

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2329/OF1
2.	<b>Proposed Development:</b>	PROPOSED SINGLE STOREY EXTENSION TO EXISTING DWELLING PLUS A NEW DETACHED GARAGE
3.	<b>Location:</b>	1 GILL CLOSE, 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>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 1 Gill Close, a semi-detached property located on an existing housing estate within Whitehaven. The site relates to a corner plot and it is slightly elevated in relation to the surrounding houses. The site benefits from an existing driveway and detached garage and a highway junction lies to the south west of the application site.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a single-storey side extension to provide an enlarged kitchen-dining room, additional bedroom, en-suite and, a single-storey rear extension to provide a utility room and an enlarged detached garage.</p> <p>The extension will project 4.1 metres from the side elevation and will be 9.4 metres in width to match the existing property. It has been designed to continue the roof pitch with an overall height of 5.7</p>

metres and an eaves height of 2.6 metres on the rear elevation to match the existing property. The eaves height on the front elevation will be 3.2 metres as the site slopes towards the road. The extension has been designed to include a window on the front elevation and a window and an access door on the rear elevation facing the garden. The west side (principal) elevation will include two windows, a front door and a ramp to access the property from the driveway.

The proposal also includes a rear extension to provide space for the utility. It will project 2.25 metres from the rear of the dwelling towards the garage and it will be 2.5 metres in width. It will include a pitched roof with an eaves height of 2.6 metres to match the existing property and an overall height of 3.4 metres. It will include a window on the west side elevation and an access door on the east side elevation facing the boundary. The rear elevation will be blank.

The garage works include the demolition of an existing garage and the erection of a larger garage that will be 6.6 metre in width and 7.5 metres in depth. It has been designed with a pitch roof with an overall height of 4.6 metres and an eaves height of 2.5 metres. The front elevation will include a garage door, the side elevation will include an access door and the rear elevation will include a window. The side elevation facing the boundary will be blank.

The extension and garage will be finished with render, roof tiles and UPVC windows and doors to match the existing dwelling.

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

There have been no previous applications for 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 4 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 DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

### **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 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 room, additional bedroom, en-suite and utility room and an enlarged 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 extension and replacement garage are relatively modest in scale and appropriately located within this corner plot. Despite being slightly elevated above the street scene, the extension will be stepped away from the boundary by 2 metres and the design will match the existing property. The continuation of the existing roof reflects the character and appearance of the existing property and therefore it will not be excessively prominent within the street scene. In addition, the choice of materials match the existing dwelling.

On balance, the proposal is considered to satisfy 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. Policy DM12 requires a separation distance between directly facing habitable room windows of 21 metres to maintain privacy and overlooking standards.

Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered. However, the extension is considered to be relatively modest in scale and suitably located within the corner plot. The extension will not project beyond the existing front elevation and the separation distance between the proposed side elevation and the neighbouring properties along Springfield Avenue will satisfy the 21 metres set out in Policy DM12. In addition, due to the existing orientation, the extension will be slightly off-set from the neighbouring properties further mitigating potential overlooking issues.

In addition, due to the proposed siting within the corner plot and the separation distances achieved, the proposal will not cause significant dominance or overshadowing on the neighbouring properties.

On this basis, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered that the proposal will meet Policies DM12, 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 existing access and driveway to the side of the property will be unchanged. The Highway Authority therefore raised no objection to the proposal as the driveway will provide two off-street parking spaces. The proposal is therefore considered to provide an adequate provision of off-street parking to meet the needs of the dwelling and it will not have a material effect on the existing highway conditions.

In addition, consideration was given to the potential impact on the adjacent highway junction.

	<p>However due to the siting within the site, stepped back from the boundary, behind the junction, the extension will not harm the visibility.</p> <p>On this basis, the proposal is considered to comply with 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 and replacement garage are 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> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <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> <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, drawing no 295-01002-01, received 19<sup>th</sup> July 2021;  Block Plan, scale 1:500, drawing no 295-01003-01, received 19<sup>th</sup> July 2021;  Existing Ground Floor Plan, scale 1:50, drawing no 295-01001-01, received 19<sup>th</sup> July 2021;  Proposed Ground Floor Plan, scale 1:50, drawing no 295-04001-01, received 19<sup>th</sup> July 2021;  Existing and Proposed Elevations, scale 1:100, drawing no 295-02001-01, received 19<sup>th</sup> July 2021;  Proposed Garage Floor Plan and Elevations, scale 1:100, drawing no 295-04002-02, received 19<sup>th</sup> July 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>

**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](http://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 : 08/09/2021**

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

**Date : 10/09/2021**

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