



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2148/OF1
2.	Proposed Development:	DEMOLITION OF SIDE GARAGE AND ERECTION OF A SINGLE STOREY EXTENSION
3.	Location:	10 AIKBANK 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: INTRODUCTION <p>The application site is located within the settlement of Whitehaven with the host property forming that of a semidetached bungalow with gardens to both the front and rear of the host property.</p> PROPOSAL <p>This application seeks planning permission for the erection of a replacement single storey side extension; this would extend out from the existing western side elevation by 5 metres, would be 6.7 metres deep and would have an overall roof height of 5.3 metres.</p> CONSULTATION RESPONSES <p><u>Whitehaven Town Council</u> – No objection</p>	

Public Representation

The application has been advertised by way of a neighbour notification letters issued to 2 properties. One letter of support has 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 is currently 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 side extension would replace an existing extension of a similar size in terms of height and foot print. The new extension would have a slightly increased roof height of 0.5 metres and would extend forward from the existing extension by 1.2 metres.

The main property impacted by this proposal is to the west, being that of No. 8 Aikbank Road; this is set considerably lower than the application site. In terms of the potential for overlooking, there no windows shown on the side or rear elevations of the proposed extension and therefore it is considered that proposal is acceptable subject to a condition being attached to prevent any addition openings from being formed within the side or rear elevation.

In terms of loss of sunlight, the application is located to the east of No.8 Aikbank and whilst the application is considerably elevated, it is not considered that the proposed extension would result in a harmful loss of sunlight to this neighbouring property.

The application site would retain a decent level of amenity garden area and whilst the extension would result in the loss of the garage car parking space, the front garden has been gravelled over and so this would offer off street parking for several cars and so would not result in any on 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. The proposed extension is considered to be of a scale and design of which are 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 attached 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

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.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <li data-bbox="183 432 1498 695"> <p>1. 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> <li data-bbox="183 779 1498 1619"> <p>2. 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>Site Location Plan Scale 1:1250 @A4 Ref SK01-1 Received with the valid application on the 1st April 2021.</p> <p>Existing Plan Scale 1:100 @ A3 Ref SK01-02 Received with the valid application on the 1st April 2021.</p> <p>Existing Elevations Plan Scale 1:100 @A4 Ref SK01-02 Received with the valid application on the 1st April 2021.</p> <p>Proposed Elevation Plan Scale 1:100 @A4 Ref SK01-7 Received with the valid application on the 1st April 2021.</p> <p>Proposed Plan Scale 1:100 @A4 Ref SK01-8 Received with the valid application on the 1st April 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> <li data-bbox="183 1703 1498 1843"> <p>3. 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 any elevation of the development hereby permitted, other than those shown on the</p>

	<p>approved plans within this application, without the prior written permission of the Local Planning Authority.</p> <p>Reason</p> <p>To ensure that any external alterations will not adversely impact on the amenities of the surrounding occupiers.</p> <p>4. 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> <p>Statement</p> <p>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.</p>
Case Officer: Adrian Adams	Date : 24.05.2021
Authorising Officer: N.J. Hayhurst	Date : 25/05/2021
Dedicated responses to:- N/A	