

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2353/OF1
2.	<b>Proposed Development:</b>	GROUND FLOOR ACCESSIBLE BEDROOM AND ENSUITE BATHROOM TO REAR
3.	<b>Location:</b>	17 CUMBERLAND ROAD, 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>LOCATION</b>  This application relates to 17 Cumberland Road, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from a large garden, which is spread across two levels.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a single-storey rear extension to provide a ground floor bedroom and accessible bathroom. The proposal also includes an external lift to provide access to the upper level of the garden and parking space to the rear of the property.  The extension will project 7.8 metres from the rear elevation and 0.7 metres from the side elevation and it will be 3.9 metres in width. It has been designed to include a flat roof with an overall height of	

3 metres. The design includes two patio doors on the side elevation facing the garden and an access door and bathroom window on the side elevation facing the boundary. The rear elevation will be blank. It will be finished with wet dash render, single ply grey roofing membrane and white 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 comments received.

##### 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 proposed 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 ground floor bedroom and accessible bathroom required to facilitate a disabled person. The proposal also includes an external lift to provide access to the upper level of the garden and parking space to the rear of the property. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

In addition, the application is supported by Copeland Borough Council's Housing Technical Officer and has been granted assistance from CBC Customer and Community services department.

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 rear extension will be relatively modest in scale and appropriately located within the site, behind the main element of the existing dwelling. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. The flat roof design will not be overbearing for the neighbouring properties and it is considered to be suitable for its use. In addition, the choice of materials will match the existing property and therefore it will reflect the character and appearance of the property.

In addition, the lift is considered to be suitably designed for its use. It will provide suitable access to the upper level of the garden and parking space to the rear of the property and the choice of materials are considered to be appropriate. Taking into account the full accessibility for the applicant, the design of the development is considered to be acceptable.

On this basis, the proposal is 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

	<p>amenity of both the parent property and adjacent dwellings.</p> <p>Overlooking and overshadowing issues between the proposed extension, external elevator and the neighbouring properties were considered, although the proposal will be modest in scale and the rear extension flat roof design will reduce potential overshadowing issues. It will also replace an existing outbuilding and it will be appropriately located to the north of the neighbouring garden, stepped away from the boundary by approximately 1 metre. This will reduce potential overshadowing issues and no concerns have been raised as part of the neighbour consultation process.</p> <p>In addition, 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. Due to the scale and design of the extension, the orientation and 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.</p> <p>On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to meet Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the accessible bedroom and shower room extension and the external lift are considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. The application 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> <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> </li> <li> <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>Existing Site Location Plan, scale 1:1250, drawing no 21/0299/01, received 3<sup>rd</sup> August 2021;</p> </li> </ol>

Existing Block Plan, scale 1:200, drawing no 21/0299/01, received 3<sup>rd</sup> August 2021;  
Existing Ground Floor Plan, scale 1:50, drawing no 21/0299/02, received 3<sup>rd</sup> August 2021;  
Existing Rear Elevations, scale 1:50, drawing no 21/0299/03, received 3<sup>rd</sup> August 2021;  
Existing Side Elevation, scale 1:50, drawing no 21/0299/04, received 3<sup>rd</sup> August 2021;  
Existing Sectional Elevation, scale 1:50, drawing no 21/0299/05, received 3<sup>rd</sup> August 2021;  
Proposed Ground Floor Plans, scale 1:50, drawing no 21/0299/06, received 3<sup>rd</sup> August 2021;  
Proposed Side Elevations, scale 1:50, drawing no 21/0299/07, received 3<sup>rd</sup> August 2021;  
Proposed Rear Elevations, scale 1:50, drawing no 21/0299/08, received 3<sup>rd</sup> August 2021;  
Proposed Sectional Elevation, scale 1:50, drawing no 21/0299/09, received 3<sup>rd</sup> August 2021;  
Proposed Block Plan, scale 1:200, drawing no 21/0299/10, received 3<sup>rd</sup> August 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](http://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 : 22/09/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 27/09/2021**

**Dedicated responses to:- N/A**