



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2013/OF1
2.	Proposed Development:	GROUND FLOOR EXTENSIONS TO BOTH ENDS & REAR OF EXISTING BUNGALOW (PART OF EXTENSION TO REAR IS TWO STOREY) & INTERNAL ALTERATIONS
3.	Location:	BRAKESIDE VILLA, ENNERDALE TERRACE, 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 Brakeside Villa, a detached property situated on an existing housing estate within Whitehaven. The site is spread across two levels, sloping towards the rear. The site benefits from off-street parking to the front, a detached garage and a large garden bound by a boundary hedge. PROPOSAL Planning Permission is sought for the erection of a two-storey side and rear extension and the erection of a single-storey rear wrap-around extension with internal alterations and a raised terrace. The extension and internal alterations will create a 4-bedroom dwelling with an en-suite, an enlarged kitchen-dining-living room and a snug. The two-storey extension will project 4.5 metres from the side elevation and the width will match the	

existing property. It has been designed to include a hipped roof with an overall and an eaves height to match the existing property. It will include one window on the front and rear elevation and the side elevation will be blank. The proposal also includes a rear extension at first floor level with a glazed gable and Juliet balcony. The first floor extension also includes a window on the side elevation facing Ennerdale Terrace.

The single-storey wrap-around extension will project 2.5 metres from the rear elevation and it will be 15.5 metres in width. It will also project 4.2 metres from the side elevation and it will have a depth of 6.2 metres. It has been designed to include a flat roof with an overall height of 3 metres and it will be lit by a roof lantern. It will also include 5 sliding patio doors to provide access onto the proposed raised terrace.

The extensions will be finished in painted render, masonry tiles, weather boarding (details to be confirmed), roof tiles and grey single ply roofing membrane to match the existing property and the windows and doors will be grey UPVC.

The raised terrace will also wrap-around the rear extension and project a further 3.5 metres from the rear elevation and 3.3 metres from the side elevation. Due to the sloping site, it will have an overall height of 1.6 metres from the lower garden level and it has been designed to include a 1.1 metre high glazed balustrade along the side and rear elevations. It will be accessed from the kitchen-dining-living room and it also includes external steps on the side elevation.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this site.

CONSULTATION RESPONSES

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 create a 4-bedroom dwelling with an en-suite, an enlarged kitchen-dining-living room, a snug and an enlarged raised terrace. Policy DM18 supports extensions and alterations 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 extensions will be appropriately located within the large garden, to the side and rear of the property and the raised terrace will be appropriately located to the rear of the property. The extensions are considered to be relatively modest in scale to ensure that the works appears subservient to the main dwelling. They will not be excessively prominent within the locality and it will not be overbearing for the neighbouring properties. 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. The proposed weather boarding material is still to be selected, it is therefore appropriate to attach a planning condition to control the external surfaces.

On this basis, the proposal is considered to meet 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 the parent property or adjacent dwellings.

Overlooking and overshadowing concerns were considered, especially given the height of the proposed raised terrace above the garden level. However, the extension and terrace are considered to be relatively modest in scale and appropriately located within the site. Due to the existing change in levels within the garden and the off-set angle with the neighbouring properties, overlooking issues are not considered to be unacceptable. The existing mature planted boundary treatments will also screen the development and mitigate potential overlooking issues.

In addition, due to the existing orientation of the dwelling within the site and the siting of the extension, stepped away from the boundary with the closest neighbour, 1 College View by approximately 6 metres, it is not considered that the proposal will cause any significant overshadowing.

On this basis, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered to comply with 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 proposed extension will not interfere with the existing off-street parking provision. On this basis, the site access and off-street parking for two vehicles will remain unchanged to the front of the property. It is therefore considered that the existing driveway will provide adequate off-street parking to meet the needs of the property and the proposal will not have a detrimental effect on the

	<p>existing highway conditions.</p> <p>On this basis, the proposal is considered to meet Policy DM22 and the Cumbria Development Design Guide standards.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect two-storey side and rear extension and the erection of a single-storey rear wrap-around extension with internal alterations and a raised terrace. The main issue raised by the application was the potential residential amenity issues from the extension and raised terrace.</p> <p>The proposal is considered to be acceptable in terms of scale and design and it will not have a significant detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>On this basis, the application is considered to be 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 10th January 2022; Location Plan, scale 1:1250, drawing ref 21/0312/01, received 10th January 2022; Existing Block Plan, scale 1:200, drawing ref 21/0312/01, received 10th January 2022; Existing Floor Plans, scale 1:100, drawing ref 21/0312/02, received 10th January 2022; Existing Front and Rear Elevations, scale 1:100, drawing ref 21/0312/03, received 10th January 2022; Existing Side Elevations, scale 1:100, drawing ref 21/0312/04, received 10th January 2022; Existing Sectional Elevation, scale 1:50, drawing ref 21/0312/05, received 10th January 2022; Proposed Ground Floor Plan, scale 1:100, drawing ref 21/0312/06, received 10th January 2022; Proposed First Floor Plan, scale 1:100, drawing ref 21/0312/07, received 10th January 2022; Proposed Front and Rear Elevations, scale 1:100, drawing ref 21/0312/08, received 10th January 2022;</p>

Proposed Side Elevations, scale 1:100, drawing ref 21/0312/09, received 10th January 2022;
Existing Sectional Elevation, scale 1:50, drawing ref 21/0312/10, received 10th January 2022;
Proposed Foundations and Drains, scale 1:100, drawing ref 21/0312/11, received 10th January 2022;
Proposed Block Plan, scale 1:200, drawing ref 21/0312/12, received 10th January 2022.

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.

3. Prior to the installation, representative samples of the weather boarding material (colour, texture and profile) to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in accordance with Policy DM18 of the Copeland Local Plan 2013-2028.

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 : 07/03/2022
Authorising Officer: N.J. Hayhurst	Date : 07/03/2022
Dedicated responses to:- N/A	