

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/22/2197/OF1
2.	<b>Proposed Development:</b>	DETACHED GARAGE TO REAR
3.	<b>Location:</b>	63 CENTRAL ROAD, 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 63 Central Road, a semi-detached property situated within Whitehaven.  <b>PROPOSAL</b>  Planning Permission is sought to erection of a detached garage to the rear of the dwelling.  The garage will be 4 metres in width and 6 metres in depth. It will have a pitched roof with an overall height of 3.5 metres and an eaves height of 2.3 metres. It has been designed to include garage door on the front elevation and the side and rear elevations will be blank. It will be finished with render, grey concrete roof tiles to match the existing property and the garage door will be a sectional door.  <b>RELEVANT PLANNING APPLICATION HISTORY</b>	

Planning Permission has previously been granted for a single-storey rear extension (ref: 4/21/2545/0F1).

## **CONSULTATION RESPONSES**

### Consultees

Whitehaven Town Council – No objections.

### Public Representation

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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

## **ASSESSMENT**

The key issues raised by this proposal are the principle of development, its scale and design, the potential impacts on residential amenity.

### Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and it will provide a detached garage for domestic storage. 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 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 garage will be appropriately located behind the principal elevation of the dwelling and it will be relatively modest in scale. It will be located in the rear corner of the site and it will be stepped away from the boundary by approximately 0.5 metres along the rear elevation and 0.3 metres along the side elevation. It will not be excessively overbearing for the neighbouring properties and the design is considered to be suitable for its use.

In addition, the choice of materials is considered to respect the existing character and appearance of the existing property and this will ensure the garage will not be excessively prominent within the locality.

On this basis, the proposal is considered to meet Policies DM10 and DM18 of the Local Plan.

### 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 detached garage and the

	<p>neighbouring properties were considered, due to the modest height and the siting within the rear garden, adjacent to the existing boundary fence and the neighbouring outbuilding at no. 64 Central Road, it is considered that the proposal will not cause a significant loss of light on the neighbouring property.</p> <p>In addition, the design does not include any windows on the rear or side elevations and therefore overlooking concerns are mitigated.</p> <p>No concerns were raised as a result of the neighbour consultation process.</p> <p>On this basis, it is therefore considered that the garage proposal will have minimal impacts on neighbouring amenity and therefore it complies with Policies DM10, DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed detached garage is of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. It therefore 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> <ol style="list-style-type: none"> <li> <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> </li> <li> <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 4<sup>th</sup> May 2022;  Location Plan, scale 1:1250, received 4<sup>th</sup> May 2022;  Block Plan, scale 1:500, received 4<sup>th</sup> May 2022;  Proposed Floor Plan and Elevations, scale 1:50, received 4<sup>th</sup> May 2022.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990,</p> </li> </ol>

as amended by the Planning and Compulsory Purchase Act 2004.

**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](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 : 20/06/2022**

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

**Date : 21/06/2022**

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