

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2028/OF1
2.	Proposed Development:	FRONT PORCH WITH ATTACHED SIDE EXTENSION
3.	Location:	4 GRISEDALE CLOSE, 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:	<p>SITE AND LOCATION</p> <p>This application relates to 4 Grisedale Close, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from an existing driveway and a small single-storey lean-to side extension.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the removal of the existing lean-to and the erection of a single-storey wrap-around extension to the side and front of the dwelling to provide a porch, additional living room, utility and WC.</p> <p>The proposed extension will project 3.3 metres from the side elevation and it will have an overall depth of 9.1 metres. It will also project 1.5 metres from the front elevation of the dwelling and it will have a width of 5.9 metres along the front elevation. It has been designed to include a lean-to roof</p>

with an overall height of 3 metres and an eaves height of 2.48 metres. The front will include a front door and window, the side elevation will include a utility door and the rear elevation will include a WC window. It will be finished with render, concrete roof tiles and 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

Consultees

Whitehaven Town Council – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No comments 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 2017-2038 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

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 a porch, additional living room, utility and WC. 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 side and front garden. The extension design will reflect the adjoining neighbours wrap-around extension and therefore it will not appear overbearing for the neighbouring properties or within the street-scene. In addition, the choice of materials will reflect the existing property to ensure the character and appearance of the existing dwelling is maintained.

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 in the side and front garden, adjacent to an area of green space and therefore the extension is not considered to cause significant overshadowing or overlooking to the neighbouring properties.

In addition, under current permitted development rights, a side extension could project up to half the width of the original dwelling with an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the wrap-around extension is not significantly larger than what is possible under permitted development, this proposal is considered to be satisfactory.

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 site benefits from an existing access and front driveway and therefore it is considered that the driveway will provide adequate off-street parking to meet the needs of the property. The proposal will 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.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p>1. 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>2. 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 27th January 2023; Location Plan, scale 1:1250, received 27th January 2023; Site Plan, scale 1:500, received 27th January 2023; Proposed Floor Plan, scale 1:50, received 3rd October 2022; Proposed Elevations, scale 1:100, received 3rd October 2022; Foundation Details, received 27th 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> <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: www.gov.uk/government/organisations/the-coal-authority</p>

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 : 23/03/2023****Authorising Officer: N.J. Hayhurst****Date : 23/03/2023****Dedicated responses to:- N/A**