

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2125/OF1
2.	Proposed Development:	PROPOSED SINGLE STOREY KITCHEN EXTENSION AND DEMOLITION OF EXISTING GARAGE AND ERECTION OF A NEW GARAGE
3.	Location:	11 CHURCHILL DRIVE, MORESBY PARKS, WHITEHAVEN
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, 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 11 Churchill Drive, a detached property located on an existing housing estate within Moresby Parks, Whitehaven. PROPOSAL Planning Permission is sought for the erection of a single-storey side and rear extension to provide an enlarged garage and garden room. The side extension will project 5.1 metres from the side elevation and it will be 8.1 metres in depth. It has been designed with a hipped roof and an overall height of 5 metres and an eaves height of 2.8 metres. It has been designed to include a garage door on the front elevation, the side elevation will be blank and the rear elevation will include a garage door and an access door. It will also be lit by two	

skylights.

The rear extension will project 2.9 metres from the rear elevation and it will be 4.5 metres in width. It will have been designed to include a pitched roof with an overall height of 4.5 metres and an eaves height of 3 metres. It will include patio doors and a glazed gable on the rear elevation and the two side elevations will include a window. It will also be lit by 2 skylights.

The proposed extensions will be finished in render, roof tiles, white UPVC windows and door materials to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a porch/utility room extension and front extension to garage (ref: 4/98/0665/1) and an en-suite and study extension (ref: 4/07/2488/0).

CONSULTATION RESPONSES

Moresby Parish Council

No comments received.

Cumbria Highways

Standing advice.

Lead Local Flood Authority

Standing advice.

Public Representations

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 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 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 garage and garden room. 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 safeguard good levels of quality and attractiveness. 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 side and rear extension will be relatively modest in scale and appropriately located

within the site. The side extension will replace an existing detached garage and the rear extension will replace an existing conservatory and the proposed design is considered to be suitable for its use. The design will also appear subservient to the main dwelling and it will not be excessively prominent within the locality.

The proposed rear extension will not be significantly larger than what is possible under permitted development. Under current permitted development rights, an extension could project 4 metres from the rear elevation with a height of 4 metres without the requirement for formal planning permission. This fallback position is a material consideration in the assessment of this application and therefore the proposal is considered to be satisfactory.

In addition, the proposed materials will match the existing property which will ensure the proposal reflects the character and appearance of the existing dwelling.

On this basis, the proposal is considered to meet Policy DM18(A) and 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 extensions and the neighbouring properties were considered, both the side and rear extension will be relatively modest in scale and appropriately located within the site. The side extension will replace an existing detached garage and the rear extension will replace an existing conservatory.

In addition, the hipped roof design of the side extension will reduce the impact on the neighbouring first floor side elevation window and the existing orientation within the site ensures that the proposed extensions will not cause unacceptable harm to residential amenity.

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

On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policy 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 site access and off-street parking for two vehicles will remain unchanged to the front of the property and therefore it is considered that the existing driveway will provide adequate off-street parking to meet the needs of the property.

On this basis, the proposal will not have a detrimental effect on the existing highway conditions and it is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.

	<p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for the erection of a single-storey side and rear extension to provide an enlarged garage and garden room.</p> <p>The proposed extensions are considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>Overall, 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.</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 16th March 2022; Location Plan, scale 1:1250, drawing no. 341-01002-01, received 16th March 2022; Block Plan, scale 1:500, drawing no. 341-01002-01, received 16th March 2022; Existing and Proposed Floor Plan, scale 1:100, drawing no. 341-01001-01, received 16th March 2022; Existing Elevations, scale 1:100, drawing no. 341-02001-01, received 16th March 2022; Proposed Elevations, scale 1:100, drawing no. 341-05001-01, received 16th March 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>

Informative Note

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 : 03/05/2022

Authorising Officer: N.J. Hayhurst

Date : 03/05/2022

Dedicated responses to:- N/A