

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2066/OF1
2.	Proposed Development:	DEMOLITION OF SINGLE STOREY GARAGE AND ERECTION OF TWO STOREY SIDE EXTENSION. ERECTION OF SINGLE STOREY REAR AND FRONT PORCH
3.	Location:	24 LOOP ROAD SOUTH, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - 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 24 Loop Road South, a semi-detached property within Whitehaven. The site benefits from an existing driveway, a large garden and a single-storey garage to the side of the property. PROPOSAL Planning permission is sought for the demolition of the garage and the erection of a two-storey side extension, a single-storey rear extension and a front porch. The extension will provide an enlarged kitchen-dining-living room, a utility room, a WC and a front porch on the ground floor and an additional bedroom and en-suite on the first floor. The two-storey side extension will project 2.9 metres from the side elevation and it will be 11.2	

metres in depth. It has been designed to match the existing house with a hipped roof, an overall height of 7.5 metres and an eaves height of 5 metres. It will include a window on the front elevation, an access door on the ground floor side elevation and two bathroom windows on the rear elevation.

The single-storey rear extension will project 3 metres from the rear elevation and it will be 8.555 metres in width. It has been designed to include a lean-to roof with an eaves height of 2.3 metres and an overall height of 3.5 metres. It will include bi-folding doors and two windows on the rear elevation and the side elevations will be blank. The extension will also be lit by two skylights.

The front porch will project 2.5 metres from the front elevation and it will be 4.976 metres in width. It has been designed to include a lean-to roof with an eaves height of 2.2 metres and an overall height of 3.4 metres and it will include an access door, two windows and a skylight on the front elevation. The side elevations will be blank.

The proposed extension will be finished in smooth render, marley modern anthracite coloured roof tiles and anthracite UPVC windows and doors.

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 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 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-living room, a utility room, a WC and a front porch on the ground floor and an additional bedroom and en-suite 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 extension will be appropriately located to the front, side and rear of the property. It will replace the existing single-storey side garage and the scale is considered to be relatively modest.

The design of the hipped roof and the continuation of the roof height reflects the character and appearance of the existing property. In addition, the materials will match the existing property and therefore the extension will not be excessively prominent or overbearing on the street scene or on neighbouring properties.

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

Overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, especially due to the depth of the two-storey side extension. The site visit confirmed that no habitable windows are included on the side elevation of no. 25 Loop Road South facing the proposed extension and the neighbouring extension at no. 25 will mitigate potential dominance or overshadowing concerns. No concerns were raised as a result of the neighbour consultation process and the extension will be stepped back from the boundary by approximately 0.7 metres at the front and 1.2 metres at the rear. 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 three windows and the proposed extension will only include a ground floor access door on the side elevation facing no. 25 Loop Road South. On this basis, taking into account the current impact from the existing windows, the design of the proposal is considered to reduce overlooking.

On balance, the proposal is considered to be acceptable. Despite the slight overbearing nature of the two-storey aspect 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.

The site access and off-street parking will remain unchanged to the front of the property and therefore the Highway Authority raised no objections to the proposal. It is considered the proposal will not affect the highway conditions and on this basis, the proposal is considered to satisfy Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Planning Balance and Conclusion

	<p>This application seeks to erect a two-storey side extension, a single-storey rear extension and a front porch to a semi-detached property within Whitehaven. The main issue raised by the application was the potential impact on neighbouring amenity.</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: 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> <p>Location Plan, scale 1:1250, drawing reference DWG01, received 15th February 2021; Location Plan, scale 1:500, drawing reference DWG01, received 15th February 2021; Existing Floor Plans and Elevations, scale 1:50 and 100, drawing reference DWG01, received 15th February 2021; Proposed Floor Plans and Elevations, scale 1:50 and 1:100, drawing reference DWG02, received 15th 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> <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.</p>

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 : 08/04/2021

Authorising Officer: N.J. Hayhurst

Date : 12/04/2021

Dedicated responses to:- N/A