



**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2445/0F1
2.	<b>Proposed Development:</b>	REAR EXTENSION FOR KITCHEN
3.	<b>Location:</b>	26 THE OVAL, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>INTRODUCTION</b> <p>The application site is located within the well-established residential area of Mirehouse. The host property forms that of a two storey semidetached property with gardens areas to the front and rear of the property.</p> <p>Vehicular access is made from The Oval and the property has space for off street parking on the driveway to the front of the house.</p> <b>PROPOSAL</b> <p>This application seeks planning permission for the erection of a single storey extension to the rear – northern eastern elevation of the Host property. The proposed extension would extend out 4.3 metres from the original rear elevation of the property and would have a width of 4.0 metres. The eaves height of the development would be approximately 3.2 metres with a roof lantern taking the overall roof height to 4 metres.</p> <b>CONSULTATION RESPONSES</b> <p>Whitehaven Town Council – No Objection</p>	

### Public Representation

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

No comments have been received as a result of this public consultation process.

### **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.

#### Impact on 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 the proposed extension is the attached property to the north of the application site, being 25 The Oval.

In terms of the residential amenity, the proposed extension would result in some loss of sun light to the rear elevation of the property. A site visit confirmed that the door and window to the rear elevation of No. 25 serve a kitchen and utility room and it is considered that the loss of sun light and or over shadowing would not result in an unacceptable impact upon the amenity of this property.

There are no windows proposed within the northern side elevation of the extension and therefore, it is considered that there would be no unacceptable impact upon No. 25 in terms of loss of privacy.

The host property would retain a decent level of amenity garden land to the east of the property and the proposed extension would not affect the existing off street car parking arrangements within the site.

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

#### Scale, Design and Impact on Local Character

The application site is located within a well-established residential area of Mirehouse, Whitehaven. The scale and design of the proposed extension is 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 extension will match those of the existing host property. However, in order to ensure that the development is constructed in matching materials and thereby safeguarding the character of the surrounding area, it is considered to be expedient to attached a condition to require this.

The northern side elevation is close to, and faces the shared boundary with the attached property at No.25 The Oval. In order to ensure that the external appearance of the development is finished to an acceptable level, it is considered to be both proportionate and expedient to attached a condition to the grant of planning permission that will require all external elevations to be finished in matching materials to those of the main dwelling house prior to the use of the development being brought into use.

Based upon the above consideration, it is considered that the design and scale of the proposed extension would not cause any harmful impact upon the character of the local area.

On this basis, the proposal is considered to meet DM18 (A) policy and the NPPF guidance

#### 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.

8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li data-bbox="183 352 1503 426">1. The development hereby permitted shall be commenced 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.</li> <li data-bbox="183 703 1503 1241">2. 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: -  Block Plan Scale 1/200 Dwg No. 20/269/9 Received with the application on the 2<sup>nd</sup> November 2020. Site Location Plan Scale 1/1250 Received with the application on the 2<sup>nd</sup> November 2020. Extension Foundation &amp; Drains Plan Scale 1/50 Received with the application on the 2<sup>nd</sup> November 2020. Floor Plan General Arrangement Dwg No. 20/269/4 Scale 1/50 Received with the application on the 2<sup>nd</sup> November 2020. Proposed Elevation Plan Dwg No. 20/269/5 Scale 1/100 Received with the application on the 2<sup>nd</sup> November 2020. Proposed Roof Layout Plan Dwg No. 20/269/6 Scale 1/50 Received with the application on the 2<sup>nd</sup> 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.</li> <li data-bbox="183 1556 1503 1629">3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building.  Reason  To ensure a satisfactory appearance of the building in the interests of visual amenity.</li> </ol>

	<p>4. The extension hereby approved must not be occupied until all of the external elevation finishes of the development match in terms of material, colour, style, bonding and texture to those of the main dwelling house.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the building in the interests of visual amenity.</p> <p><b>Informative</b> Coal Authority standing advice</p> <p><b>Statement</b> 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: Adrian Adams	Date : 15.12.2020
Authorising Officer: N.J. Hayhurst	Date : 21/12/2020
Dedicated responses to:- N/A	