

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2480/OF1
2.	Proposed Development:	RETROSPECTIVE SINGLE STOREY REAR EXTENSION AND CHANGES TO THE GARDEN LEVELS
3.	Location:	3 WINDSOR COURT, 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 3 Windsor Court, a detached property located on an existing housing estate within Whitehaven. PROPOSAL Retrospective Planning Permission is sought for the retention of a single-storey rear extension, which replaced a single-storey conservatory and garage. The extension projects 5.4 metres from the rear elevation and it has a width of 5 metres. It has a hipped roof with an overall height of 4.145 metres from the garden level and an eaves height of 2.7 metres. The rear elevation is blank, the side elevation facing the garden includes bi-folding doors and steps down to the garden and the side elevation facing the boundary includes an access door onto the new composite decking and two windows. The extension is finished with dashed render, blue-grey roof tiles and UPVC double glazed windows and door to match the existing dwelling.	

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for an extension to the bungalow to provide new bedrooms and a bathroom (ref: 4/97/0119/0), a detached garage (ref: 4/00/0053/0) and outline for a 4 bedroom house within the garden (ref: 4/04/2713/0).

A previous planning application for a single storey rear extension (retrospective) was withdrawn (ref: 4/20/2232/0F1).

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties and a site notice - 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

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

Siting, 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 replacement extension is relatively modest in scale and is appropriately sited within the rear garden. The design respects the character and appearance of the property and the choice of materials will match the existing dwelling. However, the render on the rear elevation of the extension has not been finished and the applicant has confirmed that it is their intention to complete the render on this elevation. In the interest of visual amenity and to accord with Policy DM18, it is considered appropriate to attach a planning condition to ensure the rear elevation is rendered within 6 months of the approval.

On this basis, the extension is considered to meet DM18(A) policy 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.

Overlooking and overshadowing issues between the extension, decking and the neighbouring properties were considered, although the design doesn't include any windows on the rear elevation directly facing the neighbouring property and it only includes two windows and an access door facing the boundary which will reduce potential overshadowing issues. The design is considered to reduce overlooking compared to the previous all glass conservatory that was in place prior to the erection of this extension. In addition, the existing boundary fence will mitigate overlooking issues further.

Due to the changes in level with the neighbouring property, no. 4 Windsor Court, overshadowing was considered. The site visit confirmed there are no windows on the side elevation of the garage at no. 4 Windsor Court and the hipped roof design will help to reduce the potential overshadowing. In addition, the extension is stepped back from the boundary by 1.831 metres and therefore it was considered that the extension is satisfactory and it will not have a detrimental impact on the neighbouring amenity.

On this basis, it was considered that the extension will not have a significant impact on neighbouring amenity and therefore it is considered to meet Policy DM18 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>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <p>1. 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>Existing and Proposed Layout, scale 1:500, drawing reference 20-OBD-0123 A, received 27th November 2020; Proposed Floor Plan and Roof Plan, scale 1:50, drawing reference 20-OBD-0124 A, received 27th November 2020; Proposed Elevations, scale 1:50, drawing reference 20-OBD-0125 A, received 27th November 2020; Proposed Layout, scale 1:125, drawing reference 20-OBD-0126 A, received 27th 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>2. Within six months of the extension hereby approved, the rear elevation of the extension must be finished with render in accordance with the details shown on the approved plans. Development must be carried out in accordance with the approved details and must be maintained as such at all times thereafter.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the building in the interests of visual amenity.</p> <p>Informative</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: www.gov.uk/government/organisations/the-coal-authority</p>

	<p>Statement</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>
<p>Case Officer: Chloe Unsworth</p>	<p>Date : 20/01/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 21/01/2021</p>
<p>Dedicated responses to:- N/A</p>	