

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/22/2080/OF1
2.	<b>Proposed Development:</b>	PROPOSED FIRST FLOOR SIDE EXTENSION
3.	<b>Location:</b>	12 GREYSTONE 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>  <b>SITE AND LOCATION</b>  This application relates to 12 Greystone Close, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from an existing single-storey side extension and an existing driveway to the side of the property.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a first-floor side extension to provide an additional two additional bedrooms and one en-suite.  The first floor side extension will match the existing ground floor extension and the hipped roof design will match the existing property. It has also been designed to include one window on the front elevation, a frosted bathroom window on the side elevation and one window on the rear elevation.  The extension will be finished in cement render, natural slate roof tiles and white UPVC windows to	

match the existing property.

### **RELEVANT PLANNING APPLICATION HISTORY**

Planning Permission has previously been granted for the erection of a garage, porch and kitchen extension (ref: 4/95/0316/0).

### **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 2 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 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 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 one en-suite at first floor level. 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 will be modest in scale based on the footprint of the existing single-storey side extension. The design includes a continuation of the existing ridge height and a hipped gable 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>Whilst overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, due to the orientation of the proposed extension to the east of the existing property and the off-set orientation with the neighbouring property, no. 32 Honister Road, it is considered that the proposal will not cause a significant loss of light or privacy on the neighbouring property.</p> <p>In addition, due to the changes in levels, with the application site lower than the neighbouring properties the extension will not be excessively dominant within the street scene or for the neighbouring property.</p> <p>In addition, 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>Additional off-street parking has been provided on the Proposed Block Plan to ensure the proposal will not have a detrimental effect on the existing highway conditions. This can be secured by the use of a planning condition to ensure adequate off-street parking to meet the needs of the property is provided and maintained thereafter.</p> <p>The applicant might be required to apply for a permit from the Cumbria County Council Streetworks department to alter the driveway access and dropped kerb. It is therefore appropriate to include these details as an informative note on the decision notice.</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 an existing semi-detached property within Whitehaven. It is of an appropriate scale and design which respect the character and appearance of the existing property. In addition, taking into account the orientation of the proposal and the changes in level, the proposal 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><b>Recommendation:</b></p> <p>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>Application Form, received 17<sup>th</sup> February 2022;  Site Location Plan, scale 1:1250, drawing no. 2021-010-01A, received 17<sup>th</sup> February 2022;  Proposed Site Plan, scale 1:200, drawing no. 2021-010-04B, received 12<sup>th</sup> March 2022;  Existing Floor Plans, scale 1:100, drawing no. 2021-010-02A, received 17<sup>th</sup> February 2022;  Proposed Ground Floor Plan, scale 1:50, drawing no. 2021-010-10A, received 17<sup>th</sup> February 2022;  Proposed First Floor Plan, scale 1:50, drawing no. 2021-010-11A, received 17<sup>th</sup> February 2022;  Existing Elevations, scale 1:100, drawing no. 2021-010-03A, received 17<sup>th</sup> February 2022;  Proposed Elevations, scale 1:100, drawing no. 2021-010-20A, received 17<sup>th</sup> February 2022;  Proposed Roof Plan, scale 1:50, drawing no. 2021-010-12A, received 17<sup>th</sup> 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>3. Prior to the first use of the extension hereby approved the proposed off-street parking must be installed in accordance with the details set out in the approved Proposed Site Plan, drawing reference 2021-010-04B, received by the Local Planning Authority on 12<sup>th</sup> March 2022. The driveway must be maintained at all times thereafter.</p> <p>Reason</p> <p>To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.</p>
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### **Informatives**

1. Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain a permit from the widened driveway access and dropped kerb.

Enquires should be made to Cumbria County Councils Streetwork's team  
[streetworks.west@cumbria.gov.uk](mailto:streetworks.west@cumbria.gov.uk)

2. 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 : 11/04/2022**

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

**Date : 11/04/2022**

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