

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2519/OF1
2.	Proposed Development:	SINGLE STOREY REAR EXTENSION
3.	Location:	5 BASKET ROAD, 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: LOCATION This application relates 5 Basket Road, a semi-detached property located on an existing housing estate within the Kells area of Whitehaven. PROPOSAL Planning Permission is sought for the demolition of the existing detached garage and the erection of a single-storey rear extension to provide an enlarged dining room, a ground floor shower room and an additional living room. The L-shaped extension will project 4.4 metres from the rear elevation adjacent to the adjoined neighbouring property, no. 6 Basket Road and it will project 8.4 metres from the rear elevation adjacent to no. 4 Basket Road. The overall width will be 5.8 metres and the additional living room extension will have a width of 3.9 metres. It has been designed to include a hipped roof with an eaves height of 2.4 metres and an overall height of 4 metres adjacent to the existing rear elevation. The	

living room extension will have a lower overall height of 3.6 metres.

It has been designed include a patio doors on the rear elevation from the dining room and the side elevation of the living room facing the garden. The living room extension will also include a window on the rear elevation. The side elevation facing no. 6 Basket Road will be blank and the side elevation facing no. 4 Basket Road will include an access door and a bathroom window. The extension will be finished with render, concrete roof tiles and UPVC windows and door to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – 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

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 Whitehaven and it will provide an enlarged dining room, an additional living room and a ground floor shower room. 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.

Concerns regarding the original rear projection were raised and following discussions with the agent, amendments were made to reduce the projection by two metres. On this basis, the amended scale is considered to be relatively modest and it will not be overbearing for the neighbouring properties. It is also considered that the proposal is appropriately sited within the large rear garden and it will be stepped back from the adjoined property boundary by 0.5 metres. In addition, the choice of materials will match the existing dwelling and therefore the extension is considered to respect the existing character and appearance of the existing property. 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. The reduced rear projection and L-shaped design with the smaller

	<p>projection adjacent to the adjoined property will reduce the potential impact on neighbouring amenity. In addition, the hipped roof design will reduce overshadowing and potential dominance further. On this basis, the proposal will not result in a significant loss of light for the neighbouring properties.</p> <p>Overlooking concerns from the side elevation windows were raised with the agent and therefore the side elevation living room window was removed. In addition, the use of planning conditions can protect neighbouring amenity further, as the access door and shower room windows can be conditioned to be obscure glazed and any additional window installations on the side elevations facing the neighbouring properties can be restricted. On this basis, subject to the use of the planning conditions, the proposed extension will not cause harmful overlooking to the neighbouring properties.</p> <p>In addition, 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 development, this proposal is considered to be satisfactory and therefore the proposal will not have a detrimental impact on the neighbouring amenity.</p> <p>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>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a single-storey extension to the rear of a semi-detached property. The main issues raised by the application were the large rear projection and overlooking from the side elevation windows along the boundary. Amendments have been secured to provide a reduction in scale and the removal of the living room side elevation window. These changes will protect the neighbouring properties from harmful amenity issues and therefore the amended proposal is considered to be acceptable.</p> <p>The planning conditions proposed will control the obscure glazing installation and prevent additional windows being installed in future, which could cause unacceptable overlooking.</p> <p>In the context of the above, it is considered that the proposed development accords with the provisions of the Development Plan subject to the imposition of the planning conditions proposed.</p>
8.	<p>Recommendation: 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>Location Plan, scale 1:1250, received 23rd December 2020; Block Plan, scale 1:500, received 23rd December 2020; Existing and Proposed Floor Plan, scale 1:50, Sheet 1 of 3, received 1st February 2021; Existing Elevations, scale 1:100, Sheet 1 of 3, received 23rd December 2020; Proposed Section, scale 1:50, Sheet 2 of 3, received 23rd December 2020; Proposed Elevations, scale 1:50, Sheet 3 of 3, received 1st February 2021.</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 to the first occupation of the extension hereby approved, obscure glazing must be installed within the access door and the shower room window on the south facing 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>
4.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no additional windows on the north and south facing side elevations shall be installed other than those expressly authorised by this permission.</p> <p>Reason</p> <p>To safeguard the character and appearance of the development in the interests of visual amenity.</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 : 16/02/2021

Authorising Officer: N.J. Hayhurst

Date : 17/02/2021

Dedicated responses to:- N/A