



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2071/OF1
2.	Proposed Development:	SINGLE STOREY EXTENSION & NEW GLAZED TERRACE TO REAR
3.	Location:	37 CORONATION DRIVE, 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 37 Coronation Drive in Whitehaven. The detached dwelling is surrounded by other residential dwellings. PROPOSAL Planning permission is sought for the erection of a single storey extension and new glazed terrace to the rear. The extension will provide a small lounge and utility room and will project from the rear of the property by 2.7m. The terrace will project a further 2m, with steps leading from the ground level and a glazed balustrade. It will be raised approximately 1m from floor level.	

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

CONSULTATION RESPONSES

Whitehaven Town Council

No response received.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 4 no. properties.

No comments have been received.

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

Other Material Planning Considerations

National Planning Policy Framework 2021 (NPPF)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel

	<p>of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.</p> <p>ASSESSMENT</p> <p>The key issues raised by this application relate to scale, design and potential impact on residential amenity. These are considered below:-</p> <p><u>Scale and Design</u></p> <p>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.</p> <p>The extension to the rear of the property will be a modest addition to the property, increasing the ground floor area with a small lounge and utility room. The extension is in-keeping with the existing parent property and features a similar design including a pitched roof and windows with a vertical emphasis. The materials to be used will match the existing dwelling.</p> <p>It is considered that the application complies with Policy DM18 of the Copeland Local Plan.</p> <p><u>Residential Amenity</u></p> <p>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.</p> <p>The proposal will create a raised terrace to the rear of the property that could create potential overlooking issues for the adjacent neighbours. There is an existing high hedge to the south of the dwelling and a fence to the north. Furthermore, the neighbour to the north has a similar existing raised terrace, so the addition to number 37 is unlikely to create a worse situation than exists at present. No objections have been received from the neighbouring dwellings.</p> <p>On this basis, the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The works are modest, of an appropriate design and will create betterment for this property.</p> <p>The scale of the extension is considered to be acceptable in this location and it will be constructed of materials to match the main dwelling.</p> <p>There have been no objections received to the proposal. On balance, there is not considered to be any harm created by the development.</p> <p>Overall this is considered to be an acceptable form of development which accords with the policies set out in 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 shall be commenced 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>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>Location Plan and Site Plan, scales 1:1250 and 1:200, drawing number 2A, received 9th February 2022; Proposed Floor Plan and Elevations, scale 1:100, drawing number 3A, received 9th February 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>
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Case Officer: Sarah Papaleo	Date : 29/03/2022
Authorising Officer: N.J. Hayhurst	Date : 04/04/2022
Dedicated responses to:- N/A	