

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2026/OF1
2.	Proposed Development:	TWO STOREY EXTENSION TO SIDE; SINGLE STOREY EXTENSION TO REAR (INCLUDING CONVERSION OF EXISTING GARAGE) AND PROVISION OF ADDITIONAL PARKING
3.	Location:	6 READ DRIVE, 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 6 Read Drive, a semi-detached property situated on an existing housing estate within Whitehaven. The site benefits from an existing driveway to the front and side of the property and a detached garage to the rear. PROPOSAL Planning permission is sought for the erection of a two-storey side extension and a single storey rear extension to connect to the existing single storey detached garage. It will provide an enlarged kitchen-dining room, a utility, WC and a sunroom within part of the existing garage and an additional bedroom on the first floor. The two-storey side extension will project 3.2 metres from the side elevation and it will be 7.5 metres	

in depth. It will match the existing house with a hipped roof, an overall height of 8.1 metres and an eaves height of 5.5 metres. It has been designed to include two windows on the front elevation, one high level window on the ground floor side elevation and a bedroom window on the rear elevation.

The single-storey rear extension will project 3.3 metres from the rear elevation to connect to the existing detached garage and it will be 4.5 metres in width. The pitched roof will also tie in with the existing garage, with an eaves height of 2.2 metres and an overall height of 3.9 metres. It has been designed to include one windows on the rear elevation, an access door on the side elevation facing the boundary and a door and window on the side elevation facing the garden. The extension will also be lit by 5 skylights. The garage conversion will also include patio doors facing the garden from the sunroom and store area.

The proposed extensions will be finished in dashed render, slate roof tiles and UPVC windows and doors to match the existing property.

The proposal also includes alterations to the driveway to the front of the property. The front wall will be removed and the kerb drop will be extended. The driveway will be constructed out of permeable paving or tarmac and it will provide adequate off-street parking for three cars, although the surface water details have not been provided.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

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, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and it will provide an enlarged kitchen-dining room, a utility, WC, sunroom and an additional bedroom. 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 scale of the proposed two-storey side extension were considered as the

property is located on a hill and therefore the proposed extension height will be accentuated by the change in levels. However, it is considered that the extension will be appropriately sited within the garden and the design of the hipped roof and the continuation of the roof height reflects the character and appearance of the existing property and other neighbouring properties extensions. On this basis, the scale is considered to be acceptable and the extension will not be excessively prominent or overbearing in the street scene or on neighbouring properties. In addition, the proposed materials will match the existing property.

On balance, the proposed scale is considered to be appropriate and the design reflects the existing property. The proposal is therefore considered to meet Policy DM18(A) and 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.

Overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered as the property is located on a hill and the neighbouring property, no. 4 Read Drive is stepped down. The site visit confirmed that no. 4 Read Drive's side elevation includes a habitable window on the first floor toward the rear and therefore the potential impact on this window was considered carefully. No concerns were raised as a result of the neighbour consultation process and the extension will be stepped back from the boundary by 0.9 metres. In addition, due to the design of the hipped roof, the orientation of the existing property and the impact of the existing gable on the neighbouring property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.

In addition, the existing side elevation includes five windows and the proposed extension will only include an access door and a high level window on the side elevation facing no. 4 Read Drive. On this basis, taking into account the current impact from the existing windows, the design of the proposal is considered to reduce overlooking. Although to further reduce overlooking concerns, the glazing within the access door on the west side elevation facing the boundary should be obscure glazed. This can be secured by a condition, which ensures the side elevation obscure glazing is installed and maintained thereafter.

On balance, the proposal is considered to be acceptable. Despite the slight overbearing nature of the extension, the design will reduce potential overlooking concerns and therefore it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

As the proposed side extension will be located on part of the existing driveway, the agent provided a site plan to show that the proposed driveway extension will provide off-street parking for three vehicles to the front of the property. The Highway Authority therefore raised no objection in principle to the

	<p>proposed extension as the proposal will provide an adequate provision of off-street parking to meet the needs of the dwelling.</p> <p>However, the Highway Authority advised that surface water drainage measures will need to be submitted to the Local Planning Authority prior to development being commenced to ensure the driveway alterations do not increase surface water discharge onto or off the highway. The agent confirmed the applicant hasn't decided on these details yet and therefore it is appropriate to attach a condition to ensure the driveway details are provided and implemented.</p> <p>In addition, the Highway Authority confirmed that the applicant is required to apply for a permit from the Cumbria County Council Streetworks department to alter the driveway access and dropped kerb. It is therefore appropriate to include these details as an informative note.</p> <p>On this basis, the proposal complies with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension and a single-storey rear extension to a semi-detached property within an existing housing estate in Whitehaven. The main issue raised by the application was the potential impact on neighbouring amenity as the application site is located at a higher level than the adjoining property.</p> <p>Taking into account the existing impact, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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>

Location Plan, scale 1:1250, drawing no 101 Rev A, received 20th January 2021;
Proposed Site Plan, scale 1:200, drawing no 105 Rev A, received 20th January 2021;
Existing Floor Plans, scale 1:100, drawing ref 101 Rev A, received 20th January 2021;
Proposed Floor Plans, scale 1:100, drawing no 102 Rev A, received 20th January 2020;
Existing Elevations, scale 1:100, drawing no 103 Rev A, received 20th January 2020;
Proposed Elevations, scale 1:100, drawing no 104 Rev A, received 20th January 2020.

Reason

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.

3. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

4. Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the door on the west side elevation. Once installed the obscure glazing must be permanently maintained at all times thereafter.

Reason

To safeguard the residential amenity.

Informatives

1. Before any works are commenced, you must obtain a permit from Cumbria Highway's Street Works team to allow the dropped kerb to be extended.

Enquires should be made to Cumbria County Councils Streetwork's team
streetworks.west@cumbria.gov.uk

2. Access gates, if provided, should be hung to open inwards only away from the highway.
3. 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 : 12/03/2021

Authorising Officer: N.J. Hayhurst

Date : 17/03/2021

Dedicated responses to:- N/A