



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2042/OF1
2.	Proposed Development:	ALTERATIONS TO FORM GARAGE EXTENSION AND SUN LOUNGE
3.	Location:	THE LODGE, HENSINGHAM, WHITEHAVEN
4.	Parish:	Weddicar
5.	Constraints:	ASC;Adverts - ASC;Adverts, TPO - TPO, 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 The Lodge, a detached property located in the Summergrove area of Whitehaven. The site benefits from a large driveway and garden. PROPOSAL Planning Permission is sought for the removal of the existing conservatory and the erection of a replacement side extension to provide a utility and garage and a sunroom extension within the rear garden. The proposed side extension will project 6.525 metres from the side elevation and the depth will match the existing property. It has been designed to continue the roof pitch with an overall height of 6 metres and an eaves height of 3.2 metres. The extension will include two windows on the front elevation, the side elevation will be blank and the rear elevation will include a garage door and an	

access door.

The rear sunroom extension will project 3.375 metres from the side elevation and will be 2.925 metres in depth to match the existing rear elevation. It has been designed to include a pitched roof with an eaves height of 3.2 metres to match the existing property and an overall height of 4.8 metres. It has also been designed to include a window on the front and rear elevations and patio doors with steps down to the garden on the side elevation.

The extensions will be finished with sandstone on the front elevation and dry dash render on the side and rear elevations, grey concrete roof tiles and UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this site.

CONSULTATION RESPONSES

Weddicar Parish 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 1 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 DM12 – Standards for New Developments

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 and it will provide an enlarged utility room, garage and 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 utility and garage will replace an existing conservatory on the side elevation and the sunroom extension will be located within the rear garden. The proposals are therefore considered to be modest in scale and appropriately located to the side and rear of the property.

Concerns regarding the original design and window detailing were raised and following discussions with the applicant, amendments were made to include window banding on the front elevation to match the existing property. On this basis, the amended design will reflect the appearance of the existing property. In addition, the proposed materials will match the existing property and therefore it will not be prominent in the street scene.

Overall, the proposed replacement side extension and the rear sunroom will respect the character and appearance of the existing dwelling and 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Overlooking and overshadowing issues were considered as part of the application, although the mature trees along the rear boundary and hedging along the front of the property will provide adequate screening and mitigation against potential overlooking issues.

The separation distance between the proposed extensions and the closest neighbouring property will also be over 25 metres, far in excess of the minimum standard set out in Policy DM12. It is therefore considered that the proposal will not cause a detrimental loss of amenity for the existing property or the surrounding properties.

Overall, the extensions will not have a detrimental impact on neighbouring amenity and therefore it is considered to satisfy 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.

The site visit confirmed that the existing off-street parking located to the side and rear of the property will provide adequate parking to serve the needs of the property. The Highway Authority therefore raised no objections as part of the consultation process as the extension will not have a material effect on existing highway conditions.

On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.

Planning Balance and Conclusion

The amended proposal is of an appropriate design and will not have any detrimental impact on neighbouring amenity or highway safety. It therefore represents an acceptable form of development

	which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): <ol style="list-style-type: none"> 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. 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: - Location Plan, scale 1:2500, reference VC-PPA-001, received 1st February 2021; Block Plan, scale 1:500, reference VC-PPA-001, received 1st February 2021; Existing and Proposed Site Plan, scale 1:200, reference VC-PPA-001, 1st February 2021; Existing Floor Plan and Elevations, scale 1:100, reference VC-PPA-002, received 1st February 2021; Proposed Floor Plan and Elevation, scale 1:100 and 1:50, reference VC-PPA-003 Rev A, received 22nd February 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. Informative <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> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

	<p>Statement</p> <p>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.</p>
<p>Case Officer: Chloe Unsworth</p>	<p>Date : 25/03/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 26/03/2021</p>
<p>Dedicated responses to:- N/A</p>	