



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2068/OF1
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION TO FORM KITCHEN/DINER
3.	Location:	4 FERN WAY, 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 within a well-established residential area of Whitehaven with the host property forming that of a semi-detached 2 storey dwelling house with gardens to the rear and a driveway with off street parking to the front of the site.</p> PROPOSAL <p>This application seeks planning permission for the erection of a single storey side extension to the southern elevation of the host property. The extension would extend out by approximately 4 metres from the original side elevation, have a depth of 7.6 metres and an overall height at the front of the property of 3.5 metres.</p> CONSULTATION RESPONSES <u>Whitehaven Town Council</u> – No objection	

Public Representation

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

No formal comments have been received as a result of this public consultation process. However, a phone call was received with regard to the application and if there were, any windows located within the proposed southern side elevation of the proposed extension. It was confirmed that there weren't any windows and no further comments have been received.

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. 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.

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 single storey extension is located on the southern side elevation of the host property and it is considered that, given the level of separation that would remain between the proposal and the surrounding properties, the extension would not lead to any harmful loss of privacy or overlooking.

Whilst there are, no windows proposed within the southern side elevation of the proposed extension, given the elevated height of the host property in relation to the surrounding dwellings, any new windows could introduce an element of harmful overlooking. Therefore, it is considered to be reasonable and expedient to attach a condition to ensure that no windows are inserted within the southern side elevation of the proposed extension unless otherwise agreed in writing.

The application site would retain a decent level of amenity garden area 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. The proposed extension is considered to be of a scale and design and is acceptable and within character of the local area.

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 attach a condition to require this.

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

Planning Balance

The proposed extension is considered to be of an appropriate scale and design and it would not have any significantly adverse impact on either the residential amenities of the adjoining properties or on

	<p>the wider 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>Conditions:</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>Location & Block Plans – Proposed Side Extension Ref SP-PSE-001 Received with the valid application on the 15th February 2021</p> <p>Existing Floors & Elevations - Proposed Side Extension Ref SP-PSE-002 Scale 1:100 Received with the valid application on the 15th February 2021</p> <p>Proposed Floor & Elevation - Proposed Side Extension Ref SP-PSE-003 Scale 1:100 Received with the valid application on the 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>The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the building in the interests of visual amenity.</p>

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no new windows, doors or any other form of openings shall be constructed within the southern (side) elevation of the development hereby permitted, other than those shown on the approved plans within this application, without the prior written permission of the Local Planning Authority.

Reason

To ensure that any external alterations will not adversely impact on the amenities of the surrounding occupiers.

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 : 24.03.2021

Authorising Officer: N.J. Hayhurst

Date : 12/04/2021

Dedicated responses to:- N/A