



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2170/OF1
2.	Proposed Development:	PROPOSED HIP TO GABLE ROOF EXTENSION WITH REAR DORMER WINDOW
3.	Location:	28 VICTORIA 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 The application relates to 28 Victoria Road, a semi-detached property located within Whitehaven. PROPOSAL Planning Permission is sought for the erection of a gable roof extension with a dormer window on the rear elevation. The dormer will be stepping back from the side elevation by 0.6 metres facing no. 30 Victoria Road and it will be built on the boundary wall with no. 26 Victoria Road. It will be 5.3 metres in width and 3 metres in depth. It will be 1.8 metres in height and it will be sit just below the existing ridge-line. It has been designed to include one window on the rear elevation and the side elevations will be blank. The dormer will be finished in aluminium standing seam cladding, the roof will be natural slate reused from the existing roof and the windows will be grey UPVC to match the existing property.	

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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.

Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and the roof alterations and rear dormer window will provide an enlarged bedroom and en-suite. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy 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 gable roof extension will infill the gap between the hipped roof and the existing chimney on the side elevation and therefore the scale is considered to be modest. It is not considered to be excessively prominent within the locality and the chimney will help screen the gable extension.

However, concerns were raised regarding the proposed scale of the dormer window and the proximity to the adjoined boundary of no. 26 Victoria Road. Justification for the scale was provided by the agent due to the required 2-metre head room at the head of the stairs to comply with Building Regulations. The proposal includes the dropping of the existing first floor level ceilings to accommodate the roof alterations which will ensure that the rear dormer sits below the existing ridge-line. The agent also confirmed that the design reflects other rear dormers along Victoria Road, which have been built to the party wall. To ensure that the character of the existing property is maintained, the dormer window is set back from the side elevation by 600mm facing no. 28 Victoria Rod which enables the existing roof pitch to be seen.

In addition, under current permitted development rights, a dormer window could be erected on the rear elevation, with a cubic content of 50 cubic metres without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the additional cubic content is not larger than what is possible under permitted development and it will be appropriately located on the rear elevation of the roof, this proposal is considered to be acceptable in terms of its scale. It will also be located behind the main element of the existing dwelling and this will ensure that the dormer appears subservient to the main dwelling.

The existing roofline and pitch will remain visible and therefore the proposal is not considered to adversely impact upon the street scene. The design and the choice of materials are also considered to respect the character and appearance of the property.

On balance, the proposal is considered to be acceptable in relation to the parent property and the

	<p>surrounding dwellings which satisfies Policy DM18(A) and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>Potential overlooking and overshadowing issues were considered, although there are no neighbouring properties to the rear of the dwelling and the dormer will be stepped back from the existing side elevation by 0.6 metres. In addition, the proposal has omitted windows from the side elevation and therefore the design is considered to reduce overlooking concerns.</p> <p>On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed roof alterations and rear dormer window are of an appropriate design and would not have any detrimental impact on the amenities of the adjoining properties.</p> <p>Despite original concerns regarding the scale of the rear dormer, the proposed scale is considered to be acceptable based on the justification provided by the agent and also given the Permitted Development fall back-position. The location on the rear elevation will also ensure that the character of the existing dwelling is respected.</p> <p>On balance, the proposal 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 1:1250, drawing reference 2021-004-01 Rev A, received 19th April 2021;</p>

Proposed Site Plan, scale 1:200, drawing reference 2021-004-05 Rev A, received 19th April 2021;
Existing Floor Plan, scale 1:100, drawing reference 2021-004-02 Rev A, received 19th April 2021;
Existing Elevations, scale 1:100, drawing reference 2021-004-03 Rev A, received 19th April 2021;
Existing Sections A-A & B-B, scale 1:100, drawing reference 2021-004-04 Rev A, received 19th April 2021;
Proposed Floor Plan, scale 1:100, drawing reference 2021-004-10 Rev B, received 19th April 2021;
Proposed Elevations, scale 1:100, drawing reference 2021-004-20 Rev B, received 19th April 2021;
Proposed Sections A-A & B-B, scale 1:100, drawing reference 2021-004-30 Rev B, received 19th April 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.

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: C. Unsworth

Date : 14/06/2021

Authorising Officer: N.J. Hayhurst

Date : 14/06/2021

Dedicated responses to:- N/A