

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2509/0F1
2.	Proposed Development:	SIDE EXTENSION TO EXISTING DWELLING
3.	Location:	17 HORSFIELD CLOSE, 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 17 Horsfield Close, a semi-detached property located on an existing housing estate within Whitehaven. PROPOSAL Planning Permission is sought for the erection of a single-storey side extension to provide a sunroom. The proposed extension will project 3 metres from the side elevation and it will be 5 metres in depth. It has been designed to include a pitched roof, with an overall height of 4.5 metres and an eaves height of 2.8 metres. The front elevation will include a window, the side elevation will include two windows, patio doors and steps down to the garden level and the rear elevation will include a window. The extension will be finished with concrete brickwork up to the floor level and grey K-render above,	

grey roof tiles and UPVC windows and doors to match the existing property. It will also be lit by four skylights.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a playroom and conservatory extension (ref: 4/94/0012/1).

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

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 proposal 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 Whitehaven and it will provide a sunroom. 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 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 modest in scale and appropriately located within the large side garden. The extension will be stepped back from the principal elevation and the design is considered to be suitable for its use as a sunroom. The mix of brick and render is a common feature within the street scene and therefore the proposed materials are considered to be acceptable. On this basis, the proposed extension will respect the character and appearance of the existing dwelling and therefore, the proposal is considered to comply with Policies DM10 and DM18(A) of the Local Plan 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 proposed extension and the neighbouring properties were considered, although the proposed extension will have little impact on the residential amenity due to its siting and orientation within the large side garden and corner plot. There are no neighboring properties directly facing the proposed extension and the existing detached garage will mitigate potential amenity issues. On this basis, the proposal is considered to meet

	<p>Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed sunroom is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties. 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"> <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>Existing Location Plan, scale 1:1250, received 17th December 2020; Proposed Location Plan, scale 1:1250, received 17th December 2020; Existing Block Plan, scale 1:500, received 17th December 2020; Proposed Block Plan, scale 1:500, received 17th December 2020; Existing Floor Plan and Elevations, scale 1:100, drawing no. 1267 -01, received 17th December 2020; Proposed Floor Plan and Elevations, scale 1:100, drawing no. 1267 -02C, received 17th 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> <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>

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 : 04/02/2021

Authorising Officer: N.J. Hayhurst

Date : 10/02/2021

Dedicated responses to:- N/A