

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2416/OF1
2.	Proposed Development:	SIDE EXTENSION ABOVE EXISTING GARAGE AND REMOVE PORCH AND REBUILD GROUND FLOOR EXTENSION
3.	Location:	5 PARK DRIVE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	<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.	Report:	<p>SITE AND LOCATION</p> <p>This application relates 5 Park Drive, a semi-detached property located on an existing housing estate within Whitehaven.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a two-storey side extension above the existing garage and the removal of the existing single storey side elevation conservatory and the re-building of the ground floor rear extension. The extension will provide an integrated garage and enlarged kitchen on the ground floor and an additional bedrooms on the first floor.</p> <p>The two-storey side extension will project 2.6 metres from the side elevation to match the existing garage and it will be 4.6 metres in depth. The extension has been designed to include a hipped roof and an eaves height to match the existing property and a lower overall height of 6.8 metres. It has been designed to include a garage door and a bedroom window on the front elevation, a high-level</p>

window on the side elevation and an access door and a bedroom window on the rear elevation.

The single storey rear extension will project 1.2 metres from the rear elevation and it will be 4.4 metres in width. It has been designed with a lean-to roof and an eaves height of 2.8 metres and an overall height of 3.1 metres. The extension has also been designed to include a window on the rear elevation.

The proposed extensions will be finished in render, roof tiles, UPVC windows and door materials 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 objections.

Cumbria Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 no. properties.

No objections have been received as a result of this consultation.

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)

Cumbria Development Design Guide

ASSESSMENT

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

Scale and Design

Policy ST1 and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. 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 two-storey side extension will be relatively modest in scale and the proposed single-storey rear extension will be very modest in scale and could be erected under current permitted development rights. This fall-back position is a material consideration in the assessment of this application and therefore the proposal is considered to be satisfactory. The extensions are also appropriately located within the site and the side extension has been designed to continue the eaves height and roof pitch to match the existing character of the property. In addition, the proposed materials will match the existing property.

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

Due to the proposal siting within the site, overlooking and overshadowing issues to the surrounding properties were considered. The only window included on the side elevation extension will be a high-level ground floor garage window, which is mitigated by the existing boundary treatments and the location of the neighbouring garage. The design of the proposal is therefore considered to mitigate overlooking issues. In addition, due to the design of the reduced overall height, the hipped roof, the orientation of the existing property and the impact of the existing gable on the neighbouring property, it is considered that the proposal will not cause a significant loss of light.

On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid

	<p>vehicles dominating the street scene.</p> <p>The proposal will increase the number of bedrooms at the property, although the Highway Authority raised no objections to the extension. It is considered the proposal would not have a detrimental effect on the existing highway conditions and the existing driveway for two vehicles will provide adequate off-street parking for the property.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</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: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <p>1. 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> <p>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: -</p> <p>Site Location Plan, scale 1:1250, received 20th October 2020; Block Plan, received 20th October 2020; Existing Ground Floor Plans, scale 1:50, received 20th October 2020; Existing First Floor Plans, scale 1:50, received 20th October 2020; Existing Elevations, scale 1:50, received 20th October 2020; Proposed Ground Floor Plan, scale 1:50, rev A, received 9th November 2020; Proposed First Floor Plan, scale 1:50, received 20th October 2020; Proposed Elevations, scale 1:50, rev A, received 9th November 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>

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
<<http://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 : 15/12/2020

Authorising Officer:

Date :

Dedicated responses to:- N/A