

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2316/OF1
2.	<b>Proposed Development:</b>	MODERNISE AND WEATHERPROOF AN EXISTING KITCHEN EXTENSION BY REPLACING ROOF LIGHT, ROOF DECK AND WATERPROOF LAYER; REPLACEMENT WINDOWS; LOWERING INTERNAL FLOOR.
3.	<b>Location:</b>	6 FOXHOUSES ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Listed Building - Listed Building, 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 6 Foxhouses Road, situated within the Corkickle area of Whitehaven. The property is a two storey semi-detached dwelling and access is provided to the front of the property, which fronts directly onto Foxhouses Road. The property is Grade II Listed and situated within the Conservation Area.</p> <p><b>PROPOSAL</b></p> <p>Retrospective planning permission is sought for the modernization of an existing single storey extension to the rear, including the replacement of the roof light, roof deck and waterproof layer,</p>

replacement windows and the lowering of the internal floor.

The windows have been replaced with solid oak casement windows with double glazed panes and painted in a white gloss finish.

This application has been submitted in tandem with Listed Building Consent for the same works (application reference 4/21/2317/OL1 relates).

#### **RELEVANT PLANNING APPLICATION HISTORY**

Listed building consent to add a feature fireplace in a bedroom (original fireplace had been removed and bricked up), adding glazed double doors between living room and dining room, replace front steps at entrance to property (in keeping with the original steps), approved in August 2021 (application reference 4/21/2272/OL1 relates).

#### **CONSULTATION RESPONSES**

##### Whitehaven Town Council

No objections.

##### Conservation Officer

No objections. The work was carried out in 2013 and consisted of the following elements:

- Replacement kitchen roof
  - Given the previous bitumen covered roof would likely have been considered to have had a negative impact on the listed building (precise details can't be determined, but at the very best I would assume this to have been of neutral value), its replacement with the current version could be viewed as having had a slight beneficial effect. The level of uncertainty here is low
- Kitchen windows
  - From the description in the design, access & heritage statement, and from what one would assume given the extension appears to be of post-war origin, the previous windows made a negative impact on the building's significance and were in poor condition. I'd view their replacement as justified in principle, and from the supplied photos, also justified in execution.
- Kitchen floor level
  - The level has been reduced to avoid the need for five steps. I do not believe the steps had any importance to the significance of the house. The change appears to have been beneficial to the layout and circulation of the house without any harm to its

significance.

In summary, the works described above have had a positive impact on the appearance and usability of the house without any harm to its significance. I do not believe there has been any impact on the conservation area, positive or negative, as the rear extension is not visible.

#### Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No responses have been received as a result of this advertisement.

#### **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

Policy ENV4 – Heritage Assets

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM27 – Built Heritage and Archaeology

#### **Other Material Planning Considerations**

National Planning Policy Framework 2021 (NPPF)

Conservation Area Design Guide SPD December 2017 (CADG)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

#### Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently 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 policies in the Core Strategy seek to encourage good design whilst retaining satisfactory amenity for the surrounding residents. This application maintains the external appearance of the extension, but the finished floor level and overall height have changed due to the alterations.

### Scale and Design

The extension to the rear of the property is existing and has undergone minor alterations to slightly increase the height which comprise the addition of a roof light and the lowering of the floor internally. The replacement windows are like for like in comparison to what has been removed and the timber construction will ensure that they are in keeping with the rest of the dwelling. There will be very little change to the external appearance of the extension and the design is considered to be acceptable in this location.

It is considered that the application complies with Policy DM10 of the Copeland Local Plan, requiring good design.

### Neighbouring Amenity

The proposal is unlikely to have a detrimental effect on the neighbouring property as the window openings remain as existing and the sky light will not cause overlooking or loss of light issues.

It is considered that the proposals complies with Policy DM18 of the Copeland Local Plan which ensures that amenity is protected for both current and any future residents of neighbouring properties.

### Impacts on the Heritage Asset

The dwelling is Grade II Listed and within the Corkickle Conservation Area therefore proposals are required to protect, conserve and if possible, enhance the Borough's Historic sites. The extension is to the rear of the property and cannot be viewed from any public viewpoints. It is therefore unlikely that the proposal will have a detrimental impact on either the Conservation Area, the setting of the Listed Building or the Listed Building itself, in accordance with Policies ENV4 and DM27 of the Copeland Local Plan.

### Planning Balance and Conclusion

The works are modest and have improved an existing extension to this property. The scale and design of the sky light and windows are considered to be acceptable in this location with the use of traditional materials is welcomed. There have been no objections received to the proposal. On balance, there is not considered to be any harm created by the development to the character or appearance of the Conservation Area.

Overall this is considered to be an acceptable form of development which accords with the policies

	set out in the adopted Local Plan and other material planning considerations.
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <p>1. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Site Location Plan, scale 1:1250, received 7<sup>th</sup> July 2021;  Site Plan, scale 1:200, received 7<sup>th</sup> July 2021;  Site Location Plan, scale 1:200, drawing number 21-016-E001 A, received 9<sup>th</sup> August 2021;  Block Plan, scale 1:100, drawing number 21-016-E002 A, received 9<sup>th</sup> August 2021;  Ground Flood Plan, scale 1:20, drawing number 21-016-E003 A, received 9<sup>th</sup> August 2021;  Roof Plan, scale 1:20, drawing number 21-016-E004 A, received 9<sup>th</sup> August 2021;  Rear Elevation, scale 1:20, drawing number 21-016-E005 A, received 9<sup>th</sup> August 2021;  Side Elevation, scale 1:20, drawing number 21-016-E006 A, received 9<sup>th</sup> August 2021;  Section Through Extension, scale 1:20, drawing number 21-016-E007 A, received 9<sup>th</sup> August 2021;  Full Elevation to Rear, scale 1:50, drawing number 21-016-E008 A, received 9<sup>th</sup> August 2021;  Building Notes, drawing number 21-016-E009 A, received 9<sup>th</sup> August 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>Informative</b></p> <p>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</p>

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: Sarah Papaleo**

**Date : 23/09/2021**

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

**Date : 01/10/2021**

**Dedicated responses to:- N/A**