

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2234/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION
3.	Location:	166 HIGH ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	None required.
7.	<p>Report:</p> <p>Site and Location:</p> <p>This application relates to 166 High Road, a semi-detached property situated on an existing housing estate within Whitehaven.</p> <p>Proposal:</p> <p>This application seeks a non-material amendment of the development approved under application reference 4/22/2234/0F1.</p> <p>The proposed amendment comprises the change of the rear elevation ground floor openings to include patio doors.</p> <p>Development plan policies:</p> <p>Copeland Local Plan 2013 – 2028 (Adopted December 2013)</p> <p><u>Core Strategy</u></p> <p>Policy ST1 – Strategic Development Principles</p> <p>Policy ST2 – Spatial Development Strategy</p> <p><u>Development Management Policies (DMP)</u></p>	

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

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

Assessment:

Design

The original approval includes an access door and window and therefore the amendment to patio doors from the utility is acceptable. Given the siting on the ground floor rear elevation, the design is considered to be suitably located and it will not be excessively prominent within the locality.

Overall, the change in rear elevation openings are considered to respect the character of the dwelling and ensure the appearance of the extension is maintained.

Conclusion

The amended rear elevation openings are acceptable in relation to the dwelling and therefore do not raise issues in respect of the design.

In the context of the approved development, the proposed comprises a non-material amendment.

8.	Recommendation: Approve Non-Material Amendment	
Case Officer: C. Unsworth		Date : 15/02/2023
Authorising Officer: N.J. Hayhurst		Date : 15/02/2023
Dedicated responses to:- N/A		