

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2431/OF1
2.	Proposed Development:	PROPOSED TWO STOREY EXTENSION
3.	Location:	44 WINCHESTER DRIVE, 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: SITE AND LOCATION This application relates to 44 Winchester Drive, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from an existing driveway, a single-storey detached garage and a large garden. PROPOSAL Planning permission is sought for the removal of the single-storey detached garage and the erection of a two-storey side and front extension to provide an enlarged kitchen-dining-living room, porch and WC on the ground floor and an additional bedroom with en-suite on the first floor. The extension will project 2.9 metres from the side elevation and it will be 10.6 metres in depth. The extension will also project 2 metres from the principal elevation and will be 5.2 metres in width along the front elevation. The roof design will match the existing property, with an eaves height of 5.5	

metres and an overall height of 7.9 metres. It has also been designed to include a cross-gable on the front elevation with an overall height of 7.5 metres. The front elevation will include a living room window and front door on the ground floor and two bedroom windows above, the side elevation will be blank and the rear elevation will include a kitchen window and a bedroom window above. The extension will be finished in render, grey roof tiles and grey 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

Whitehaven Town Council

No objections.

Highway Authority

No objections.

Lead Local Flood Authority

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 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)

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 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 enlarged kitchen-dining-living room, porch and WC on the ground floor and an additional bedroom with en-suite 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 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 extension will be appropriately located to the side and front of the property and it will be relatively modest in scale. The design includes a continuation of the existing eaves and ridge height to match the existing property and the front cross-gable design will reflect a number of similar extensions within the wider housing estate. As a result, the proposed extension will not be excessively prominent in the street scene. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the extension is considered to respect the character and appearance of the existing property and therefore the proposal is considered to comply with 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.

Overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, especially due to the two-storey side extension projecting towards the boundary with no. 46 Winchester Drive. No concerns were raised as a result of the neighbour consultation process and due to the orientation of the existing property and the impact of the existing gable on the neighbouring property, it is considered that the proposed two-storey extension will not cause a significant loss of light or dominance on the neighbouring property.

In addition, no windows will be included on the side elevation and therefore overlooking concerns are mitigated.

On balance, the proposal is considered to be acceptable. Taking into account the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

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

The proposal includes the creation of an additional off-street parking space to the front of the property to ensure adequate off-street parking to meet the needs of the dwelling is provided. This can be secured through a condition to ensure the driveway is installed prior to the first use of the extension. It is therefore considered that the proposal will not affect the highway conditions.

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

Planning Balance and Conclusion

This application seeks to erect a two-storey side and front extension to a semi-detached property within Whitehaven. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.

Taking into account the orientation of the existing property, the proposed scale and design are acceptable and it will not adversely harm the neighbouring amenity or highway safety.

On balance, the proposed extension 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>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <li data-bbox="183 394 1500 661"> <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> <li data-bbox="183 745 1500 1249"> <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>Site Location Plan, scale 1:1250, received 29th September 2021; Site Plan, scale 1:200, received 29th September 2021; Existing Floor Plans and Elevations, scale 1:100 and 1:50, received 29th September 2021; Proposed Floor Plans and Elevations, scale 1:100 and 1:50, received 29th September 2021; Design and Access Statement, received 29th September 2021.</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> <li data-bbox="183 1333 1500 1669"> <p>3. Prior to first use of the extension hereby approved, the proposed driveway must be installed in accordance with the details set out in approved Site Plan, scale 1:200, received by the Local Planning Authority on 29th September 2021. 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>

Informative Notes

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 : 23/11/2021

Authorising Officer: N.J. Hayhurst

Date : 23/11/2021

Dedicated responses to:- N/A