



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2454/OF1
2.	Proposed Development:	PROPOSED GROUND FLOOR KITCHEN EXTENSION AND FIRST FLOOR BATHROOM EXTENSION TO REAR ELEVATION; ERECTION OF CONSERVATORY
3.	Location:	8 THE GREEN, 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: LOCATION This application relates to 8 The Green, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from an existing front driveway and a large rear garden. PROPOSAL Planning Permission is sought for the erection of a two-storey rear extension and single-storey front extension to provide an enlarged kitchen, front porch and an additional bedroom. The two-storey rear extension will project 3 metres from the rear elevation and will be 4.14 metres in width. It has been designed to include a hipped cross gable with an eaves height to match the existing property and an overall height of 6.7 metres, which is lower than the existing ridge height. The extension has been designed to include a kitchen window and two bedroom windows on the rear	

elevation and the side elevations will be blank. It will also be lit by two skylights.

The front extension will project 2.2 metres from the principal elevation and it will be 4 metres in width. It has been designed to include a lean-to roof with an eaves height of 2.2 metres and an overall height of 3.1 metres. It has also been designed to include a window on the front elevation and an access door on the side elevation.

The extensions will be finished in painted concrete wet dash render, natural slate tiles and 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

Whitehaven Town Council

Initial Consultation:

No objections.

Final Consultation following the receipt a reduced scheme:

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties.

One letter of objection was received as a result of the initial consultation, which raised the following concerns:

- The property is already set back behind the neighbouring property by approximately 1 metre;
- Loss of day light and sunshine;
- Loss of privacy with additional bedroom and people staying at the property;
- Parking concerns due to the proposed front extension.

One letter of objection was also received as a result of the final consultation following receipt of a reduced scheme. The objection raised the following concerns:

- Loss of day light and sunshine.

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, 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, front porch and an additional bedroom. 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.

Due to significant concerns regarding the original scale and design of the front and rear extension, an amended scheme has been submitted.

The revised proposed two-storey 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. In addition, the front single-storey extension will be suitably located and it will be modest in scale. This will ensure that the extensions appear subservient to the main dwelling and they will not be excessively prominent within the locality.

The reduced proposal is not considered to be excessively 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 DM18(A) policy 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.

One objection letter was received as part of the original proposal and the reduced scheme consultation raising concerns with the loss of light and privacy. Overlooking and overshadowing issues between the proposed extensions and the neighbouring properties have been taken into account in the assessment.

However, the reduced rear projection is considered to be acceptable and the overall height, below the existing ridge line is considered to reduce potential overshadowing issues and dominance. In addition, due to the siting to the rear and the orientation of the existing dwelling, it is not considered that the proposal will cause an adverse impact on the neighbouring properties light.

As a result of overlooking concerns, amended plans were received to ensure no windows were included on the side elevation. This will ensure neighbouring amenity and privacy is maintained. The existing boundary fence will also help to screen the development and reduce privacy concerns.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to meet Policy 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.

The objection letter also raised concerns regarding the impact the front extension will have on the

	<p>parking provision, although the proposed site plan shows the front extension will not interfere with the existing driveway.</p> <p>The site visit also confirmed that the existing off-street parking located to front of the property will provide adequate parking to serve the needs of the property. The two off-street parking spaces satisfy the Highway parking requirements for a 4-bedroom property and therefore the extension will not have a material effect on existing highway conditions.</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>Planning Balance and Conclusion</u></p> <p>The proposed extension, as amended, is 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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>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>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>Application Form, received 14th October 2021; Location Plan, scale 1:1250, drawing reference LP001 Rev B, received 22nd December 2021; Existing Site Plan, scale 1:100, drawing reference AA001A, received 14th October 2021; Proposed Site Plan, scale 1:100, drawing reference AA008A, received 22nd December 2021; Existing Ground Floor Plan, scale 1:50, drawing reference AA002A, received 14th October 2021; Existing First Floor Plan, scale 1:50, drawing reference AA003A, received 14th October 2021; Proposed Ground Floor Plan, scale 1:50, drawing reference AA009A, received 22nd December 2021;</p>

Proposed First Floor Plan, scale 1:50, drawing reference AA010A, received 22nd December 2021;
Existing Front Elevation, scale 1:50, drawing reference AA004A, received 14th October 2021;
Existing Rear Elevation, scale 1:50, drawing reference AA005A, received 14th October 2021;
Existing North Side Elevation, scale 1:50, drawing reference AA006A, received 14th October 2021;
Existing South Side Elevation, scale 1:50, drawing reference AA007A, received 14th October 2021;
Proposed Front Elevations, scale 1:50, drawing reference AA011A, received 22nd December 2021;
Proposed Rear Elevations, scale 1:50, drawing reference AA012A, received 22nd December 2021;
Proposed North Side Elevations, scale 1:50, drawing reference AA013A, received 22nd December 2021;
Proposed South Side Elevations, scale 1:50, drawing reference AA014A, received 22nd December 2021;
Design and Access Statement, Rev A, received 22nd 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.

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 : 04/02/2022
Authorising Officer: N.J. Hayhurst	Date : 08/02/2022
Dedicated responses to:- N/A	