



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2422/OF1
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION
3.	Location:	63 LOOP ROAD NORTH, 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: INTRODUCTION <p>The application site is located within a well-established residential area within the main town of Whitehaven. The host property forms that of a two storey semi-detached property with gardens areas to the front, side and rear of the property.</p> <p>The property faces onto the Loop Road (A595) of which runs north to south along the western boundary of the site. Vehicular access is made from the Loop Road and the property has space for off street parking on the driveway to the front of the house.</p> PROPOSAL <p>This application seeks planning permission for the erection of a single storey extension to the northern side elevation of the host property. The proposed extension would measure 3.2 metres in width at the front of the property (4.6 metres at the rear), would have a depth of 10.8 metres and with an overall roof height of 4.5 metres.</p>	

CONSULTATION RESPONSES

Whitehaven Town Council – No objection

Public Representation

The application has been advertised by way of a neighbour notification letters issued to 3 no. properties.

One letter was received with regard to this consultation process. This letter was neutral and confirmed that the occupiers of an adjacent property were happy with the overall proposal. However, they were concerned about the gap between the proposed extension and the shared boundary between them.

In a discussion with these consultees on the 24th November 2020, it was confirmed that whilst the plans do show a gap between the proposed extension and the shared boundary fence up to approximately 1 metre in width, this could not be guaranteed due to the nature of boundary fences on site and to the accuracy of plans.

PLANNING POLICY

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 2019

ASSESSMENT

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

The Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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.

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.

The main property to be affected by this proposal is No 61 Loop Road; this property is located to the northern side elevation of the application site. The key impact upon this property is with regard to the existing window within the ground floor front and side elevations of the property that serves the living room. This front window wraps around the southern front corner of the property and continues along the side elevation for approximately 2 metres.

The main impact upon this window within the side elevation of No. 61 is the loss of direct sun light received. At my site visit, made on the 4th November 2020 at approximately 1.30pm, this side section of the window was clearly being shaded by the outline of the application property at No.63 Loop Road. Whilst the proposed extension would be within a closer proximity to this side elevation of No.61, it is considered that design of the extension i.e. being slightly set back from the existing front elevation of the host property and with the use of a hipped roof to the front of the extension, the impact is not considered to be unacceptable or harmful.

In terms of loss of privacy, there is a kitchen window and a side entrance door proposed within the side elevation of the extension. Both the door and kitchen window are located further down the side elevation of the extension towards the rear and are not directly opposing each other. It is considered that there is a sufficient level of separation and angle between the windows and doors within the side elevations to ensure that there would be no harmful loss of privacy.

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

Character

The application site is located within a well-established residential area of the town of Whitehaven. The scale and design of the proposed extension are both proportionate and appropriate with the character of the host property.

The application form confirms that the materials to be used on the external surfaces of the proposed

	<p>extension will match those of the existing host property. However, in order to ensure that the development is constructed in matching materials and thereby safe guarding the character of the surrounding area, it is considered to be expedient to attached a condition to require this.</p> <p>Based upon the above consideration, it is considered that the design and scale of the proposed extension would not cause any harmful impaction upon the character of the local area.</p> <p>On this basis, the proposal is considered to meet DM18 (A) policy and the NPPF guidance</p> <p>Conclusion 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> <ol style="list-style-type: none"> The development hereby permitted shall be commenced 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"> Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - <p>Block Plan Scale 1:1250 received with the application on the 21st October 2020 Site Location Plan Scale 1:500 received with the application on the 21st October 2020 Proposed Extension & Alterations Plan Scale 1:50 1 of 2 received with the application on the 21st October 2020 Proposed Extension & Alterations Plan Scale 1:100 2 of 2 received with the application on the 21st October 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>

3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing host building.

Reason

To ensure a satisfactory appearance of the building in the interests of visual amenity.

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: Adrian Adams

Date : 16.12.2020

Authorising Officer: N.J. Hayhurst

Date : 16/12/2020

Dedicated responses to:- N/A