

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2379/OF1
2.	Proposed Development:	ERECTION OF PORCH TO FRONT OF PROPERTY
3.	Location:	7 HAIG 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:	<p>SITE AND LOCATION</p> <p>This application relates to 7 Haig Avenue, an end of terraced property located within Whitehaven. The site benefits from a large front garden and driveway.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a front porch. The proposed porch will project 2.6 metres forward of the principal elevation and it will be 2.6 metres in width. It will have a pitched roof with an overall height of 3.95 metres. It has been designed to include a door on the front elevation and a window on the side elevation facing the neighbouring property no. 6 Haig Avenue. The side elevation facing no. 8 Haig Avenue will be blank. The porch will be finished in brick and dash render, roof tiles and UPVC windows and doors to match the existing property.</p>

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

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.

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 front porch. 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 porch will be relatively modest in scale and appropriately sited within front garden. The design is considered to be suitable for its use and the choice of materials will match the existing dwelling and therefore the extension will not be excessively prominent within the locality.

In addition, the proposed porch design will reflect existing front porches along Haig Avenue and within the wider residential area. The proposal is therefore not considered to be overbearing on the neighbouring properties and the design will respect the character and appearance of the existing property and the residential area.

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 amenity of the parent property or adjacent dwellings.

The proposed porch will have little impact on the residential amenity due to its scale and siting. It will be modest in scale and appropriately located within the front garden. Although the proposal includes a window on the side elevation facing no. 6 Haig Avenue, the porch is not a habitable room and no objections have been received as part of the consultation period. In addition, it will not project beyond the existing side elevation, which is stepped away from the boundary with no. 6 Haig Avenue by approximately 2.5 metres and therefore it is considered that the extension will not result in a significant loss of light or privacy for the neighbouring properties.

On this basis, the proposal will have little impact on the residential amenity and therefore it is considered to meet Policy DM18 and the NPPF guidance.

Planning Balance and Conclusion

The proposed front porch is of an appropriate scale and design and will not have any detrimental

	<p>impact on the amenities of the adjoining properties. 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>
<p>8.</p>	<p>Recommendation: Approve (commence within 3 years)</p>
<p>9.</p>	<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: - Site Plan, scale 1:500, received 20th August 2021; Proposed Block Plan, scale 1:200, received 20th August 2021; Existing Elevation, received 20th August 2021; Proposed Floor Plan, received 20th August 2021; Proposed Front Elevation, received 20th August 2021; Proposed Side Elevations, received 15th October 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. <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>

	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 : 18/10/2021
Authorising Officer: N.J. Hayhurst	Date : 18/10/2021
Dedicated responses to:- N/A	