSAL A notification of prior approval for the erection of a rear extension has been submitted for a single storey rear extension measuring. It will project 5 metres from the rear wall and will be 4.67 metres wide. It has been designed with a flat roof so it will have an overall height of 3 metres. The extension will be clad in British larch and will include bi-folding doors on the rear elevation.	

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this site.

CONSULTATION RESPONSES

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

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

- There was no objection in principle to an extension, provided that the entire structure is within the current Montrachet property boundary and that all construction work/future cleaning and maintenance is undertaken only within the current Montrachet property boundary;
- The boundary is not parallel with the house so the concern related to the north east corner and the proximity to the property boundary;
- The interruption of the use of the foul water drain during construction should be minimized as the extension will cover the foul water drain so it would be presumably rebuilt to meet relevant modern standards to enable indefinite use without maintenance and to have suitable provision for clearing. Some assurance on this would be appreciated.
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PLANNING PROCEDURE

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house.

Proposed extensions on the rear of a semi-detached property which will project between 3 and 6 metres must submit a Notification of a proposed larger Home Extension application to the Local Authority to ascertain whether or not the proposal is Permitted Development.

Should an application receive objections from any adjoining neighbour within the 42 day determination period, the Local Planning Authority must assess whether the impact on the amenity of all adjoining properties is acceptable. No other issues can be considered.

ASSESSMENT

This application has been considered by the Local Planning Authority due to an objection received from an adjoining property. The concerns related to the proximity of the north east corner of the

	<p>extension to the boundary and the disruption of foul water pipes. The proposed extension is to project 2 metres further than that which could be built under Permitted Development rights, therefore the assessment of this extension has to be made with that in mind.</p> <p>The proximity of the proposal from the boundary has been considered and as the boundary line is not parallel to the dwelling, an amended plan was submitted. This amended plan confirms that the extension will project 5 metres from the rear elevation and will be stepped in from the boundary by 1.2 metres. As a result, it will not be built up to the shared boundary of the property. As previously stated, a projection of 3 metres could be achieved under Permitted Development Rights and therefore the extra projection of 2 metres is considered to be acceptable. The proposal will project to the north and it has been designed with a flat roof and there are no windows included on the side elevation facing the adjoining neighbour. Therefore, due to the siting, orientation, scale and design of the extension, it will have little impact on their residential amenity.</p> <p>In addition, the concern raised over the foul water pipe is not a planning material consideration and therefore cannot be considered in this application. The objector has been reassured these details will be covered by a Building Regulations application.</p> <p>On balance, the application can only be assessed on whether the added projection of 2 metres will cause greater amenity issues than the 3 metres that could be built under Permitted Development rights. It is considered that due to the scale and orientation of this proposal, there are no planning reasons to refuse and therefore it is recommended for approval.</p>	
8.	<p>Recommendation: Permitted Development</p>	
9.	<p>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.</p>	
Case Officer: Chloe Unsworth		Date : 16/11/2020
Authorising Officer: N.J. Hayhurst		Date : 16/11/2020
Dedicated responses to:- Low Windsor, Harras Road, Whitehaven		