

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2406/OF1
2.	<b>Proposed Development:</b>	SINGLE STOREY EXTENSIONS TO SIDE AND REAR
3.	<b>Location:</b>	188 HIGH 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>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 188 High Road, a semi-detached property situated on an existing housing estate within Whitehaven.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a single-storey wrap-around extension to the side and rear of the property. It will provide a ground floor bedroom and accessible shower room, a music room, a utility and WC and an enlarged kitchen-living room.</p> <p>The extension will project 3.5 metres from the side elevation and it will be 9.19 metres in depth. The proposal will also project 3 metres from the rear elevation and it will have an overall width of 9.42 metres. It has been designed to include a lean-to roof with an overall height of 3.7 metres and an eaves height of 2.2 metres. The front elevation will include a window, the side elevation will include</p>

two windows and the rear elevation will include a window, an access door and bi-fold doors. It will also be lit by three skylights on the rear and it will be finished in render, roof tiles and UPVC windows and doors to match the existing property.

The proposal also includes the creation of two off-street parking spaces and a raised deck and ramp on the rear elevation to ensure the extension is fully accessible. The decking will not exceed 30cm above ground level.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Whitehaven Town Council

No objections.

#### Highway Authority

Standing Advice.

#### Lead Local Flood Authority

Standing Advice.

#### Public Representation

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

One objection has been received as a result of this consultation, which raised the following concerns:

- Lack of neighbour consultation;
- Loss of view;
- Loss of property value.

### **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. It will provide a ground floor bedroom and accessible shower room, a music room, a utility and WC and an enlarged kitchen-living 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.

Concerns were received regarding the loss of view and the potential loss of property value, although these issues are not material planning considerations so cannot be considered as part of the application assessment.

The proposed extension is considered to be relatively 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 the proposed materials will match the existing property.

On this basis, the proposal will not be prominent in the street scene and it is considered to meet Policies DM10 and 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 proposal will be appropriately located in the side and rear garden, to the south and west of the existing property. It will be stepped back from the side boundary by approximately 1.5 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.

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, 4 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 satisfactory.

In addition, the proposed raised deck and ramp on the rear elevation will ensure the extension is fully accessible and as the decking will not exceed 30cm above ground level, the potential amenity issues are considered to be minimal and the existing boundary fence will screen the development.

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.

#### Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The proposal will create additional off-street parking to the rear of the property and therefore it is considered the proposal will provide adequate off-street parking to meet the needs of the property. It will not have a detrimental effect on the existing highway conditions and the driveway installation can be secured by the use of a planning condition.

On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.

#### Conclusion

The proposed 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.
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <p>1. 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> <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: -</p> <p>Location Plan, scale 1:1250, drawing no 100A, received 10<sup>th</sup> January 2022;  Site Plan, scale 1:250, drawing no 100A, received 10<sup>th</sup> January 2022;  Existing Floor Plan and Elevations, scale 1:100, drawing no 103A, received 10<sup>th</sup> January 2022;  Proposed Floor Plan, scale 1:50, drawing no 101A, received 10<sup>th</sup> January 2022;  Proposed Elevations, scale 1:100 and 1:200, drawing no 102A, received 10<sup>th</sup> January 2022.</p> <p>Reason</p> <p>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> <p>3. Prior to the first use of the extension, the proposed driveway must be installed in accordance with the details set out in approved Site Plan, drawing reference '100A' received by the Local Planning Authority on 10<sup>th</sup> January 2022. The driveway must be maintained at all times thereafter.</p> <p>Reason</p> <p>To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.</p>

**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](mailto: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](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 : 20/01/2022**

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

**Date : 20/01/2022**

**Dedicated responses to:-**