

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2397/0F1
2.	Proposed Development:	PROPOSED RELOCATION OF GARAGE AND SINGLE STOREY SIDE EXTENSION TO HOUSE
3.	Location:	5 GAMERIGGS ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, 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 5 Gameriggs Road, a semi-detached property located on an existing housing estate within Whitehaven. The site is a corner plot and a highway junction lies to the west of the application site.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey side extension to provide an entrance porch and additional living room and a new detached garage.</p> <p>The extension will project 4.35 metres from the side elevation and will be 5.2 metres in width. It has been designed to include a pitched roof with an overall height of 3.6 metres and an eaves height of 2.5 metres. The extension has been designed to include a front door and window on the front</p>

elevation and the side and rear elevation will be blank. The extension will also be lit by one skylight.

The garage works include the demolition of an existing garage and the erection of a new garage that will be 3.35 metre in width and 5.2 metres in depth. It has been designed with a flat roof with an overall height of 2.5 metres. The front elevation will include a garage door, the side elevation facing the dwelling will include an access door and the rear and side elevation facing the boundary will be blank.

The extension and garage will be finished with render, roof tiles and white UPVC windows and doors to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications for this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council

No objections.

Highway Authority and Lead Local Flood Authority

Initial comments:

- Request visibility splays to confirm the relocation of the garage will not obstruct visibility for vehicles coming out of the cul-de-sac that exists west of the site. The required visibility splays for a 30mph speed road should be 60m at the minimum in both direction back by 2.4m and at a height of 1.05m above the carriageway.

Revised comments following amended plan with relocated garage and driveway details:

- It is considered that the proposal will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere;
- 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 proposed 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 within Whitehaven and it will provide an entrance porch, additional living room and a detached garage. 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 and new garage satisfy 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.

Concerns were originally raised regarding the design and location of the proposed garage. The original location proposed for the garage was forward of the principal elevation. The character of the area is very open and the garage in this location would have an impact on this existing character. On this basis, to ensure the overall proposal is respectful of the character of the site and the wider setting, amended plans were provided with the garage located adjacent to the proposed garage conversion, behind the principal elevation of the dwelling.

The proposed extension is relatively modest in scale and is appropriately located within the corner plot. It will be located behind the principal elevation of the dwelling and therefore it will not be excessively prominent within the street scene. In addition, the choice of materials match the existing dwelling to ensure the development reflects the character and appearance of the existing dwelling.

On balance, the proposal is considered to satisfy Policy DM18 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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposal and the neighbouring properties were considered. However, the extension and garage are considered to be relatively modest in scale and suitably located within the corner plot. The extension and garage will not project beyond the existing front and rear elevation and therefore, due to the separation distances, the proposal will not cause significant dominance or overshadowing on the neighbouring properties. In addition, no windows will be included on the side or rear elevation and therefore the design mitigates potential overlooking issues.

On this basis, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered that the proposal will meet Policies DM12, DM18 and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

Consideration was given to the potential impact on the adjacent highway junction, following concerns from the Highway Authority regarding the required visibility splays. On this basis, amended plans were provided and due to the relocated garage position within the site, stepped back behind the junction, the extension and garage will not harm the visibility at the entrance. The Highway Authority confirmed this was acceptable.

The proposal includes the creation of an additional off-street parking space to the front of the property. It will be surfaced in permeable driveway and therefore it will not increase surface water run-off onto the highway. This can be secured through a condition to ensure the driveway is installed

	<p>prior to the first use of the extension. This will ensure adequate off-street parking to meet the needs of the dwelling is provided and it is therefore considered that the proposal will not affect the highway conditions.</p> <p>The applicant might be required to apply for a permit from the Cumbria County Council Streetworks department to alter the driveway access and dropped kerb. It is therefore appropriate to include these details as an informative note on the decision notice.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension and replacement garage are of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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>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: - Site Location Plan, scale 1:1250, drawing no 1616-01, received 1st September 2021; Block Plan, scale 1:500, drawing no 1616-01, received 1st September 2021; Proposed Block Plan, scale 1:200, drawing no 1616-01, received 10th November 2021; Existing Floor Plans, scale 1:50, drawing no 1616-02, received 10th November 2021; Existing Elevations, scale 1:50, drawing no 1616-03, received 10th November 2021; Proposed Floor Plans, scale 1:50, drawing no 1616-04, received 10th November 2021; Proposed Elevations, scale 1:50, drawing no 1616-05, received 10th November 2021; Proposed Roof Plans, scale 1:50, drawing no 1616-06, received 10th November 2021; Existing and Proposed Driveway Plan, scale 1:100, drawing no 1616-06, received 8th December

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.

3. Prior to the first use of the extension, the proposed driveway must be installed in accordance with the details set out in approved Proposed Driveway Plan, drawing reference 1616-06 received by the Local Planning Authority on 8th December 2021. The driveway must be maintained at all times thereafter.

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

Informatives

1. Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain a permit from the driveway access and dropped kerb.

Enquires should be made to Cumbria County Councils Streetwork's team
streetworks.west@cumbria.gov.uk

2. 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 : 14/12/2021
Authorising Officer: N.J. Hayhurst	Date : 16/12/2021
Dedicated responses to:- N/A	