



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

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| 1. | Reference No: | 4/21/2056/0F1 |
| 2. | Proposed Development: | TWO STOREY EXTENSION TO SIDE OF DWELLING |
| 3. | Location: | 9 HOLLINS 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: INTRODUCTION <p>The application site is located to the northern end of a small cul du sac within a well-established residential area of Whitehaven. The host property forms that of a semi-detached 2 storey dwelling house with gardens to both the front and rear of the property and with off street parking.</p> PROPOSAL <p>This application seeks planning permission for the erection of a 2 storey side extension and an attached single storey garage. The extension would extend approximately 3.5 metres out from the existing northern side elevation and would have a depth of 8 metres; the extension would extend 0.5 metres forward of the original principle elevation of the host property. The extension would have the same eaves and roof height as the existing host property. The attached single storey garage unit would measure approximately 5 metres in depth and 2.5 metres in width.</p> CONSULTATION RESPONSES | |

Note

It was discovered very early on in the consultation process that description of the development was incorrect stating that it was a single storey side extension. This matter was resolved by amended consultation letters being re-issued to all consultees.

Whitehaven Town Council – No objection

Cumbria CC Highways and LLFA – Have confirmed the following comments:

The application proposes a single story extension however the plans show a double story extension; due to the number of bedrooms in the proposed plans the required parking spaces will not increase therefore I can confirm that the Highway Authority and Lead Local Flood Authority has no objection to the proposed development as it is considered that the proposal will not have a material affect on existing highway conditions nor does it increase the flood risk on the site or elsewhere.

Public Representation

The application has been advertised by way of a neighbour notification letters issued to 2 properties. No formal comments have been received as a result of this public consultation process.

PLANNING POLICY

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 2019

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended in December 2020. 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 Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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.

Impact on Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the host property or adjacent dwellings.

The proposed 2-storey extension and single storey garage would be located to the northern side elevation of the host property. There no windows within the northern side elevation and the window shown on the rear (western) elevation serves an ensuite and therefore would be obscurely glazed. It is considered that there is a sufficient level of distance (approximately 30 metres) between the window within the front elevation at first floor level and the properties opposite.

The application site would retain a decent level of amenity/garden space and the proposal does not cause an adverse effect upon the current provision for off street parking.

On this basis, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.

Scale, Design and Impact on Local Character

The application site is located within the well-established residential area where there is a mix of different types and styles of properties. Given the age of the estate, many of the properties within the local areas have been extended and therefore, there is no set given formal design pattern within the local area.

The original proposal showed the front elevation of the extension to be level with that of the existing principal elevation. This was considered to cause an adverse impact upon the character of the local area in terms of its resulting terracing effect. The applicant confirmed that they were unable to set the front elevation back by 0.5 metre, but they were able to move it forward 0.5 metres. It was also

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| | <p>agreed that the roof design could be amended to include a gable. It is considered that these revisions are sufficient to show the proposed extension as an addition to the host property. The proposed extension as amended is considered to be of a scale and design that is acceptable and respects the character of the local area.</p> <p>The application forms state that the materials to be used on the external elevation of the extension would match those of the existing host property. However, in order to ensure that the development is constructed in matching materials and thereby safeguarding the character of the surrounding area, it is considered to be expedient to attached a condition to require this.</p> <p>On this basis, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.</p> <p>Planning Balance</p> <p>The proposed extension, as amended, is considered to be appropriate in terms of its scale and design and it would be consistent with the prevailing character of this residential estate.</p> <p>Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF and therefore, the application is recommended for approval.</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 shall be commenced 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>Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Proposed Side Extension Scale 1:100 Ref DJ-PSE-003 Revision B – received by email on the 25th March 2021</p> <p>The Site Location & Block Plan received with the valid application on the 9th February 2021</p> <p>Reason</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.

3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building.

Reason

To ensure a satisfactory appearance of the building in the interests of visual amenity.

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: Adrian Adams

Date : 12.04.2021

Authorising Officer: N.J. Hayhurst

Date : 16/04/2021

Dedicated responses to:- N/A