

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2244/OF1
2.	<b>Proposed Development:</b>	FIRST FLOOR EXTENSION TO SIDE OVER AN EXISTING GARAGE TO PROVIDE AN ADDITIONAL BEDROOM, SHOWER ROOM AND SNUG
3.	<b>Location:</b>	11 ROSEMARY CLOSE, 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>  <p>This application relates to 11 Rosemary Close, a detached property located on an existing housing estate within Whitehaven. The site is located on a hill which slopes up towards the rear garden and the site benefits from an existing driveway and a single-storey garage at the lower level.</p> <b>PROPOSAL</b>  <p>Planning permission is sought for the erection of a first-floor side extension over the existing garage to provide an additional bedroom, shower room and snug on the first floor.</p> <p>The extension will project 3.4 metres from the side elevation and it will be 8.2 metres in depth to match the existing floor area of the garage. It has been designed to include a lean-to roof with an overall height of 5.8 metres and eaves height of 4.6 metres along the front elevation and an overall height of 4.8 metres and eaves height of 3.4 metres along the rear elevation. The front elevation will</p>	

include a first-floor window, the side elevation will include a floor to ceiling window and the rear elevation will also include a window.

The extension will be finished in roughcast render, concrete roof tiles and white UPVC windows and doors to match the existing property. It will also be lit by one skylight.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Consultees

Whitehaven Town Council – No objections.

#### Public Representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties – One letter of support has 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.

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 and the potential impacts on residential amenity and highway safety.

#### Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and it will provide an additional bedroom, shower room and snug. 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 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 first-floor extension will be appropriately located to the side of the property and it will be relatively modest in scale, above the existing detached garage. Due to the sloping nature of the site the extension will have the appearance of a two-storey side extension along the front elevation and a single-storey extension along the rear elevation, which is considered to be appropriate in this location. As a result, the proposed extension is not considered to be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to comply with Policy 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 overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, the side extension is considered to be relatively modest in scale and it will be suitably located above the existing single-storey garage.

No concerns were raised as a result of the neighbour consultation process and due to the orientation of the extension, to the north-east of the neighbouring property, no. 10 Rosemary Close, it is considered that the proposed first-floor side extension will not cause a significant loss of light or dominance on the neighbouring property.

Overlooking concerns from the side elevation window were considered, although this can be mitigated by the use of a planning condition to ensure the installation of obscure glazing within the side window.. On this basis, subject to the use of the planning condition, the proposed extension will not cause harmful overlooking to the neighbouring properties.

On balance, the proposal is considered to be acceptable. Taking into account the siting of the extension and the orientation of the existing property, the proposed extension design is acceptable and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM12, DM18(B), DM18(C) 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 side extension 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.

#### Planning Balance and Conclusion

This application seeks to erect a first-floor side extension to a detached property within Whitehaven. The main issue raised by the application was the scale and the potential impact on neighbouring amenity.

Taking into account the siting of the extension above the existing single-storey garage and the orientation of the existing property, the proposed scale and design are acceptable and it will not adversely harm the neighbouring amenity or highway safety. The planning condition proposed will

	<p>control the installation of obscure glazing to mitigate any overlooking issues.</p> <p>On balance, the proposed extension 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>The 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 6<sup>th</sup> June 2022;  Site Location Plan, scale 1:1250, drawing no. 5722-01 Rev B, received 6<sup>th</sup> June 2022;  Block Plan, scale 1:500, drawing no. 5722-01 Rev B, received 6<sup>th</sup> June 2022;  Existing and Proposed Floor Plan, scale 1:100, drawing no. 5722-01 Rev B, received 6<sup>th</sup> June 2022;  Existing and Proposed Elevations, scale 1:100, drawing no. 5722-01 Rev B, received 6<sup>th</sup> June 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> </li> <li> <p>Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the window on the south-west facing side elevation. Once installed, the obscure glazing must be permanently maintained at all times thereafter.</p> <p>Reason</p> <p>To safeguard the residential amenity in accordance with Policy DM18 of the Copeland Local</p> </li> </ol>

Plan.

**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 : 27/07/2022**

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

**Date : 28/07/2022**

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