



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2078/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION
3.	Location:	12 BRAYTON ROAD, 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 <p>This application relates to 12 Brayton Road, a semi-detached property located within the Bransty area of Whitehaven. The site benefits from an existing driveway and porch to the front of the property and a detached garage and garden to the rear.</p> PROPOSAL <p>Planning permission is sought for the erection of a two-storey side extension. The extension will provide an enlarged kitchen-dining room and utility on the ground floor and an enlarged bedroom on the first floor. It will project 1.6 metres from the side elevation and it will be 6.24 metres in depth to match the existing property. The hipped roof design will reflect the form of the existing property with a matching eaves height of 5 metres and an overall height of 7.1 metres. The front elevation will include a ground floor window, the side elevation will be blank and the rear elevation will be blank.</p>	

The proposal will be finished with facing brick to match the existing porch and rear extension and the roof tiles and UPVC windows will match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a two-storey rear extension, front porch and rear garden sunroom (ref: 4/15/2193/0F1).

CONSULTATION RESPONSES

Whitehaven Town Council – No objections

Highway Authority – No comments received.

Lead Local Flood Authority – No comments received.

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 the Bransty area of Whitehaven and it will provide an enlarged kitchen-dining room and utility room on the ground floor and an enlarged bedroom 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 it will be relatively modest in scale. The design includes a continuation of the hipped roof, the existing eaves and ridge height and therefore it will match the character and appearance of the existing property.

Consideration was given to the proposed facing brick material as the existing property is finished in render. The site visit confirmed the property benefits from an existing brick porch and rear extension and the applicant confirmed they plan to re-face the entire property in facing brick, which is possible under Permitted Development Rights. On balance, given what is possible under Permitted Development Rights and the existing brick porch and rear extension, the proposed extension materials will reflect the existing property and this will therefore reduce the impact on the street

scene.

On this basis, the proposal is considered to be acceptable and 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.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, especially due to the proximity of the two-storey side extension to the neighbouring property no. 13 Brayton Road. The site visit confirmed that the three obscure glazed windows are located on the side elevation of no. 13 Brayton Road, although 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. Due to the nature of the obscure glazed neighbouring windows, 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, 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 existing impact of the gable 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 properties.

In addition, the existing side elevation includes one ground floor window and the proposed side elevation will facing no. 13 Brayton Road will be blank. On this basis, taking into account the current impact from the existing window, 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 visit confirmed that the existing off-street parking located to the front of the property will provide adequate parking to serve the needs of the property. Although the Highway Authority did not comment on the application the dwelling will retain an adequate provision of car parking and it will not materially increase the use of the existing access.

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

	<p>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 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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</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>Site Location Plan, scale 1:2500, drawing ref 2/001A, received 22nd February 2021; Existing Roof Plan/ Site Layout, scale 1:200, drawing ref 2/001A, received 22nd February 2021; Proposed Roof Plan/ Site Layout, scale 1:200, drawing ref 2/002A, received 22nd February 2021; Existing Floor Plans, scale 1:100, drawing ref 2/001A, received 22nd February 2021; Proposed Floor Plans, scale 1:100, drawing ref 2/002A, received 22nd February 2021; Existing Elevations, scale 1:100, drawing ref 2/001A, received 22nd February 2021; Proposed Elevations, scale 1:100, drawing ref 2/002A, received 22nd February 2021.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p>

as amended by the Planning and Compulsory Purchase Act 2004.

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: Chloe Unsworth

Date : 16/04/2021

Authorising Officer: N.J. Hayhurst

Date : 19/04/2021

Dedicated responses to:- N/A