



**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2457/0F1
2.	<b>Proposed Development:</b>	ERECTION OF A SINGLE STOREY EXTENSION AND INTERNAL ALTERATIONS TO PROVIDE ADDITIONAL KITCHEN AND BEDROOM SPACE
3.	<b>Location:</b>	27 LAUREL BANK, 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>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 27 Laurel Bank, a detached property situated on an existing housing estate within Whitehaven.</p> <p><b>PROPOSAL</b></p> <p>Planning permission is sought for the erection of a rear wrap-around extension to provide an enlarged ground floor kitchen-dining-living room, two additional bedrooms and a first floor playroom and office. The extension will project 3.5 metres from the side elevation and 6 metres from the rear elevation. It will be 8.5 metres in depth from the front elevation to the rear elevation and will be 10.6 metres in width along the rear of the property.</p> <p>The side extension has been designed to include a cross-gable roof with an eaves height of 2.4 metres and an overall height of 5.1 metres to match the existing property. As the site slopes towards the rear, the rear extension will have an eaves height of 3.1 metres and a ridge height of 5.7 metres to</p>

reflect the change in levels.

The proposed design will include a window on the front elevation and two windows and patio doors on the rear elevation. The side elevation facing no. 29 Laurel Bank will be blank and the side elevation facing the garden will include a window. The extension will be finished in buff, light brown facing bricks, flat grey concrete roof tiles, white UPVC windows and doors to match the existing property.

#### RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

#### CONSULTATION RESPONSES

##### Consultees

Whitehaven Town Council – No objection.

Highway Authority – No objection.

Lead Local Flood Authority – No objection.

##### Public Representations

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 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 and the potential impacts on residential amenity.

### 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 extension will be relatively modest in scale and appropriately located to the rear and side of the property. The continuation of the pitched roof will match the existing dwelling and therefore it 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 DM10, DM18(A) and the 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.

The proposal will be located in the side and rear garden of the property. Overlooking and overshadowing were considered and therefore it is considered that the proposed extension will have little impact on the residential amenity of the adjoining property.

Under current permitted development rights, an extension could project 4 metres from the rear elevation with an eaves height of 3 metres and an overall 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 projection and height are not significantly higher 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.

In addition, there will be no windows on the side elevation facing the neighbouring property of no. 29 Laurel Bank and it will only include one window on the side elevation facing the garden. The window will also be screened by the existing detached garage and boundary fence. Therefore, there will be no overlooking and, as a result, it is considered that there will be no detrimental impact on the neighbouring properties.

On this basis, the proposal is considered to meet Policy DM18 (B) and DM18(C) and the NPPF guidance.

### Highway Safety

	<p>Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.</p> <p>The site visit confirmed the existing off-street parking located to the front and side of the property will provide adequate parking to serve the needs of the property. The Highway Authority therefore raised no objections as part of the consultation process as the extension will not have a material effect on existing highway conditions.</p> <p>On this basis, the proposal is considered to meet Policy DM22 and 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <p>The development hereby permitted must commence 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> </li> <li> <p>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> <p>Site Location Plan, scale 1:1250, received 9<sup>th</sup> November 2020;  Site Plan, scale 1:200, received 9<sup>th</sup> November 2020;  Existing and Proposed Floor Plan, scale 1:50, received 9<sup>th</sup> November 2020;  Existing and Proposed Elevations, scale 1:100, received 9<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> </li> </ol>

	<p><b>Informative</b></p> <p>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.</p> <p>Further information is also available on the Coal Authority website at:  <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a>  <a href="http://www.gov.uk/government/organisations/the-coal-authority">&lt;http://www.gov.uk/government/organisations/the-coal-authority&gt;</a></p> <p><b>Statement</b></p> <p>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>
<b>Case Officer: Chloe Unsworth</b>	<b>Date : 05/01/2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 06/01/2021</b>
<b>Dedicated responses to:- N/A</b>	