

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2113/OF1
2.	<b>Proposed Development:</b>	RETENTION OF TWO STOREY SIDE EXTENSION (REVISION TO PREVIOUSLY APPROVED SCHEME REFERENCE 4/18/2267/OF1)
3.	<b>Location:</b>	6A JERICHO ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>The application site is located within the settlement of Whitehaven with the host property forming that of a 2 storey end terrace house with gardens to both the front and rear of the host property.</p> <p><b>PROPOSAL</b></p> <p>This application seeks planning permission for the erection of a 2 storey side extension (Southern Elevation) that is approximately 2.5 metres in width, 4.5 metres in depth and would have an overall roof height of 6 metres. The extension shares the same eaves height at that of the original host property.</p> <p><b>RELEVANT PLANNING HSITORY</b></p> <p>Planning permission was previously granted planning permission in 2018 under reference</p>

4/18/2267/0F1 for a two storey side extension.

## **CONSULTATION RESPONSES**

Whitehaven Town Council – No objection

### Public Representation

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

## **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 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 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.

A previous planning application that was granted at this site under the reference 4/18/2267/0F1, was for a larger extension. The extension as erected now is a smaller in comparison and does not cause any harmful impact upon the amenity of the neighbouring properties in terms of overlooking or loss of sunlight.

There are no windows within the southern side elevation at any level and it is considered that within the provisions of the General Permitted Development Order 2015 (As Amended) sufficient protection in so far as any new first floor windows created within the side elevation, will be required to be none opening and obscurely glazed.

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.

Based upon the above assessment and attachment of a condition to restrict any futures windows within the northern side elevation, the proposal is considered to meet the aims and objectives of DM18 policy and the NPPF guidance.

### Character

The application site is located within the well-established residential area. It is considered that the extension as erected is a subservient addition to the many host dwelling house. The proposed extension is considered to be of a scale and design of which are acceptable and within character of the local area.

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

### **Planning Balance**

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.

8.	<b>Recommendation:</b> Approve	
9.	<b>Conditions:</b>  1. The approved extension shall be retained in accordance with the following plan  Planning – Proposed Floor Plans and Elevations Scale 1:50 & 1:100 Drawing Number A102 Revision B for the lifetime of the development unless otherwise agreed in writing.  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.  <b>Statement</b> 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.	
<b>Case Officer: Adrian Adams</b>		<b>Date : 10.05.2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>		<b>Date : 14/05/2021</b>
<b>Dedicated responses to:- N/A</b>		