

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2448/OF1
2.	<b>Proposed Development:</b>	LOUNGE EXTENSION TO REAR OF PROPERTY
3.	<b>Location:</b>	1 WATERS EDGE CLOSE, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, 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 a well-established residential area within the town of Whitehaven. The host property forms that of a detached dormer bungalow property with gardens to the rear of the property.</p> <p>The property has a detached garage and off street parking for two vehicles to the rear of the property.</p> <b>PROPOSAL</b> <p>This application seeks planning permission for the erection of a single storey extension to the rear – southwestern elevation of the host property. The extension would extend out from the rear elevation of the host property by 5 metres and would have a width of 5 metres. The proposed extension would have the same eaves height as that of the existing host property and would have an apex roof with a height of 4.2 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.

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.

### 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 adjoining property to the east of

	<p>the application site, being No. 7 Taylors Way. The rear garden to this property adjoins with the application site located to the west.</p> <p>Whilst there is a window proposed within the eastern side elevation of the proposed extension, it is considered that due to the level of separation and alignment of the proposed extension with No. 7 Taylors Way, the proposed extension would not cause any harmful impact upon the amenity of No.7 in terms of loss of privacy or loss of sunlight.</p> <p>In terms of the properties to the west, being No's. 15 &amp; 17 Waters Edge Close, again, given the level of separation and alignment of the proposed extension, it is considered that the proposed extension would not result in a harmful impact upon the amenity of these properties.</p> <p>The host property would retain a decent level of amenity garden land to the south of the property and the proposed extension would not affect the existing off street car parking arrangements within the site.</p> <p>On this basis, the proposal is considered to meet policy DM18 and the NPPF guidance.</p> <p><u>Scale, Design and Impact on Local Character</u></p> <p>The application site is located within a well-established residential area of Whitehaven. The scale and design of the proposed extension is both proportionate and appropriate with the character of the host property.</p> <p>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 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</p> <p>This is a modest proposal which is considered to be an acceptable form for development within the garden area of an existing bungalow and complies with both Local Plan policy and the guidance set out in the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>

9.	<p><b>Condition(s):</b></p> <p>1. The development hereby permitted shall be commenced 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. 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> <p>Site Location Plan Received with the application on the 5<sup>th</sup> November 2020  Proposed Floor Plan Scale 1/50 – Sheet 3 of 5 Received with the application on the 5<sup>th</sup> November 2020  Proposed Western Elevation Plan Scale 1/50 – Sheet 5 of 9 Received with the application on the 5<sup>th</sup> November 2020  Proposed Southern Elevation Plan Scale 1/50 – Sheet 6 of 9 Received with the application on the 5<sup>th</sup> November 2020  Proposed Eastern Elevation Plan Scale 1/50 – Sheet 7 of 9 Received with the application on the 5<sup>th</sup> November 2020  Proposed Roof Layout Plan Scale 1/50 – Sheet 8 of 9 Received with the application on the 5<sup>th</sup> November 2020.  Block Plan Scale 1/200 – Sheet 9 of 9 Received with the application on the 5<sup>th</sup> 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> <p>3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the building in the interests of visual amenity.</p> <p><b>Informative</b>  The proposed development lies within a coal mining area which may contain unrecorded coal mining</p>
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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: Adrian Adams**

**Date : 17.12.2020**

**Authorising Officer: N.J. Hayhurst**

**Date : 21/12/2020**

**Dedicated responses to:- N/A**