

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2399/0F1
2.	Proposed Development:	DEMOLITION OF EXISTING FLAT ROOM EXTENSION & CONSTRUCTION OF NEW SINGLE STOREY EXTENSION TO SIDE/REAR OF EXISTING DWELLING
3.	Location:	5 OAKFIELD COURT, 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 5 Oakfield Court, a semi-detached property situated on an existing housing estate within Whitehaven.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a single-storey wrap-around extension to the side and rear of the property to provide a replacement garage and utility room.</p> <p>The extension will project 2.8 metres from the side elevation and it will be 10 metres in depth. The proposal will also project 2.8 metres from the rear elevation. It has been designed to include a lean-to roof with an overall height of 3.8 metres and an eaves height of 2.5 metres. The front elevation will include a garage door, the side elevation will include a small utility room window and the rear elevation will include patio doors. The extension will be finished in dashed render, roof tiles and</p>

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 objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 7 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

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 and highway safety.

Principle of Development

The proposed application relates to a residential dwelling located on an existing housing estate within Whitehaven and it will provide a replacement garage and utility room. Policy DM18 supports extensions and alterations 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 replacement wrap-around extension will be modest in scale and appropriately sited to the side and rear of the property. The design will include a lean-to roof to reflect the character of the existing dwelling and therefore it will not be prominent in the street scene. In addition, the proposed materials will match the existing property.

On this basis, the proposal is considered to meet Policies DM10 and DM18(A).

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 proposal will be appropriately located in the side and rear garden, to the north of the existing property and it will replace a flat roof garage extension. The extension will also be stepped back from the side boundary by approximately 2 metres and therefore due to the separation distances and orientation within the application site, it is considered that the extension will not cause a significant overshadowing or overlooking to the neighbouring properties.

In addition, under current permitted development rights, a rear extension could project 3 metres from the rear elevation and a side extension could project up to half the width of the original dwelling, 2.5 metres in this case, with an eaves height of 3 metres and an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the wrap-around extension is not significantly larger than what is possible under permitted development, this proposal is considered to be

	<p>satisfactory.</p> <p>On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.</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 meet Policy DM22 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Conclusion</u></p> <p>The proposed replacement wrap-around extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. 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>
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. <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> <ol style="list-style-type: none"> 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: - <p>Location Plan, scale 1:1250, drawing 001 Mod B, received 1st September 2021; Block Plan, scale 1:500, drawing 001 Mod B, received 1st September 2021; Existing Floor Plan and Elevations, scale 1:100, drawing 002 Mod A, received 1st September 2021; Proposed Floor Plan, scale 1:100, drawing 004 Mod B, received 5th October 2021;</p>

Proposed Elevations, scale 1:100 and 1:200, drawing 003 Mod B, received 5th 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.

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 : 26/10/2021

Authorising Officer: N.J. Hayhurst

Date : 27/10/2021

Dedicated responses to:- N/A