

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

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| 1. | Reference No: | 4/22/2411/OF1 |
| 2. | Proposed Development: | SINGLE STOREY SIDE EXTENSION & ALTERATIONS FOR GROUND FLOOR BEDROOM, EN-SUITE AND UTILITY ROOM WITH RAMPED ACCESS |
| 3. | Location: | 49 BALMORAL 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: This application relates to a semi-detached property located within the residential street known as Balmoral Road, sited within Whitehaven. The property is surrounded by other residential properties to the north, east and west with Balmoral Road to the south. Proposal: This application seeks planning permission for a single storey side extension to create a ground floor bedroom, ensuite and utility room with external ramped access to the northwest. The proposed extension will project by 4.1m to the west, have a mono pitched roof sloping west to be 4.5m to the pitch and 3.1m to the eaves. There will be a long single window on the southeast elevation, 2 windows on the south west elevation and a single UPVC door on the north elevation. | |

The garden slopes east to west with the ramp being 1m from ground level at the highest point. It will have a 50mm diameter handrail and create a U shape within the existing garden at the property.

The proposal will extend to the southwest towards Balmoral Road. It will be built from materials to match the existing dwelling with render and brick walls, a tiled roof and white UPVC windows and doors.

Relevant planning application history:

There have been no previous applications on the site.

Consultation responses:

Whitehaven Town Council

No objections.

Public representations

This application has been advertised by way of neighbour notification letters issued to 2 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

Other Material Planning Considerations:

National Planning Policy Framework 2021 (NPPF)

Emerging Copeland Local Plan (ELP).

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

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:

Principle of Development

Policy ST2 of the Copeland Local Plan identifies Whitehaven as Copeland's Principal Town where the majority of development should be located. Policy DM18 of the CS and H14PU of the ELP support extensions and alterations to residential properties subject to detailed criteria of design and amenity which are considered below.

The proposed application relates to a residential dwelling within Whitehaven and will provide a ground floor bedroom, utility room and en-suite bathroom with ramped access for the owners/occupiers.

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 of the CS, DS6PU of the ELP and section 12 of the NPPF seek to promote high quality design. 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 extension and ramped access will be appropriately located to the side of the property, away from the adjoining neighbour. The scale of the development is subservient to the existing dwelling and design of the extension will be in keeping with the existing dwelling and will be constructed of materials to match the parent property.

Despite the proposal extending beyond the building line on Balmoral Road to the north, there are other examples of similar protrusions in the vicinity. The sloping roof and single storey height of the extension allows for a gradual edge to the development on this side of Balmoral Road. Furthermore,

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| | <p>the proposal provides a practical addition for the owner, allowing full accessibility and future proofing the property with the addition of a ground floor bedroom.</p> <p>On balance, the proposal is considered to respect the character and appearance of the existing dwelling and there it complies with Policies DM10 and DM18 and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>Policy ST1, Policy DM12, Policy DM18 of the CS, H14PU of the ELP and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.</p> <p>The extension will be modest in scale, respectful of the existing parent property and its surroundings, and will be appropriately located within the site. Overlooking and overshadowing issues between the proposed extension and the neighbouring properties from the side elevations were considered and, due to the location on the west of the site away from neighbouring properties, the development is not considered to adversely impact on the amenities of the occupiers of the neighbouring properties. The separation distances involved meet the separation distances required by Policy DM12 of the Copeland Local Plan. No objections have been received during the application process.</p> <p>It is in my opinion that the proposed extension will therefore not cause any harmful overlooking or overdominance issues, and the appropriate design measures have been implemented to provide appropriate mitigation.</p> <p>On this basis, the proposal will satisfy Policies ST1, DM12 and DM18 of the CS, Policy H14PU of the ELP and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed side extension and ramped access is of an appropriate scale and design and is unlikely to have any significant impact on the amenities of the adjoining/ adjacent properties.</p> <p>The proposed development therefore represents an acceptable form of development which accords with the policies set out within the adopted Local Plan, the emerging 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"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <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> |

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| | <p>2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Existing block plan and location plan, scales 1:1250 and 1:200, drawing number 22/0347/01, received 13th October 2022; Proposed Ground Floor Plan, scale 1:50, drawing number 22/0347/05, received 13th October 2022; Proposed Side Elevation, scale 1:50, drawing number 22/0347/06, received 13th October 2022; Proposed Roof Layout, scale 1:50, drawing number 22/0347/06, received 13th October 2022; Proposed Front and Rear Elevation, scale 1:50, drawing number 22/0347/06, received 13th October 2022; Block Plan, scale 1:200, drawing number 22/0347/11, received 13th October 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</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. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> <p>Statement</p> <p>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.</p> |
| Case Officer: Sarah Papaleo | Date : 07/12/2022 |
| Authorising Officer: N.J. Hayhurst | Date : 08/12/2022 |
| Dedicated responses to:- N/A | |

