



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2461/OF1
2.	<b>Proposed Development:</b>	DETACHED SINGLE GARAGE
3.	<b>Location:</b>	18 GRANT DRIVE, 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>  <b>SITE AND LOCATION</b>  This application relates to 18 Grant Drive, a semi-detached property situated on an existing housing estate within Whitehaven. The site benefits from a large front driveway and garden.  <b>PROPOSAL</b>  Planning Permission is sought to erection of a detached garage to the front of the dwelling. The garage will be 4 metres in width and 5 metres in depth. It will have a pitched roof with an overall height of 3 metres and an eaves height of 2.4 metres. It has been designed to include garage door on the front elevation and an access door on the side elevation facing the existing property. The rear and side elevation facing the boundary will be blank. It will be finished with render and roof tiles to match the existing property and a UPVC access door and a proprietary up-and-over garage door.	

## **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this site.

## **CONSULTATION RESPONSES**

### Consultees

Whitehaven Town Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

### Public Representation

The application has been advertised by way of neighbour notification letters issued to 4 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

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 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 within Whitehaven and it will provide a detached garage. 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 garage will be appropriately located to the front of the property and it will be relatively modest in scale. It will be located in the front corner and it will be stepped away from the boundary by 0.5 metres. Despite the site being slightly elevated, the scale will ensure that the proposal appears subservient to the main dwelling. 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 and this will ensure the garage will not be excessively prominent within the locality.

On this basis, the proposal is considered to meet Policies DM10 and DM18 of the Local Plan.

### 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.

Overlooking and overshadowing issues between the proposal and the neighbouring properties were considered. However, the garage will be stepped away from the boundary by 0.5 metres and the side and rear elevation facing the boundary will be blank. The design therefore mitigates overlooking concerns. In addition, the proposed scale is relatively modest and the pitched roof design will reduce overshadowing.

	<p>No concerns have been received as part of the neighbour consultation.</p> <p>On this basis, it is considered that the garage proposal will have minimal impacts on neighbouring amenity and the proposal is considered to comply with Policy DM18 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>Following comments from the Highway Authority, the agent has provided a site plan to ensure the site access and off-street parking will be maintained. Following receipt of this plan, it was considered the proposal will not have a detrimental effect on the existing highway conditions and the existing driveway will provide adequate off-street parking to meet the needs of the property.</p> <p>The Highway Authority therefore raised no objection but noted that the applicant should be aware of the retaining wall adjacent to the footpath that will run adjacent to the proposed garage may require strengthening to ensure it can cope with the addition of the garage. It is likely that this will be monitored by Building Control and therefore the advice is attached as an informative.</p> <p>In addition, as the garage will be located adjacent to a pavement, consideration has been given towards the potential impact on the pedestrian highway. Although, the garage will be viewed in the context of the existing residential dwelling and therefore it will not have a harmful amenity impact on the footpath.</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 garage 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><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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 S-1, received 20<sup>th</sup> October 2021;  Block Plan, scale 1:500, drawing no S-1, received 20<sup>th</sup> October 2021;  Proposed Site Plan with Parking, drawing no S-1, received 6<sup>th</sup> December 2021;  Proposed Elevations, scale 1:100, drawing no S-1, received 6<sup>th</sup> December 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> <p><b>Informatives</b></p> <p>1. The Highway Authority noted that the application should be aware of its retaining wall adjacent to the footpath that will run to the proposed garage may require strengthening to ensure it can cope with the addition of the garage. It is likely that this will be monitored by Building Control.</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at:  <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p> <p><b>Statement</b></p> <p>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.</p>
<b>Case Officer: C. Unsworth</b>	<b>Date : 14/12/2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 15/12/2021</b>
<b>Dedicated responses to:- N/A</b>	