

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2002/OF1
2.	Proposed Development:	FIRST FLOOR SIDE EXTENSION
3.	Location:	2 BEATTY 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: SITE AND LOCATION This application relates to 2 Beatty Road, a semi-detached property located on an existing housing estate within the Bransty area of Whitehaven. The site benefits from an existing single-storey side extension and an existing driveway to the side of the property. PROPOSAL Planning Permission is sought for the erection of a first-floor side extension to provide two additional bedrooms and an en-suite bathroom. The first floor side extension will match the existing ground floor extension and the roofline and hipped roof design will match the existing property. It has also been designed to include two windows on the front elevation, a frosted bathroom window on the side elevation and two windows on the rear elevation. The extension will be finished in render, slate 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 p-shaped conservatory (ref: 4/10/2291/0F1);
- A single storey side extension (ref: 4/10/2401/0F1);
- A brick built porch with UPVC frames and a polycarbonate roof system (ref: 4/13/2038/0F1).

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 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 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 two additional bedrooms and an en-suite on the first floor. 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.

The proposed first floor extension will be appropriately located to the side of the property and the scale will be relatively modest to reflect the existing single-storey side extension floor area. The design includes a continuation of the existing ridge height and hipped roof to match the existing property. As a result, the proposed extension will not be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to comply with 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

	<p>amenity of the parent property or adjacent dwellings.</p> <p>Overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, although due to the orientation of the proposed extension to the north-west of the existing property and the separation distances, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property.</p> <p>In addition, potential overlooking issues are mitigated as the proposed first floor side elevation will only include one frosted bathroom window and no concerns were raised as a result of the neighbour consultation process.</p> <p>On this basis, it is considered that it will not have a detrimental impact on the neighbouring amenity and therefore the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and existing driveway for two vehicles will remain unchanged to the side of the property. It is therefore considered that 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>On this basis, the Highway Authority raised no objections to the proposal and it is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a first floor side extension to a semi-detached property within Whitehaven. It is not considered to be excessively prominent within the locality and the design is considered to respect the character and appearance of the existing property. In addition, taking into account the orientation of the proposal to the north-west of the existing property, the proposed design is acceptable and it will not adversely harm the neighbouring amenity or highway safety.</p> <p>On balance, the proposed extension 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"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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>Application Form, received 5th January 2022; Site Location Plan, scale 1:1250, received 5th January 2022; Block Plan, scale 1:500, received 21st January 2022; Existing Floor Plan, scale 1:100, drawing no. 1, received 5th January 2022; Existing Elevations, scale 1:50, drawing no. B, received 5th January 2022; Existing Sections AA, scale 1:50, drawing no. 4, received 5th January 2022; Proposed Floor Plan, scale 1:50, sheet 1 of 2, received 5th January 2022; Proposed Elevations, scale 1:50 and 1:100, sheet 2 of 2, received 5th January 2022; Proposed Section AA, scale 1:50, sheet 1 of 2, received 5th January 2022.</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>Informative</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: www.gov.uk/government/organisations/the-coal-authority</p> <p>Statement</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>
Case Officer: C. Unsworth	Date : 22/02/2022
Authorising Officer: N.J. Hayhurst	Date : 22/02/2022
Dedicated responses to:- N/A	