

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2318/OF1
2.	Proposed Development:	DEMOLITION OF THE EXISTING SINGLE STOREY SIDE STRUCTURES & OUTBUILDING AND THE CONSTRUCTION OF A TWO STOREY SIDE AND REAR EXTENSION PLUS A SINGLE STOREY REAR EXTENSION TO AN EXISTING DWELLING WITH INTERNAL MODIFICATIONS
3.	Location:	20 CORONATION DRIVE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change, 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:	<p>SITE AND LOCATION</p> <p>This application relates to 20 Coronation Drive, a semi-detached property within Whitehaven. The site benefits from an existing driveway to the front of the property, a large rear garden and a single-storey garage to the side of the property.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the demolition of the existing garage and the erection of a two-storey side extension and a single-storey rear extension. The extension will provide an enlarged kitchen-dining room, utility room, WC and garage on the ground floor and two additional bedrooms with one en-suite on the first floor.</p>

The two-storey side extension will project 2.506 metres from the side elevation and it will be 10.514 metres in depth. It has been designed to match the existing house with a hipped roof, an overall height of 7.2 metres and an eaves height of 4.7 metres. It will include a garage door and a bedroom window on the front elevation, two obscure glazed bathroom windows on the side elevation and one bedroom window on the rear elevation.

The single-storey rear extension will project 3 metres from the rear elevation and it will be 4.256 metres in width. It has been designed to include a lean-to roof with an eaves height of 2.2 metres and an overall height of 3.2 metres. It will include a sliding panel door to the kitchen area and an access door to the utility on the rear elevation and the side elevation will be blank. The extension will also be lit by two skylights.

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

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

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, highway safety and the coal advice area.

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 room, utility room, WC and garage on the ground floor and two additional bedrooms with one 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 extension will be appropriately located to the 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. 22 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 proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring property.

In addition, the only windows included on the side elevation will be obscure glazed bathroom windows. On this basis, the design of the proposal is considered to mitigate overlooking issues.

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 vehicles dominating the street scene.

The site access and off-street parking for two vehicles 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 Highway Authority raised no objections to the proposal, as the existing driveway will provide adequate off-street parking to meet the needs of the property.

	<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>Coal Advice Area</u></p> <p>Based on the site location plan, part of the application site is located within the defined Development High Risk Area and therefore the Coal Authority was consulted. The Coal Authority confirmed the consultation falls within their exemption list and therefore the Coal Authority guidance applies. In addition, the part of the site where the development is proposed lies outside of the defined High Risk Area.</p> <p>As such, it was not consider that a Coal Mining Risk Assessment is necessary to support the proposal, although an informative note for development within a coal mining area will be included for the applicant’s information.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension and a single-storey rear extension 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>Recommendation: 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 reference 21-31-P-L, received 8th July 2021; Block Plan, scale 1:500, drawing reference 21-31-P-L, received 8th July 2021 Proposed Site Plan, scale 1:200, drawing reference 21-31-P-01 received 8th July 2021;

Existing Floor Plan, scale 1:100, drawing reference 21-31-P-02, received 8th July 2021;
Proposed Floor Plans, scale 1:100, drawing reference 21-31-P-05, received 8th July 2021;
Existing Elevations, scale 1:100, drawing reference 21-31-P-03, received 8th July 2021;
Proposed Elevations, scale 1:100, drawing reference 21-31-P-06 received 8th July 2021;
Existing 3D Sketch, drawing reference 21-31-P-04, received 8th July 2021;
Proposed 3D Sketch, drawing reference 21-31-P-07, received 8th July 2021;
Flood Map, received 8th July 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 : 26/08/2021

Authorising Officer: N.J. Hayhurst

Date : 31/08/2021

Dedicated responses to:- N/A