

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2081/OF1
2.	Proposed Development:	RETROSPECTIVE APPLICATION FOR SINGLE STOREY REAR EXTENSION
3.	Location:	37 PATTERDALE AVENUE, 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 Patterdale Avenue in Whitehaven. The semi-detached dwelling is surrounded by other residential dwellings. PROPOSAL Retrospective planning permission is sought for the retention of a single storey rear extension to create a sun room. The extension projects 4m from the rear of the dwelling and is 3.3m in width. There are patio doors on the north west elevation and a window on the north east elevation. The extension has been constructed with rendered walls and Marley Modern roof tiles to match the existing dwelling.	

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Public Representation

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

No comments have been received in response to 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

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 of the emerging planning policies, which themselves have been developed in accordance with the

	<p>provisions of the National Planning Policy Framework.</p> <p>ASSESSMENT</p> <p>The key issues raised by this application relate to scale and design of the extension and potential impact on residential amenity.</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 is a modest addition, increasing the ground floor area with a sunroom. The extension is in-keeping with the existing parent property and features a similar design including a dual pitched roof and materials to match the existing dwelling.</p> <p>It is considered that the application complies with Policies DM10 and 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 projects 4m from the rear of the property, on the boundary with 39 Patterdale Avenue. There is a blank elevation facing the neighbouring property, therefore the extension does not create any issues with overlooking. Due to the orientation and overall height of the extension, there is unlikely to be any loss of light to the neighbouring dwelling. No objections have been received.</p> <p>It is considered that the proposals complies with Policy DM18 of the Copeland Local Plan 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</p>

9.	<p>Conditions:</p> <p>1. 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>Proposed Floor Plans, scale 1:50, drawing number DWG03, received 17th February 2022; Proposed Location Plan and Elevations, scales 1:500 and 1:100, drawing number DWG04, received 17th 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>	
Case Officer: Sarah Papaleo		Date : 29/03/2022
Authorising Officer: N. J. Hayhurst		Date : 05/04/2022
Dedicated responses to:- N/A		