

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2225/OF1
2.	Proposed Development:	ATTIC CONVERSION WITH DORMER WINDOWS TO FRONT AND REAR ELEVATIONS
3.	Location:	16 COLLEGE VIEW, 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 <p>The application relates to 16 College View, a detached bungalow property situated on an existing housing estate within Whitehaven. The site is bound by residential properties to the side and rear and fronts College View, with no neighbouring properties directly to the front.</p> PROPOSAL <p>Planning permission is sought for the erection of two dormer windows on both the front and rear elevations to provide a first floor bedroom and en-suite.</p> <p>The front elevation will include one pitched roof dormer and one larger flat roofed dormer with a Juliet balcony. The pitched roof dormer has been designed to include one window on the front elevation and the side elevations will be blank. Both front dormers will be located above the ground floor windows.</p>	

The rear elevation will include two pitched roof dormers and a velux window. The dormers have been designed to include one window on the rear elevations and the side elevations will be blank.

The dormers will be finished in Envirobuild Hyperion granite cladding, concrete roof tiles on the pitched roof and liquid plastic on the flat roof and white UPVC windows to match existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a loft conversion to the existing dwelling (ref: 4/05/2161/0).

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objection.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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 a two dormer windows on both the front and rear elevations. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

In addition, dormer windows are a typical feature in the surrounding residential area and therefore in principle of the development is considered to be acceptable.

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.

Concerns with the original scale and design were raised with the applicant and amendments were sought. The larger flat roofed front dormer was reduced in scale to reflect the width of the ground floor window and both front dormers were re-located to create symmetry with the ground floor windows. This will ensure that the proposed development would respect the character of the existing property by appearing subservient to the main roof structure and not being overbearing on either the parent property or the adjacent dwellings. Overall, the amended proposal will be relatively modest in scale and appropriately located on the roof of the dwelling. The amendments also ensure that the existing roofline and pitch will still be visible to respect the character and appearance of the property.

In addition, the window design and the choice of materials will match the existing dwelling and the dormers have been designed to blend in with the existing roof using dark grey cladding for the walls. This will ensure the proposal does not appear excessively prominent from the street scene.

On balance, the proposal is considered to be acceptable in relation to the parent property and the surrounding dwellings which satisfies 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

	<p>amenity of the parent property or adjacent dwellings.</p> <p>Concerns with the original design were raised as the proposal included a raised platform on the front elevation. Amendments were sought which included solid side elevations to create a Juliet balcony and to mitigate overlooking concerns to the neighbouring properties.</p> <p>In addition, the dormer will be stepped back from the principal and rear elevations and therefore it is unlikely that the proposal will cause any demonstrable harm for the parent property or the neighbouring properties. The proposal will also reduce overlooking as the first floor side elevation windows will be removed as part of the works and no residential properties are located to the front of the dwelling.</p> <p>No objections have been received to the proposal.</p> <p>On this basis, the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks permission for the installation of two dormer windows to the front and rear elevations. The main issue raised by the proposal was the scale and design and the impact on residential amenity.</p> <p>Amendments were sought to mitigate overlooking concerns and ensure that the scale and design respects the character and appearance of the existing property. The reduced scale will ensure that the dormer windows will not dominate the existing roof and appear subservient to the existing dwelling. In addition, the removed raised platform and removal of the side elevation windows will mitigate overlooking concerns. Overall, the amended proposal is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties.</p> <p>On balance, it 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> <p>1. 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>2. 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 reference AW-PAC-001, received 17th May 2021; Block Plan, scale 1:500, drawing reference AW-PAC-001, received 17th May 2021; Proposed Site Plan, scale 1:200, drawing reference AW-PAC-001, received 17th May 2021; Existing Floor Plan and Elevations, scale 1:100, drawing reference AW-PAC-001, received 17th May 2021; Proposed Floor Plan and Elevation, scale 1:100 and 1:50, drawing reference AW-PAC-002 Rev H, received 10th October 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> <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 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: C. Unsworth	Date : 21/10/2021
Authorising Officer: N.J. Hayhurst	Date : 21/10/2021
Dedicated responses to:-N/A	