

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2380/OF1
2.	<b>Proposed Development:</b>	ERECTION OF A TWO STOREY EXTENSION TO THE FRONT ELEVATION
3.	<b>Location:</b>	23 HOLLINS PARK, MOOR ROW, WHITEHAVEN
4.	<b>Parish:</b>	Egremont
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>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 23 Hollins Park, a terraced property located on an existing housing estate within Moor Row.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a two-storey extension to infill the front corner of the property. The extension will provide an enlarged ground floor playroom and an enlarged bedroom on the first floor. The extension will project to be in line with the existing front wall of the dwelling and it has been designed to continue the existing roof height and pitch. It has also been designed to include one ground floor window and one first floor window. It will be finished with facing brick and pebbledash, concrete roof tiles and white UPVC windows to match the existing property.</p>

## **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

## **CONSULTATION RESPONSES**

### Egremont Town Council

Councillors were concerned that this application is for retrospective permission; however, they have no objections as long as Copeland Borough Council's planning rules have been adhered to and you are satisfied with the work that is carried out.

### Highway Authority

No objections.

### Lead Local Flood Authority

No objections.

### Public Representations

The application has been advertised by way of neighbour notification letter issued to 5 no. properties.

No objections have been received as a result of this consultation process, although one neighbour raised some questions regarding the party wall, the building process, potential disturbances and timescales.

## **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 impacts on residential amenity and highway safety.

### Principle of Development

The proposed application relates to a residential dwelling within Moor Row and it will infill the front corner of the property to provide an enlarged ground floor playroom and an enlarged bedroom 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 safeguard good levels of quality and attractiveness. 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 extension will be modest in scale and will infill the front corner of the property. It will not be overbearing for the neighbouring properties and the design is considered to be suitable for its use. In addition, the choice of materials are considered to respect the character and appearance of the existing property.

On balance, 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.

	<p>The proposed extension will have little impact on residential amenity due to its modest scale and siting. It will infill the front corner between the existing property and the adjoined property and it will not project further than the existing front wall of the property. The extension will therefore not cause any overshadowing impacts on the neighbouring properties and overlooking from the windows is not considered to be materially different than the existing windows on the front elevation.</p> <p>One neighbour raised some queries regarding the party wall, the building process, potential disturbances during the works and timescales. These are not material planning considerations and therefore cannot be taken into account in the application assessment.</p> <p>On this basis, there will be little impact on amenity of occupiers of the adjacent properties and the proposal is considered to satisfy Policies DM18(B) and 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>On balance, the proposed extension is of an appropriate design and it will not have any detrimental impact on the amenities of the adjoining properties or highway conditions. It therefore 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> 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>

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, received 20<sup>th</sup> August 2021;  
Site Plan with Parking, scale 1:500, received 30<sup>th</sup> September 2021;  
Existing Ground Floor Plan, scale 1:50, received 20<sup>th</sup> August 2021;  
Existing First Floor Plan, scale 1:50, received 20<sup>th</sup> August 2021;  
Proposed Ground Floor Plan, scale 1:50, received 20<sup>th</sup> August 2021;  
Proposed First Floor Plan, scale 1:50, received 20<sup>th</sup> August 2021;  
Existing Elevations, scale 1:100, received 20<sup>th</sup> August 2021;  
Proposed Elevations, scale 1:100, received 20<sup>th</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 : 13/10/2021**

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

**Date : 15/10/2021**

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