

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2499/OF1
2.	Proposed Development:	CONSTRUCTION OF NEW SINGLE STOREY EXTENSION TO REAR OF EXISTING DWELLING
3.	Location:	7 LANSDOWNE GROVE, HILLCREST, 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:	<p>SITE AND LOCATION</p> <p>This application relates to 7 Lansdowne Grove, a detached property located on an existing housing estate within Whitehaven.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a single storey rear extension with a replacement garage roof to tie in with the rear extension. The proposal also includes internal alterations to provide an enlarged kitchen, utility, and living room-diner.</p> <p>The single-storey rear extension will project 4.7 metres from the rear elevation of the existing house and it will be 7.5 metres in width. It has been designed to include a utility room access door on the side elevation facing the boundary and bi-folding doors on the rear elevation.</p>

The replacement roof over the existing garage and the proposed rear extension will be pitched with an eaves height of 2.5 metres and an overall height of 4.6 metres. The rear extension will also be lit by 3 skylights.

The proposal also includes re-rendering the entire property with K-Render, although the colour has not been decided and the existing garage access door on the front elevation will be bricked up. The proposed grey roof tiles and the UPVC windows and doors will match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for an extension to provide a family room (ref: 4/04/2693/0).

CONSULTATION RESPONSES

Whitehaven Town Council – No objections.

Cumbria Highways – No objections.

Lead Local Flood Authority – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties.

No objections have been received as a result of this consultation.

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 proposal are the principle of development, its scale and design and the impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Whitehaven and it will provide an enlarged kitchen, utility and living room-diner. Policy DM18 supports extensions and alterations 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 safeguard good levels of quality and attractiveness. 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 rear extension is relatively modest in scale and extension will be appropriately located within the large rear garden. The replacement pitched garage roof will reflect neighbouring extensions and therefore the proposed alterations will not be prominent in the street scene.

The exterior of the entire property will also be re-faced with K-render, although the colour is yet to be decided. On this basis, it is appropriate to attach a condition to control the external surfaces. . The grey roof tiles and UPVC windows and doors will match the existing property, therefore these

	<p>materials are considered to be appropriate and reflect the existing property.</p> <p>On this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>The proposed extension and roof alterations will be appropriately located within the side and rear garden. Potential overlooking issues have been considered as the proposal includes a window in the utility access door on the side elevation. The window will directly face the boundary and overlook the neighbouring property. In addition, all existing windows on the side elevation of the garage and the neighbouring property are obscure glazed. To mitigate overlooking concerns from the extension, the glazing within the utility door on the side elevation must be obscure glazed. This can be secured by a condition, which ensures the side elevation obscure glazed windows are installed and maintained thereafter. On this basis, the design of the proposal is considered to mitigate overlooking issues.</p> <p>Overshadowing impacts have been considered, although under current permitted development rights, a rear 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 projections and height are not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory. In addition, due to the orientation of the application site to the north of the neighbouring property, the proposal is not considered to cause a significant loss of light.</p> <p>On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy DM18 and NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed rear extension and replacement garage roof is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties subject to the mitigation outlined above. It represents 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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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>
2.	<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 Plan, scale 1:1250, drawing 001- A, received 15th December 2020; Block Plan, scale 1:500, drawing 001- A, received 15th December 2020; Existing Floor Plan and Elevations, 1:100, drawing 002- A, received 15th December 2020; Proposed Elevations, scale 1:100, drawing 003- A, received 15th December 2020; Proposed Floor Plans, scale 1:100, drawing 004- A, received 15th December 2020; Proposed Section, scale 1:100, drawing 005- A, received 15th 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>
3.	<p>Prior its use on the exterior of the property details of the colour of the proposed K-Render finish shall be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and be maintained as such at all times thereafter.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the development in the interests of visual amenity.</p>
4.	<p>Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the utility door on the south-east side elevation. Once installed the obscure glazing must be permanently maintained at all times thereafter.</p> <p>Reason</p> <p>To safeguard the residential 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</p>

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 : 08/02/2021

Authorising Officer: N.J. Hayhurst

Date : 09/02/2021

Dedicated responses to:- N/A