

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2271/OF1
2.	Proposed Development:	DEMOLISH EXISTING GARAGE & ERECT A SINGLE STOREY EXTENSION TO SIDE (CONTAINING A LIVING ROOM, UTILITY ROOM & SECOND BATHROOM)
3.	Location:	42 HILLCREST AVENUE, 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>This application relates to 42 Hillcrest Avenue, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from an existing driveway, a large garden and a single-storey garage.</p> PROPOSAL <p>Planning Permission is sought for the removal of the single-storey garage and the erection of a single-storey side extension to provide an additional living room, utility and ground floor WC and shower room.</p> <p>The proposed replacement extension will project 3.9 metres from the side elevation and it will be 7.8 metres in depth to match the existing property. It has been designed to include a lean-to roof, with an overall height of 4.3 metres and an eaves height of 2.8 metres. The front elevation will include a</p>	

window, the side elevation will be blank and the rear elevation will include two windows.

The proposal also includes re-rendering the entire property with buff coloured rough cast render and it will also be finished with grey roof tiles and white UPVC windows to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the removal of the existing garage and the erection of a two storey-side extension (ref: 4/12/2418/0F1).

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – 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 and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling on an existing housing estate within Whitehaven and it will provide an additional living room, utility and ground floor WC and shower room. Policy DM18 supports extensions and alterations 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 of the Local Plan 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 replacement extension will be modest in scale and appropriately located within the large side garden. The single-storey, lean-to roof design will ensure the proposal appears subservient to the main dwelling and it will not be overbearing for the neighbouring properties. In addition, the choice of materials will match the existing property and therefore the replacement extension will not be excessively prominent within the locality.

On this basis, the proposal is considered respect the character and appearance of the existing dwelling and therefore, the proposal is considered to comply with Policies DM10 and 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>Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. Although due to the orientation of the replacement extension to the north of the existing property, it is not considered that the proposal will create unacceptable amenity issues. The extension will also be stepped back from the boundary by a minimum of 1.5 metres and therefore due to the separation distance, it is considered that the extension will not cause a significant loss of light to the neighbouring properties. In addition, no windows will be included on the side elevation and the existing boundary fence to the rear will mitigate potential overlooking issues.</p> <p>In addition, under current permitted development rights, an extension could project up to half the width of the original dwelling, 2.5 metres in this case with an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection and height are not significantly larger than what is possible under permitted development, the proposal is considered to be satisfactory and it not have a detrimental impact on the neighbouring amenity.</p> <p>On this basis, the proposal is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking will remain unchanged to the front of the property and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. The proposal will not create any additional bedrooms and therefore it is considered that the existing driveway provides adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Location Plan, scale 1:1250, drawing no. 1010 - DRG – 0001 Rev A, received 14th June 2021;
Block Plan, scale 1:500, drawing no. 1010 - DRG – 0002 Rev A, received 14th June 2021;
Existing Floor Plan, scale 1:50, drawing no. 1010 - DRG – 0011 Rev A, received 14th June 2021;
Proposed Floor Plan, scale 1:50, drawing no. 1010 - DRG – 0021 Rev A, received 14th June 2021;
Existing Elevations, scale 1:50, drawing no. 1010 - DRG – 0012 Rev A, received 14th June 2021;
Proposed Elevations, scale 1:50, drawing no. 1010 - DRG – 0022 Rev A, received 14th 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.

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 : 06/08/2021
Authorising Officer: N.J. Hayhurst	Date : 09/08/2021
Dedicated responses to:- N/A	