

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2266/OF1
2.	<b>Proposed Development:</b>	PARTIAL REMOVAL OF EXISTING GARAGE. CREATION OF TWO STOREY SIDE EXTENSION TO ENLARGE KITCHEN/DINING & BEDROOM
3.	<b>Location:</b>	EVERSLEA, HOWGATE, WHITEHAVEN
4.	<b>Parish:</b>	Moresby
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 Everslea, a detached property located within the Howgate area of Whitehaven. The site benefits from an existing driveway, large garden, detached garage and a small single-storey rear extension.</p> <b>PROPOSAL</b>  <p>Planning permission is sought for the erection of a two-storey side extension to provide an enlarged kitchen-dining room, new utility and ground floor shower room and an additional bedroom and bathroom on the first floor. The proposal also includes the partial removal of the detached garage and the demolition of an existing single-storey rear extension.</p> <p>The two-storey extension will project 4.36 metres from the side elevation and it will be 8.33 metres in depth. It has been designed to include a hipped roof with an overall height of 8.4 metres to match the</p>	

existing dwelling. The proposal will create a symmetrical design along the front elevation with two ground floor windows and two first floor windows. The side elevation will include two windows and the rear elevation will include bi-fold doors on the ground floor and a bathroom window at first floor level. It will be finished in render (colour to be confirmed), slate and white UPVC windows and doors to match the existing property.

#### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

#### **CONSULTATION RESPONSES**

##### Moresby Parish Council

No comments received.

##### Highway Authority

Standing advice.

##### Lead Local Flood Authority

Standing advice.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 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 enlarged kitchen-dining room, new utility and ground floor shower room and an additional bedroom and bathroom on the first floor. 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 two-storey extension will be appropriately located to the side of the property and it

will be relatively modest in scale. The symmetrical design is considered to be suitable and this will therefore reduce the impact on the street scene.

In addition, the proposed materials will match the existing property which will ensure the proposal reflects the character and appearance of the existing dwelling. Although the agent confirmed the render colour is likely to be off-white/cream, this is still to be confirmed and therefore a condition has been included for this to be agreed with the Planning Department.

Overall, 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.

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 potential amenity 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 within the site. It will be stepped away from the boundary by approximately 5 metres.

No concerns were raised as a result of the neighbour consultation process and due to the orientation of the extension, to the north-west of the neighbouring properties no. Windsor Lodge and Windsor Cottage, it is considered that the proposed two-storey 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 conditioned to be obscure glazed to protect neighbouring amenity. 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.

As the proposed extension will create an additional bedroom, the off-street parking provision for three vehicles and turning area has been shown on the Proposed Location Plan. This is considered to satisfy the Highway Authority parking requirements for a five-bedroomed property and therefore it will not have a detrimental effect on the existing highway conditions. It is appropriate to attach a

	<p>condition to ensure the driveway is installed and maintained in accordance with the approved plan.</p> <p>On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey 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.</p> <p>Taking into account the siting of the extension 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. In addition, the planning conditions proposed will control the render colour, obscure glazing installation and enlarged driveway installation to further protect the proposed appearance and amenity standards.</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> <p><u>Standard Conditions</u></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 21<sup>st</sup> June 2022;  Site Location Plan, scale 1:1250, drawing no. 2125/11, received 21<sup>st</sup> June 2022;  Location Plan, scale 1:500, drawing no. 2125/10/A, received 17<sup>th</sup> August 2022;  Existing Floor Plan, scale 1:50, drawing no. 2125/01, received 21<sup>st</sup> June 2022;  Existing Roof Plan and Section, scale 1:50, drawing no. 2125/02, received 21<sup>st</sup> June 2022;</p> </li> </ol>

Existing Side Elevation and Section, scale 1:50, drawing no. 2125/03, received 21<sup>st</sup> June 2022;  
Existing Elevations, scale 1:50, drawing no. 2125/04, received 21<sup>st</sup> June 2022;  
Proposed Floor Plan, scale 1:50, drawing no. 2125/07, received 21<sup>st</sup> June 2022;  
Proposed Roof Plan and Front and Rear Elevations, scale 1:50, drawing no. 2125/09, received 21<sup>st</sup> June 2022;  
Proposed Side Elevation and Section, scale 1:50, drawing no. 2125/08, received 21<sup>st</sup> June 2022;  
Supporting Photograph, received 21<sup>st</sup> June 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.

Prior to Installation

3. Prior to the installation, colour of the render material to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in accordance with Policy DM18 of the Copeland Local Plan 2013-2028.

Prior to Occupation

4. Prior to the first use of the extension, the off-street parking provision and turning area must be installed in accordance with the approved Location Plan, scale 1:500, drawing reference 2125/10/A, received by the Local Planning Authority on 17<sup>th</sup> August 2022 and it must be maintained at all times thereafter.

Reason

To ensure adequate off-street parking standards are maintained in accordance with Policy DM22 of the Copeland Local Plan.

5. Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the two windows on the south-west facing side elevation. Once installed, the obscure glazing must be permanently maintained at all times thereafter.

**Reason**

To safeguard the residential amenity in accordance with Policy DM18 of the Copeland Local 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 : 18/08/2022**

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

**Date : 18/08/2022**

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