



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2461/OF1
2.	Proposed Development:	REAR SINGLE STOREY EXTENSION TO FORM DINING ROOM AND SINGLE STOREY SIDE EXTENSION TO FORM GARAGE
3.	Location:	18 GREENLANDS 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 18 Greenlands Avenue, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from a wrap-around garden and existing driveway to the front of the dwelling and it is bound by an existing boundary hedge.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey side and rear extension to provide a garage and enlarged kitchen-dining room.</p> <p>The side extension will project 3.825 metres from the side elevation of the dwelling and it will have an overall depth to match the existing dwelling. It has been designed to include a lean-to roof with an overall height of 3.6 metres and an eaves height of 2.3 metres. The front elevation will include a garage door, the side elevation facing the boundary will include a window and the rear elevation will</p>	

include patio doors.

The rear extension will replace an existing conservatory and it will project 4.275 metres from the rear elevation. It will have a width of 4.8 metres and it has been designed to include a flat roof with an overall height of 3 metres. It will be lit by a roof lantern, and it will include a window on the rear elevation and bi-fold doors on the side elevation facing the garden. The side elevation along the boundary will be blank.

The side extension will be finished in render, concrete roof tiles and white UPVC windows and doors to match the existing property and the rear extension will be finished in dark grey composite cladding and flat liquid plastic finish to contrast the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the erection of an extension (ref: 4/05/2845/0).

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 8 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

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 a garage and enlarged kitchen-dining 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 applicant provided justification for the scale of the proposed development and advised the garage will provide secure storage for his biking hobby. The garage side extension will replace the existing garden shed and the rear extension will replace an existing conservatory. On this basis, the side and rear extension are considered to be relatively modest in scale and design to meet the needs

of the dwelling.

The lean-to roof design will ensure the extension reflects the character and appearance of the existing dwelling and it will not be overbearing for the neighbouring properties. It will also be screened by an existing boundary hedge and the choice of materials will reflect the existing property.

The modern design of the rear extension with dark grey cladding is considered to suitably contrast the existing dwelling and as it will be located within the rear garden, it 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.

The proposed side and rear extensions will be suitably located within the side and rear garden.

The rear extension will replace an existing conservatory and it has been designed to omit windows on the side elevation along the boundary. This solid design is considered to reduce and mitigate potential overlooking issues in comparison to the glass conservatory.

The side extension will be used as a garage and therefore the rear patio doors and side window do not relate to a habitable room. The windows and doors will provide light and access into the garage. The existing boundary hedge along the side boundary and the 1.8-metre-high fence along the rear boundary will also provide suitable screening.

In addition, taking into account the orientation of the site and the proposed extensions, the proposal is not considered to cause harmful overshadowing or dominance.

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 proposal includes a driveway extension to provide vehicle access to the new garage at the side of the dwelling. The materials will match the existing driveway and it will include an ACO drain for surface water drainage. The applicant has also confirmed the existing vehicle access off the highway and dropped kerb will remain the same. Overall, as the proposed off-street parking provision will be increased, the proposal is considered to satisfy the needs of the dwelling and the Highway Authority requirements.

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

	<p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a single-storey side and rear extension to provide a garage and enlarged kitchen-dining room. The proposal 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:</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 23rd November 2022; Location Plan, scale 1:1250, drawing ref JS-PA-001, received 23rd November 2022; Block Plan, scale 1:500, drawing ref JS-PA-001, received 23rd November 2022; Existing Site Plan, scale 1:200, drawing ref JS-PA-001, received 23rd November 2022; Proposed Site Plan, scale 1:200, drawing ref JS-PA-001, received 23rd November 2022; Existing Floor Plan and Elevations, scale 1:100, drawing ref MVC818-01 Rev B, received 30th August 2022; Proposed Floor Plan and Elevations, scale 1:100, drawing ref JS-PA-002, received 23rd November 2022; Email from applicant confirming Hyperion Cladding, received 16th January 2023.</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>

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 : 17/01/2023

Authorising Officer: N.J. Hayhurst

Date : 18/01/2023

Dedicated responses to:- N/A