

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2374/OF1
2.	Proposed Development:	PROPOSED LIVING ROOM EXTENSION TO REAR TO CREATED A NEW BEDROOM, SHOWER ROOM AND UTILITY ROOM
3.	Location:	34 NEWLANDS AVENUE, 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 34 Newlands Avenue, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from an existing driveway and a detached garage within the rear garden.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey wrap-around extension to the front, side and rear of the dwelling to provide an enlarged kitchen-living room, an additional ground floor bedroom with shower and a utility room.</p> <p>The extension will project 1.5 metres from the front elevation and it will have a width of 3.3 metres along the front elevation. It will project 2.3 metres from the side elevation at the front of the dwelling and it will follow the boundary line giving an overall depth of 10.6 metres. It will also project 3.3</p>	

metres from the rear elevation and it will have a width of 9.5 metres along the rear elevation.

The extension has been designed to include a lean-to roof with an overall height of 3.4 metres and an eaves height of 2.3 metres. The front elevation will include a window, the side elevation along the boundary will be blank and the rear elevation will include two windows and patio doors. The front utility side elevation facing the garden will include an access door. Externally it will be finished in render, roof tiles and white UPVC windows and doors to match the existing property. It will also be lit by four skylights.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Whitehaven Town Council

No objection.

Cumbria County Council Highways and LLFA

Standing Advice.

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 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

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 on an existing housing estate within Whitehaven and the extension will provide an enlarged kitchen-living room, an additional ground floor bedroom with shower and a utility room. 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.

The proposal is considered to be relatively modest in scale and appropriately located within the front, side and rear garden. The design of the extension with a lean-to roof is suitable for its use and it will

not appear overbearing for the neighbouring properties or within the street-scene.

The front extension will also not project significantly further forward than the existing terraced row (no. 32-26 Newlands Avenue) to the north of the application site and therefore the proposal is considered to be suitably designed to ensure that the character and appearance of the existing dwelling and the wider residential area is maintained. In addition, the choice of materials will reflect the existing property.

On balance, the proposal is considered to comply with Policies DM10 and DM18 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 extension will be relatively modest in scale and design. It will be appropriately located within the garden, to the north and west of the existing property. Due to orientation of the proposal and the impact of the existing gable of the dwelling, it is considered that the extension will not cause significant overshadowing to the neighbouring properties. In addition, the blank side elevation design will mitigate overlooking concerns.

No concerns have been raised as part of the neighbour consultation process.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to satisfy Policy DM18 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 existing site access and off-street parking to the front of the property is considered to provide adequate off-street parking to meet the needs of the property. The proposal will therefore not have a detrimental effect on the existing highway conditions.

On this basis, the proposal is considered to satisfy Policy DM22 and the Cumbria Development Design Guide.

Planning Balance and Conclusion

The proposed wrap-around extension is considered to be of an appropriate scale and design within the street-scene and would not have any detrimental impact on the amenities of the adjoining properties or highway safety.

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.

8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <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 15th September 2022; Location Plan, scale 1:1250, drawing no. 369-01001-01, received 15th September 2022; Block Plan, scale 1:200, drawing no. 369-01002-01, received 15th September 2022; Existing Ground Floor Plan, scale 1:50, drawing no. 369-01003-01, received drawing no. 15th September 2022; Existing Elevations, scale 1:100, drawing no. 369-02001-01, received 15th September 2022; Proposed Ground Floor Plan, scale 1:50, drawing no. 369-04001-05, received 15th September 2022; Proposed Elevations, scale 1:100, drawing no. 369-05001-04, received 15th September 2022; Proposed Roof Plan, scale 1:50, drawing no. 369-04002-03, received 14th September 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> <p>Informative Note</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at:</p>

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 : 08/11/2022

Authorising Officer: N.J. Hayhurst

Date : 08/11/2022

Dedicated responses to:- N/A