



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2484/OF1
2.	Proposed Development:	GROUND FLOOR BEDROOM AND BATHROOM FOR A DISABLED PERSON
3.	Location:	25 SOLWAY ROAD, MORESBY PARKS, WHITEHAVEN
4.	Parish:	Moresby
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: LOCATION This application relates 25 Solway Road, a semi-detached property located on an existing housing estate within the Moresby Parks area of Whitehaven. PROPOSAL Planning Permission is sought for the erection of a single-storey rear extension to provide a ground floor bedroom and an accessible shower room for a disabled person. The extension will project 8.3 metres from the rear elevation along the shared boundary with no. 26 Solway Road. The bedroom will have an overall width of 4.5 metres and the shower room with have a width of 2.7 metres. It has been designed with a flat roof and, as the ground falls away from the rear of the dwelling, it will have a height of 2.7 metres adjacent to the existing property and a height of 3.2 metres on the rear elevation. It will include a bathroom window and patio doors on the side elevation facing the garden and one glazed access door to the bedroom on the rear elevation. The side elevation along the	

boundary will be blank.

The extension will be finished with painted wet dash render, a single ply membrane on the roof and white UPVC windows and door to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Moresby Parish Council – No comments received.

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

Policy ST2 – Spatial Development Strategy

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)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the

direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

ASSESSMENT

The key issues raised by this proposed are the principle of development, its scale and design and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Moresby Parks and it will provide a ground floor bedroom and accessible shower room required to facilitate a disabled person. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 and the NPPF guidance.

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 appropriately sited within the rear garden and it will be relatively modest in scale to meet the required needs of the disabled person. It will provide space for an accessible ground floor bedroom and shower room and therefore design is considered to be suitable for its use. In addition, the choice of materials will match the existing dwelling.

On this basis, the proposal 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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. There will be no windows included on the side elevation facing the adjoining property, no. 26 Solway Road and it will be appropriately located within the large rear garden. On this basis, the proposed design will mitigate overlooking concerns.

Despite the extension projecting to south east, due to the design with a flat roof, it is not considered that the extension will lead to a significant reduction in daylight for the neighbouring property.

Under the current prior approval of a proposed larger home extension application, an extension could project up to 6 metres from the rear elevation without the requirement for formal planning permission. This prior-approval fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted

	<p>development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.</p> <p>In addition, no objections have been received as a result of the consultation period and therefore the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Conclusion</u></p> <p>Overall, the accessible bedroom and shower room extension 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"> <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> <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>Location Plan, scale 1:1250, drawing no 20/0271/01, received 1st December 2020; Block Plan, scale 1:200, drawing no 20/0271/01, received 1st December 2020; Existing Ground Floor Plan, scale 1:50, drawing no 20/0271/02, received 1st December 2020; Existing Rear Elevation, scale 1:50, drawing no 20/0271/03, received 1st December 2020; Existing Side Elevations, scale 1:50, drawing no 20/0271/04, received 1st December 2020; Proposed Floor Plan, scale 1:50, drawing no 20/0271/05, received 1st December 2020; Proposed Roof Layout Plan, scale 1:50, drawing no 20/0271/06, received 1st December 2020; Proposed Rear Elevation, scale 1:50, drawing no 20/0271/07, received 1st December 2020; Proposed Side Elevations, scale 1:50, drawing no 20/0271/08, received 1st December 2020; Proposed Section, scale 1:50, drawing no 20/0271/09, received 1st December 2020; Proposed Foundation and Drains, scale 1:50, drawing no 20/0271/10, received 1st December 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>

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 : 25/01/2021

Authorising Officer: N.J. Hayhurst

Date : 25/01/2021

Dedicated responses to:- N/A