

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2418/OF1
2.	Proposed Development:	PROPOSED REAR KITCHEN EXTENSION AND DECKING TO GABLE
3.	Location:	16 LOOP ROAD SOUTH, 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 16 Loop Road South, a detached property located within Whitehaven. The site benefits from a large garden, which is level at the front and side of the dwelling but slopes towards the rear. PROPOSAL Planning permission is sought for the erection of a single storey rear extension to provide an enlarged kitchen-dining room. The rear extension will project 2.9 metres from the rear of the garage and will be 3.25 metres in width. It will have an overall height of 4 metres, an eaves height of 2.3 metres and a hipped roof. The side elevation facing the boundary will be blank, the rear elevation will include a new patio door and a window and the side elevation facing the garden will include a floor to ceiling window. It will be finished in render, slate roof tiles and UPVC and aluminium windows and doors to match existing house. The extension will also be lit by 4 skylights.	

The proposal also includes a wrap-around raised decking to the gable and raised decking to the rear of the extension. The raised decking to the gable of the property will project 2.4 metres from the side and front elevations and it will have a width of 6.7 metres and a depth of 8.4 metres. The overall height will be 0.8 metres from ground level. The rear raised decking will measure 5.6 metres in depth and 7 metres in width with an overall height of 1 metre as the land slopes down towards the rear.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for an outline application for one two-storey detached dwelling and garage (ref: 4/14/2062/001), the renewal of 4/14/2062/001 (ref: 4/16/2453/001) and the reserved matters application relating to access (4/17/2363/0R1).

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

	<p>ASSESSMENT</p> <p>The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity.</p> <p><u>Scale and Design</u></p> <p>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.</p> <p>The proposed the rear extension and raised decking will be relatively modest in scale and will be appropriately sited to the gable and rear of the property. The design reflects the character and appearance of the existing dwelling and the proposed materials will match the existing dwelling.</p> <p>On this basis, the proposal is considered to meet DM18(A) 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 the parent property or adjacent dwellings.</p> <p>Overshadowing and overlooking between the proposed extension and the neighbouring properties were considered, although as the proposed extension will be adjacent to the existing detached garage, potential overshadowing will be minimal. In addition, under current permitted development rights, an extension could project 4 metres from the rear elevation with a height of 4 metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the proposal is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore the loss of light will not have a detrimental impact on the neighbouring amenity.</p> <p>In addition, overlooking issues were considered due to the addition of the raised decking. However, due to the proposed siting within the corner of the plot and the large separation distances of approximately 15 metres to the rear neighbouring properties and 40 metres to the side neighbouring properties, overlooking concerns are mitigated. The development will also be screened by the existing mature planted boundary treatments, which reduce the potential harm to neighbouring amenity further.</p> <p>On this basis, the proposal is considered to comply with Policies DM18(B) and DM18(C).</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. **Conditions:**

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Site Plan, scale 1:1250, received 20th October 2020;
Block Plan, scale 1:500, received 20th October 2020;
Existing Ground Floor Plan, scale 1:50 at A3, drawing no 1, received 20th October 2020;
Existing First Floor Plan, scale 1:50 at A3, drawing no 2, received 20th October 2020;
Existing Elevations, scale 1:100 at A3, drawing no 4 Rev E, received 20th October 2020;
Proposed Floor Plans, scale 1:100 at A3, drawing no 4 Rev E, received 20th October 2020;
Proposed Elevations with Rear Decking Omitted, scale 1:50 at A3, drawing no 5 Rev B, received 20th October 2020;
Proposed Elevation with Rear Decking, scale 1:50 at A3, drawing no 5 Rev C, received 29th 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 : 14/12/2020
Authorising Officer: N.J. Hayhurst		Date : 14/12/
Dedicated responses to:- N/A		