

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2443/OF1
2.	Proposed Development:	PROPOSED EXTENSIONS - TWO STOREY TO SIDE & SINGLE STOREY TO REAR
3.	Location:	12 HOLLY BANK, 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 12 Holly Bank, a semi-detached property situated on an existing housing estate within Whitehaven. PROPOSAL Planning permission is sought for the erection of a two-storey side extension and a single storey rear extension. It will provide an enlarged kitchen-dining-living room and a playroom on the ground floor and an additional bedroom on the first floor. The two-storey side extension will project 3.5 metres from the side elevation and it will be 7 metres in depth. The two-storey extension will match the existing house, with a pitched roof an overall height of 7.5 metres and an eaves height of 5 metres. It has been designed to include two windows on the front elevation, one first floor en-suite window on the side elevation and a bedroom window on the rear elevation.	

The single-storey rear extension will project 6 metres from the rear elevation and it will be 2.8 metres in width. It will have an eaves height of 2.1 metres, an overall height of 3.1 metres and dual pitched roof. The single-storey extension has been designed to include two windows on the rear elevation, an access door on the side elevation facing the boundary and bi-folding doors on the side elevation facing the garden. The extension will also be lit by 1 skylight.

The proposed extensions will be finished in brick, concrete roof tiles and UPVC windows and doors to match the existing property.

The proposal also includes alterations to the driveway to the front of the property. It will provide adequate off-street parking for two cars, although the proposed materials and surface water details have not been provided.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

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 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

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 potential impacts on residential amenity and highway safety.

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 side and rear extension will be appropriately sited in the garden. The scale is considered to be relatively modest and the design of the pitched roof and the continuation of the roof height reflects the character and appearance of the existing property and other neighbouring properties extensions. It is therefore considered that the extension will not be prominent in the street scene. 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.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. Although, the single storey rear extension will replace an existing detached garage and therefore it is not considered to be materially different to the existing overshadowing. In addition, due to the proposed location of the two-storey extension and the offset orientation to the closest neighbouring property, it was considered that there will be no significant loss of light to the neighbouring property.

The proposal only includes a ground floor access door and one first floor obscure glazed en-suite window on the side elevation, therefore the design of the proposal is considered to mitigate overlooking issues.

On this basis, it is considered that the proposal will not create any adverse amenity issues and therefore, it is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

	<p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>As the proposed side extension will be located on part of the existing driveway, the Highway Authority asked for additional details to confirm that adequate off-street parking will be maintained to serve the property. The agent provided an additional site plan to show the proposed driveway extension to the front of the property will provide off-street parking for two vehicles. The Highway Authority therefore raised no objection in principle to the proposed extension as the proposal will provide an adequate provision of off-street parking to meet the needs of the dwelling.</p> <p>However, the Highway Authority advised the surface water drainage measures will need to be submitted to the Local Planning Authority prior to development being commenced to ensure the driveway alterations do not increase surface water discharge onto or off the highway. The agent confirmed the applicant hasn't decided on these details and therefore it is appropriate to attach a condition to ensure the driveway details are provided.</p> <p>On this basis, the proposal complies with Policy DM22 and the standards set out in 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:</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: - <p>Location Plan, scale 1:1250, drawing ref ab1 Rev A, received 3rd November 2020; Proposed Site Plan, scale 1:250, drawing ref ab1 Rev B, received 10th December 2020; Existing Floor Plans and Elevations, scale 1:100, drawing ref ab2 Rev A, received 3rd November 2020;</p>

Proposed Floor Plans and Elevations, scale 1:100, drawing ref ab3 Rev A, received 3rd 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.

3. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

4. The access drive shall be surfaced in bituminous or cement bound materials. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

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 : 18/01/2021
Authorising Officer: N.J. Hayhurst		Date : 18/01/2021
Dedicated responses to:- N/A		