

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2449/OF1
2.	Proposed Development:	SINGLE STOREY REAR EXTENSION (AMENDMENT TO PREVIOUSLY APPROVED 4/21/2319/OF1)
3.	Location:	2 BASKET ROAD, 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>LOCATION</p> <p>This application relates to 2 Basket Road, a semi-detached property located on an existing housing estate within the Kells area of Whitehaven. The site benefits from a large rear garden.</p> <p>PROPOSAL</p> <p>The application seeks to amend the previously approved single-storey rear extension to provide an enlarged kitchen and family room (ref: 4/20/2319/OF1).</p> <p>The amended proposal will project 3.6 metres from the rear elevation and it will have an overall width 4 metres. It has been designed to include a hipped roof with an overall height of 3.8 metres and an eaves height of 2.4 metres. The design includes patio doors on the rear elevation and the side elevation facing no. 1 Basket Road will include on obscure glazed window. The side elevation facing</p>

no. 3 Basket Road will also include an access door.

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

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a single-storey rear extension (ref: 4/21/2319/0F1).

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objection.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 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

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, the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and it will provide an enlarged kitchen and family room. 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 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.

The proposed extension will be appropriately located to the rear of the property, behind the main element of the existing dwelling and it will be relatively modest in scale. This will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality. 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 existing character and appearance of the existing property.

On this basis, 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 both the parent property and adjacent dwellings.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although the extension will be modest in scale and the hipped roofed design will reduce potential overshadowing issues. In addition, the extension will be located to the north of the adjoined neighbouring property which will help to lessen its impact. On this basis, given the orientation and modest design, the proposal will not result in a significant loss of light for the neighbouring properties.

Overlooking concerns from the side elevation window was considered, although it is proposed to be

	<p>obscure glazed. In addition, the use of a planning condition can protect neighbouring amenity further, as the side window can be conditioned to be obscure glazed. On this basis, subject to the use of the planning condition, the proposed extension will not cause harmful overlooking to the neighbouring properties.</p> <p>In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory and therefore it will not have a detrimental impact on the neighbouring amenity.</p> <p>In addition, no objections have been received as a result of the consultation period and therefore the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks to amend the previously approved rear extension and detached garage (ref: 4/20/2319/0F1).</p> <p>The proposed extension is of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. The planning condition proposed will control the obscure glazing installation.</p> <p>On this basis, 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"> <li data-bbox="180 1268 1438 1339">1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p style="margin-left: 40px;">Reason</p> <p style="margin-left: 40px;">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"> <li data-bbox="180 1619 1459 1690">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 style="margin-left: 40px;">Location Plan, scale 1:1250, received 11th October 2021; Block Plan, scale 1:500, received 11th October 2021; Existing Floor Plan and Elevations, scale 1:100, Sheet 2 of 2, received 11th October 2021;</p>

Proposed Floor Plan, scale 1:50, Sheet 1 of 2, received 11th October 2021;
Proposed Elevations, scale 1:50, Sheet 2 of 2, received 11th 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.

3. Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the window on the south facing side elevation. Once installed, the obscure glazing must be permanently maintained at all times thereafter.

Reason

To safeguard the residential amenity.

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 : 29/11/2021

Authorising Officer: N.J. Hayhurst

Date : 06/12/2021

Dedicated responses to:- N/A