



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2330/OF1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE & SINGLE STOREY REAR EXTENSIONS
3.	Location:	89 THORNTON ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, 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 <p>This application relates to 89 Thornton Road, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from an existing detached garage and driveway to the front of the property.</p> PROPOSAL <p>Planning Permission is sought for the removal of the existing detached garage and the erection of a two-storey side and single-storey rear extension. The extension will provide an enlarged kitchen-dining-living room, utility room, garage and ground floor WC and an additional master bedroom and en-suite at first floor level.</p> <p>The two-storey side extension will project 4.3 metres from the side elevation and the depth will match the existing property. It has been also designed to continue the roof pitch and height of the</p>	

main dwelling. It will include a garage door and hallway window and first floor bedroom window on the front elevation, a ground floor WC window and utility access door on the side elevation and the rear elevation will include a first floor en-suite window.

The single-storey rear extension will project 3.423 metres from the rear elevation and it will be 9.567 metres in width. It has been designed with a flat roof extending up to an overall height of 3.3 metres and it will include a roof lantern. It will include bi-fold doors and a window on the rear elevation. The side elevations will be blank.

The proposed extensions will be finished in facing brick and cement render, concrete roof tiles, white UPVC windows and doors to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

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.

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

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 Whitehaven and it will provide an enlarged kitchen-dining-living room, utility room, garage and ground floor WC and an additional master bedroom and en-suite at first floor level. 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 two-storey side and single-storey 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. The proposed design is considered to be suitable for its use. The extension will appear subservient to the main dwelling and 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 3 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 amenity 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.

No concerns were raised as a result of the neighbour consultation process and due to the orientation of the existing property and the impact of the existing gable on the neighbouring property, it is considered that the proposed two-storey extension will not cause a significant loss of light or dominance on the neighbouring property, no. 91 Thornton Road.

In addition, the only windows included on the side elevation will be obscure glazed ground floor bathroom window and utility access door. These windows do not relate to habitable rooms and therefore the design of the proposal is considered to mitigate overlooking issues.

On balance, the proposal is considered to be acceptable. Taking into account the orientation of the existing property, the proposed extension design is considered to be acceptable, and it will not have any significant harm to the amenities of the occupiers of the neighbouring properties. It is therefore considered that the proposal satisfies Policies 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.

	<p>The proposal also includes an extension of the existing driveway to the front of the property to provide two off-street parking spaces. It is therefore considered that the proposed driveway will provide adequate off-street parking to meet the needs of the property and the installation can be secured by the use of a planning condition.</p> <p>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> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for the erection of a two-storey side and single-storey rear extension. The proposed extensions are considered to be of an appropriate scale and design and will not have any detrimental impact on either the amenities of the adjoining properties or highway safety.</p> <p>On this basis, 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 8th August 2022; Location Plan, scale 1:1250, drawing no. 89TR-MC-010, received 8th August 2022; Proposed Block Plan, scale 1:500, drawing no. 89TR-MC-010, received 8th August 2022; Existing Block Plan, scale 1:500, drawing no. 89TR-MC-001, received 8th August 2022; Existing Floor Plans, scale 1:75, drawing no. 89TR-MC-007, received 8th August 2022; Existing Elevations, scale 1:100, drawing no. 89TR-MC-001, received 8th August 2022; Proposed Ground Floor Plan, scale 1:50, drawing no. 89TR-MC-008, received 8th August 2022; Proposed First Floor Plan, scale 1:50, drawing no. 89TR-MC-009, received 8th August 2022; Proposed Elevations, scale 1:100, drawing no. 89TR-MC-002, received 8th August 2022;</p>

Proposed North Elevation, scale 1:50, drawing no. 89TR-MC-003, received 8th August 2022;
Proposed East Elevation, scale 1:50, drawing no. 89TR-MC-005, received 8th August 2022;
Proposed South Elevation, scale 1:50, drawing no. 89TR-MC-004, received 8th August 2022;
Proposed West Elevation, scale 1:50, drawing no. 89TR-MC-006, received 8th August 2022;
Proposed Drainage Plan, scale 1:500, drawing no. 89TR-MC-011, received 8th August 2022;
Design and Access Statement, DAS-001, received 8th August 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.

3. Prior to the first use of the extension hereby approved, the proposed driveway must be installed in accordance with the details set out in the approved 'Block Plan', drawing ref 89TR-MC-010, received by the Local Planning Authority on 8th August 2022. The driveway must be maintained at all times thereafter.

Reason

To ensure adequate off-street parking is provided in accordance with Policy DM22 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

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 : 29/09/2022
Authorising Officer: N.J. Hayhurst	Date : 30/09/2022
Dedicated responses to:- N/A	