

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2039/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION
3.	Location:	67 TOMLIN AVENUE, 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 67 Tomlin Avenue, a semi-detached property situated on an existing housing estate within Whitehaven. PROPOSAL Planning permission is sought for the removal of the existing single storey utility and the erection of a two-storey side extension. The extension will provide an enlarged utility room, a WC and an additional sitting room on the ground floor and an enlarged bedroom with an en-suite and dressing room on the first floor. The extension will project 3.6 metres from the side elevation. It will have an overall depth of 6.5 metres and a depth of 6 metres along the side elevation as it has been designed to step away from the boundary. The hipped roof design will reflect the existing property with a matching eaves height of 5.5 metres and an overall height of 7.5 metres. The front elevation will include a ground floor and a first floor window, the side elevation will include a ground floor utility	

window and a first floor obscure glazed bathroom window and the rear elevation will include a ground floor access door, a ground floor window and a first floor window. The proposal will be finished with render, slate roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a detached garage (ref: 4/20/2427/0F1).

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 3 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 and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within an existing housing estate within Whitehaven and it will provide an enlarged utility room, WC and an additional sitting room on the ground floor and an enlarged bedroom with en-suite and dressing room on the first floor. 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 two-storey extension will be appropriately located to the side of the property and the scale will be relatively modest. The extension design includes a continuation of the existing eaves height and the hipped roof will match the existing property and the surrounding dwellings. In addition, the materials will match the existing property. This will therefore reduce the impact on the street scene and on this basis, the proposal is 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.

Overlooking and overshadowing issues were considered, although the hipped roof and the design of the extension, stepping away from the boundary will reduce potential amenity issues. In addition, the orientation of the extension to the north of the closest neighbouring property, no. 62 Whinlatter Road will reduce potential overshadowing issues. It is therefore considered that the proposal will not

	<p>cause a significant loss of light or dominance on the neighbouring property.</p> <p>In addition, under current permitted development rights, a single storey side an extension could project up to half the width of the original dwelling with 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. Due to the scale and design of the two-storey extension, the orientation and what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring property.</p> <p>On this basis, the proposed is considered to comply with Policy DM18 and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The driveway will provide off-street parking for two vehicles and the Highway Authority raised no objection to the proposed extension as it is considered that the proposal will not have a material effect on existing highway conditions.</p> <p>However, the Highway Authority advised the 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 and therefore it is appropriate to attach a condition to ensure the driveway details are provided.</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 is considered to provide an adequate provision of off-street parking to meet the needs of the dwelling and therefore 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 to a semi-detached property within an existing housing estate in Whitehaven. The proposed extension is of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 2. 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: - Site Location Plan, scale 1:1250, received 25th January 2021; Block Plan, scale 1:500, received 17th March 2021; Existing Floor Plan and Elevations, scale 1:100, sheet 1 of 3, received 15th March 2021; Proposed Floor Plans, scale 1:50, sheet 2 of 3, received 15th March 2021; Proposed Elevation Plans, scale 1:100 and 1:50, sheet 3 of 3, received 15th March 2021. 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. Access gates, if provided, must be hung to open inwards only away from the Highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side. Reason
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In the interests of highway safety.

Informatives

1. Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain a permit from the driveway access and dropped kerb to be extended.

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

2. 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 : 22/03/2021

Authorising Officer: N.J. Hayhurst

Date : 22/03/2021

Dedicated responses to:- N/A