

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2108/OF1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION
3.	Location:	EASTERLEY, SOUTH VIEW 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 This application relates to Easterly, South View Road, a detached property located on an existing housing estate within the Bransty area of Whitehaven. The site benefits from an existing driveway and a large garden. PROPOSAL Planning permission is sought for the erection of a two-storey side extension to provide a garage, utility and enlarged kitchen-dining room on the ground floor and an additional bedroom with en-suite on the first floor. It will project 3.3 metres from the side elevation and it will be 8 metres in depth. The roofline will sit below the existing property, with an eaves height of 4.95 metres and an overall height of 7.257 metres. The front elevation will include a garage door and a first floor window, the side elevation will be blank and the rear elevation will include a patio door and a first floor window. The extension will be finished with red facing brickwork, concrete roof tiles and grey UPVC windows	

and doors.

The proposal also includes an open, timber-framed porch with concrete roof tiles. It will project 1.5 metres from the principal elevation and it will be 2 metres in width. It will include a pitched roof with an eaves height of 2.1 metres and an overall height of 3 metres.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Whitehaven Town Council – 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 Whitehaven and it will provide a porch, garage, utility room and an enlarged kitchen-dining room on the ground floor and an additional bedroom with 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 two-storey extension and front porch will be appropriately located to the side and front of the property and the scale will be relatively modest. The proposal will appear subservient with the stepped back design and lower roofline and therefore it is considered that the extension will not be prominent within the locality. In addition, the applicant confirmed that all the windows and doors will be replaced with grey UPVC. Therefore, the materials are considered to be appropriate and reflect the existing property.

Consideration was given to the use of the proposed facing brick material as the existing property is finished in render. Although the site visit confirmed the property benefits from an existing red brick boundary wall and the applicant confirmed that the red facing brick will reflect the traditional Whitehaven brick in appearance. The proposal will therefore reflect existing extensions and properties within the wider Bransty area. In addition, the existing property is set back from the street by approximately 12 metres and this will help to reduce the impact on the overall street scene. On balance, the proposed contrasting material is considered to be appropriate in this instance.

On this basis, the proposal is considered to comply with 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 shared boundary of the neighbouring property no. 30 South View Road. No concerns were raised as a result of the neighbour consultation process and the extension will be slightly stepped back from the boundary by 0.3 metres. In addition, due to the orientation of the proposed extension to the north of the neighbouring property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.

Potential overlooking issues are mitigated as the proposed side elevation will be blank. In addition, the existing side elevation includes two windows and, therefore taking into account the current impact from the existing windows, the design of the proposal is considered to reduce overlooking.

In addition, under current permitted development rights, a single-storey side 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 orientation of the extension to the north of no. 30 South View Road 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.

On balance, 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. The site layout plan also shows off-street parking spaces will be maintained to the front of the property and therefore the side 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

This application seeks to erect a two-storey side extension and a front porch to a detached property within Whitehaven. The main issues raised by the application were the design and the potential impact on neighbouring amenity.

The extension will not be prominent within the locality and the design is considered to respect the character and appearance of the existing property. In addition, taking into account the orientation of the proposal to the north of the neighbouring property, the proposed design is acceptable and it will not adversely harm the neighbouring amenity or highway safety.

	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.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <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: - Site Location Plan, scale 1:2500, drawing no 1/001A, received 19th March 2021; Existing Site Layout Plan, scale 1:200, drawing no 1/001A, received 19th March 2021; Proposed Site Layout Plan, scale 1:200, drawing no 1/001A, received 19th March 2021; Existing Floor Plans and Elevations, scale 1:100, drawing no 1/002A, received 19th March 2021; Proposed Floor Plans and Elevations, scale 1:100, drawing no 1/003A, received 19th March 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. <p>Informative</p> <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</p>

	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: C. Unsworth		Date : 12/05/2021
Authorising Officer: N.J. Hayhurst		Date : 14/05/2021
Dedicated responses to:- N/A		