

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

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| 1. | Reference No: | 4/21/2176/0F1 |
| 2. | Proposed Development: | DEMOLITION OF EXISTING SINGLE STOREY SIDE EXTENSION AND ERECTION OF A TWO STOREY SIDE EXTENSION |
| 3. | Location: | 29 THORNTON 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 29 Thornton Road, a semi-detached property located on an existing housing estate within Whitehaven. PROPOSAL Planning permission is sought for the removal of the existing single-storey side extension and the erection of a two-storey side extension to provide an enlarged kitchen dining room, utility and WC on the ground floor and an additional bedroom with en-suite on the first floor. It will project 2.6 metres from the side elevation and it will be 7.5 metres in depth to match the existing property. The roofline will match the existing property, with an eaves height of 4.8 metres and an overall height of 7.3 metres. The front elevation will include a ground floor and a first floor window, the side elevation will be blank and the rear elevation will include a ground floor window and access door and a first floor window. The extension will be finished in render, roof tiles and UPVC windows and doors 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 it will provide an enlarged kitchen dining room, utility and WC 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 will be appropriately located to the side of the property and the scale will be relatively modest. It will replace an existing single-storey side extension and the depth will match the existing property. The design includes a continuation of the existing eaves and ridge height to match the existing property and the surrounding neighbours. As a result, the proposed extension will not be excessively prominent in the street scene. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

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 as the replacement extension will be built up to the boundary. Although 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 one first floor window and therefore taking into account the current impact from the existing window, the design of the proposal is considered to reduce overlooking.

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| | <p>In addition, no concerns were raised as a result of the neighbour consultation process.</p> <p>On balance, it is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.</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. It is not considered to be excessively 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.</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>Location Plan, scale 1:1250, drawing no 284-01002-01, received 23rd April 2021; Block Plan, scale 1:200, drawing no 284-01003-01, received 23rd April 2021; Existing Floor Plan and Elevations, scale 1:100, drawing no 284-01001-01, received 23rd April 2021; Proposed Ground Floor Plan, scale 1:50, drawing no 284-04001-01, received 23rd April 2021; Proposed First Floor Plan, scale 1:50, drawing no 284-04002-01, received 23rd April 2021; Proposed Elevations, scale 1:100, drawing no 284-05001-01, received 23rd 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> |

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 : 15/06/2021

Authorising Officer: N.J. Hayhurst

Date : 18/06/2021

Dedicated responses to:- N/A