



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2105/OF1
2.	Proposed Development:	GROUND FLOOR EXTENSION, ADDITION OF PITCHED ROOF TO EXSISTING BAY WINDOW ON FRONT ELEVATION AND CONVERSION OF LOFT INCLUDING THE ADDITION OF TWO DORMER WINDOWS
3.	Location:	9 CHURCHILL DRIVE, MORESBY PARKS
4.	Parish:	Moresby
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 <p>This application relates to 9 Churchill Drive, a detached property located on an existing housing estate within Moresby Parks, Whitehaven. The site benefits from a driveway to the front of the property and a large side and rear garden.</p> PROPOSAL <p>Planning Permission is sought for the erection of a side extension, a pitched roof to the existing bay window on the front elevation and the conversion of the loft with the addition of two dormer windows. The extension and alterations will provide an enlarged kitchen, utility, garage, cloakroom and ground floor WC and two additional bedrooms and bathroom on the first floor.</p> <p>The proposed extension will project 5.6 metres from the side elevation and the depth will match the</p>	

existing property. It has also been designed to continue the roof pitch with an overall height of 6.5 metres. The front elevation will include garage door and access door, the side elevation will include a first-floor window and the rear elevation will include two windows and an access door. The extension will be finished in render, a random slate feature to the bay window, concrete roof tiles and UPVC windows and doors to match the existing property.

The proposal also includes the installation of two dormer windows that will be located on the front elevation of the roof and they have been designed with a pitched roof. They will have an overall width of 1.7 metres and they will include a window on the front and the side elevations will be blank. They will be constructed out of cedar cladding.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Moresby Parish Council

No objections.

Highway Authority and Lead Local Flood Authority

Standing Advice.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 property - 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 on an existing housing estate within Moresby Parks and it will provide an enlarged kitchen, utility, garage, cloakroom and ground floor WC and two additional bedrooms and bathroom on the first floor. 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 extension and alterations are considered to be relatively modest in scale and appropriately located within the site. The side extension will replace a detached garage and the

extension will not project any further than the original garage. In addition, the design with the continuation of the roof pitch and modest dormers will ensure that the proposal appears subservient to the main dwelling and it will not be excessively prominent within the locality.

In addition, due to the proposed siting within the site, the extension will not be overbearing for the neighbouring properties, and it will be screened by the existing boundary wall to the side and rear of the property. The design is therefore considered to be suitable for its use and the choice of materials will match the existing property.

On balance, the proposal is considered to reflect the character and appearance of the existing dwelling and there it complies with Policies DM10 and 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.

Whilst overlooking and overshadowing issues between the proposed extension and the neighbouring properties were considered, the extension will be relatively modest in scale and appropriately located within the site. It will replace an existing detached garage and the side extension will be located adjacent to an area of open green space. On this basis, the proposal is not considered to overshadow neighbouring properties.

In addition, due to the siting and the significant separation distances, possible overlooking or privacy issues will be minimal.

No neighbour concerns have been received as part of the consultation process.

On this basis, the proposal is not considered to cause unacceptable harm to residential amenity and therefore it will satisfy Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The site visit confirmed the existing off-street parking to the front of the property and the proposed garage will satisfy the needs of the dwelling and the Highway Authority requirements. The proposal is not considered to have a material effect on the existing highway conditions and therefore the proposal is acceptable.

On this basis, the proposal is considered to comply with Policy DM22 and the Cumbria Development Design Guide.

Planning Balance and Conclusion

The proposed extension and alterations are of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. It represents

	an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <ol style="list-style-type: none"> The development hereby permitted must commence before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 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: - Application Form, received 3rd March 2022; Location Plan, scale 1:1250, drawing ref DT/4, received 3rd March 2022; Existing Block Plan, scale 1:500, drawing ref DT/5, received 3rd March 2022; Proposed Block Plan, scale 1:500, drawing ref DT/6, received 3rd March 2022; Existing Floor Plan and Elevations, scale 1:50, drawing ref DT/1, received 3rd March 2022; Proposed Ground Floor Plan and Elevations, scale 1:50, drawing ref DT/2, received 3rd March 2022; Proposed First Floor Plan and Elevations, scale 1:50, drawing ref DT/3, received 3rd March 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. <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>
<p>Case Officer: C. Unsworth</p>	<p>Date : 27/04/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 27/04/2022</p>
<p>Dedicated responses to:- N/A</p>	