

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2355/OF1
2.	Proposed Development:	SINGLE STOREY SIDE AND REAR EXTENSION AND DEMOLITION OF EXISING GARAGE, FORMING STORAGE ROOM, ADDITIONAL BEDROOM WITH ENSUITE AND WARDROBE AND GARDEN ROOM WITH OUTDOOR COVERED SEATING AREA
3.	Location:	25 STANDINGS RISE, 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 25 Standings Rise, a detached bungalow located on an existing housing estate within Whitehaven. The site benefits from a large garden and existing driveway to the front of the dwelling. The site is also located on a slight hill, sloping down towards the south-west end of the site.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey side and rear extension to provide an additional master bedroom with en-suite, garden room, covered outdoor seating area and a garage-store.</p> <p>The extension will have an overall projection of 4.496 metres from the side elevation and it will have</p>	

an overall depth of 16.206 metres. It will also have a width of 9.3 metres along the rear elevation and it will have an overall projection of 8.972 metres from the rear elevation.

The side extension has been designed to include a pitched roof with an overall height of 5 metres and an eaves height of 2.5 metres to reflect the existing dwelling and the rear extension will have a flat roof with an overall height of 3 metres. The front elevation will include a garage door, the side elevation facing the boundary will include an obscure glazed bathroom window and the rear elevation will be blank. The side elevation facing the garden will include three floor-to-ceiling windows and one patio door and the rear extension will also be lit by two roof lanterns. It will be finished in render, concrete roof tiles 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

Whitehaven Town Council

No objections.

Highway Authority and Lead Local Flood Authority

Standing Advice.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 properties.

One objection has been received as a result of this consultation process which raised the following concerns:

- Concerns with the height of the extension;
- If the extension is higher than the existing bungalow then overlooking and loss of privacy will occur.

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 master bedroom with en-suite, garden room, covered outdoor seating area and a garage-store. 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 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.

Despite receiving concerns regarding the height of the extension, the height of the side and rear extension are considered to be modest in scale. The pitched roof of the side extension and flat roof of the rear extension will sit below the ridgeline of the existing bungalow and it will be suitably located at the lower end of the garden.

The pitched roof design will ensure that the extension reflects the character and appearance of the existing dwelling and it will not be overbearing for the neighbouring properties. In addition, the choice of materials will reflect the existing property and the extension will not be excessively prominent within the locality.

On balance, the proposal is considered to comply with Policies DM10 and 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.

Concerns were received regarding the height of the extension and if the extension was higher than the existing bungalow then overlooking and loss of privacy would occur. However, due to the siting of the extension within the lower end of the garden, the proposed side and rear extension will not exceed the height of the existing bungalow. The proposed floor level will sit 0.8 metres below the existing bungalow floor level and therefore the extension will not appear overbearing to the neighbouring properties. In addition, taking into account the orientation of the site to the north of the neighbouring properties, the proposal is not considered to cause harmful overshadowing.

Furthermore, no windows will be included on the rear elevation and therefore overlooking concerns towards the rear are mitigated. The replacement 1.8-metre-high fence along the rear boundary will also provide suitable screening.

On this basis, the proposal is not considered to cause unacceptable harm to residential amenity and therefore it will satisfy Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The site visit confirmed that the three existing off-street parking to the front of the property will

	<p>satisfy the needs of the four-bedroom dwelling and the Highway Authority requirements. The proposal is not considered to have a material effect on the existing highway conditions and therefore the proposal is acceptable. To ensure these are maintained a planning condition is proposed.</p> <p>On this basis, the proposal is considered to comply with Policy DM22 and the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a single-storey side and rear extension to provide an additional master bedroom with en-suite, garden room, covered outdoor seating area and a garage-store.</p> <p>Despite receiving concerns regarding the height of the extension, the proposed side and rear extension is considered to be of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>Overall, 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: 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 30th August 2022; Location Plan, scale 1:1250, drawing ref MVC818-01 Rev B, received 30th August 2022; Existing Floor Plan, scale 1:50, drawing ref MVC818-01 Rev B, received 30th August 2022; Existing Elevations, scale 1:50, drawing ref MVC818-02 Rev B, received 30th August 2022; Site Plan, scale 1:200, drawing ref MVC818-03 Rev B, received 30th August 2022; Proposed Floor Plan, scale 1:50, drawing ref MVC818-03 Rev B, received 30th August 2022; Proposed Elevations, scale 1:50, drawing ref MVC818-04 Rev B, received 30th August 2022.</p> <p>Reason</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.

3. The existing off-street parking provision must be maintained in accordance with the approved 'Site Plan', drawing ref MVC818-03 Rev B, received by the Local Planning Authority on 30th August 2022.

Reason

To ensure adequate off-street parking is maintained 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 : 19/10/2022

Authorising Officer: N.J. Hayhurst

Date : 21/10/2022

Dedicated responses to:- N/A