

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2250/OF1
2.	<b>Proposed Development:</b>	DEMOLITION OF GARAGE & CONSERVATORY & REPLACEMENT WITH TWO STOREY SIDE & SINGLE STOREY REAR EXTENSION & SINGLE STOREY EXTENSION TO FRONT
3.	<b>Location:</b>	16 CORONATION DRIVE, 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>  <b>SITE AND LOCATION</b>  This application relates to 16 Coronation Drive, a semi-detached property within Whitehaven. The site benefits from an existing driveway, a large rear garden and a single-storey garage to the side of the property.  <b>PROPOSAL</b>  Planning permission is sought for the demolition of the existing garage and the erection of a two-storey side extension, a single-storey rear extension and a front porch. The extension will provide an enlarged kitchen-dining-living room, utility room and WC, study and front porch on the ground floor and an enlarged bedroom and bathroom on the first floor.  The two-storey side extension will project 2.3 metres from the side elevation and it will be 7.4 metres in depth. It has been designed to match the existing house with a hipped roof, an overall height of 7	

metres and an eaves height of 4.7 metres. It will include a first floor window on the front elevation, two windows on the side elevation and a bedroom window on the rear elevation.

The single-storey rear extension will project 2.7 metres from the rear elevation and it will be 7.8 metres in width. It has been designed to include a flat roof with an overall height of 2.8 metres. It will include bi-folding doors and a window on the rear elevation and the side elevations will be blank. The extension will also be lit by two skylights.

The front porch will project 1.5 metres from the front elevation and it will be 4 metres in width. It has been designed to include a lean-to roof with an eaves height of 2.3 metres and an overall height of 3.2 metres and it will include an access door and window on the front elevation. The side elevations will be blank.

The proposed extension will be finished in render, slate roof tiles and UPVC windows and doors to match the existing property.

The proposal also includes the creation of an additional off-street parking space to the front of the property and it will be surfaced in permeable block paving 'ArmPave 60' to match the existing driveway.

#### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous applications for this property.

#### **CONSULTATION RESPONSES**

##### Consultees

Whitehaven Town Council – No objections.

Highway Authority– No objections.

Lead Local Flood Authority – No objections.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 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

Policy DM22 – Accessible Developments

**Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

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, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling located on an existing housing estate within Whitehaven and it will provide an enlarged kitchen-dining-living room, a utility room, a WC, a study and a front porch on the ground floor and an enlarged bedroom and bathroom 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 extension will be appropriately located to the front, side and rear of the property. It will replace the existing single-storey side garage and the scale is considered to be relatively modest. The design of the hipped roof and the continuation of the roof height reflects the character and appearance of the existing property. In addition, the materials will match the existing property and therefore the extension will not be excessively prominent or overbearing on the street scene or on neighbouring properties.

On balance, the proposed scale is considered to be acceptable and the design reflects the existing property. The proposal is therefore considered to meet 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, especially due to the two-storey side extension projecting towards the shared boundary with no. 18 Coronation Drive. No concerns were raised as a result of the neighbour consultation process and due to the orientation of the existing property and the impact of the existing gable on the neighbouring property, it is considered that the proposed two-storey extension will not cause a significant loss of light or dominance on the neighbouring property.

Under current permitted development rights, an extension could project 3 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the single-storey rear extension is not larger than what is possible under permitted development, the part of the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring property.

In addition, although the proposed side elevation includes two windows, one relates to the ground floor WC and the first floor window will provide light into the stairwell and therefore it is not considered to serve a habitable room. The site visit confirmed that there are no windows on the side elevation of no. 18 Coronation Drive facing the proposed extension and therefore overlooking concerns are mitigated. On this basis, taking into account the location of the windows adjacent to the windowless gable, the design of the proposal is considered to be appropriate.

On balance, the proposal is considered to be acceptable. Taking into account the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.

#### Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid

	<p>vehicles dominating the street scene.</p> <p>The proposal includes the creation of an additional off-street parking space to the front of the property. It will be surfaced in permeable block paving 'ArmPave 60' and therefore it will not increase surface water run-off onto the highway. This can be secured through a condition to ensure the driveway is installed prior to the first use of the extension. This will ensure adequate off-street parking to meet the needs of the dwelling is provided and it is therefore considered that the proposal will not affect the highway conditions.</p> <p>The applicant might be required to apply for a permit from the Cumbria County Council Streetworks department to alter the driveway access and dropped kerb. It is therefore appropriate to include these details as an informative note.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension, a single-storey rear extension and a front porch to a semi-detached property within Whitehaven. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.</p> <p>Taking into account the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity or highway safety.</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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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> <ol style="list-style-type: none"> <li>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: -</li> </ol> <p>Existing Location Plan, scale 1:1250, received 23<sup>rd</sup> July 2021;</p>

Existing Block Plan, scale 1:500, received 23<sup>rd</sup> July 2021;  
Proposed Location Plan, scale 1:1250, received 23<sup>rd</sup> July 2021;  
Proposed Block Plan, scale 1:500, received 23<sup>rd</sup> July 2021;  
Existing Ground Floor Plan, scale 1:50, drawing reference 1281-01, received 2<sup>nd</sup> June 2021;  
Existing First Floor Plan, scale 1:50, drawing reference 1281-02, received 2<sup>nd</sup> June 2021;  
Proposed Floor Plans, scale 1:50, drawing reference 1281-04 Rev E, received 2<sup>nd</sup> June 2021;  
Existing and Proposed Elevations, scale 1:100, drawing reference 1281-03 Rev C, received 2<sup>nd</sup> June 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.

3. Prior to the first use of the extension, the proposed driveway must be installed in accordance with the details set out in approved Proposed Block Plan received by the Local Planning Authority on 23<sup>rd</sup> July 2021. The driveway must be maintained at all times thereafter.

**Reason**

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

**Informative Notes**

1. Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain a permit from the driveway access and dropped kerb.

Enquires should be made to Cumbria County Councils Streetwork's team  
[streetworks.west@cumbria.gov.uk](mailto:streetworks.west@cumbria.gov.uk)

2. 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](http://www.gov.uk/government/organisations/the-coal-authority)

	<p><b>Statement</b></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>
<p><b>Case Officer: C. Unsworth</b></p>	<p><b>Date : 16/08/2021</b></p>
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 16/08/2021</b></p>
<p><b>Dedicated responses to:- N/A</b></p>	