

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2176/HPAE
2.	<b>Proposed Development:</b>	PRIOR APPROVAL FOR SINGLE STOREY REAR KITCHEN EXTENSION TO PROVIDE DINING AREA, SHOWER ROOM/UTILITY AND STORE
3.	<b>Location:</b>	12 CLIFF ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 12 Cliff Road, a semi-detached property located on an existing housing estate within Kells area of Whitehaven.</p> <p><b>PROPOSAL</b></p> <p>An application to determine if prior approval is required for a proposed large home extension has been submitted. The proposal includes the erection of a single storey rear extension that will project 3 metres from the rear wall and it will be 6.7 metres in width. It has been designed with a mono-pitched roof, an eaves height of 2.2 metres and an overall height of 3.2 metres.</p>

It will include a window and a patio door on the rear elevation and a shower room window on the side elevation. The side elevation facing the adjoining neighbour will be blank. It will also be lit by 1 skylight.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this site.

### **CONSULTATION RESPONSES**

The application has been advertised by way of neighbour notification letters issued to 5 no. properties.

One letter of objection from the adjoining neighbours have been received to the proposal which raises the following concerns:

- Boundary issues and would like reassurance the concrete boundary walls are not interfered with;
- Issues with the guttering, MPS/Homegroup, boundary walls taken down and not replaced;
- Would like an agreement that all the issues mentioned above are rectified and in writing prior to this going ahead and confirmation that the boundary wall will not be touched.

### **PLANNING PROCEDURE**

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house. Proposed extensions on the rear of a semi-detached property which will project between 3 and 6 metres must submit a Notification of a proposed larger Home Extension application to the Local Authority to ascertain whether or not the proposal is Permitted Development.

Should an application receive objections from any adjoining neighbour within the 42 day determination period, the Local Planning Authority must assess whether the impact on the amenity of all adjoining properties is acceptable. No other issues can be considered.

### **ASSESSMENT**

An objection has been received which raised concerns regarding the boundary wall, guttering



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	<p>and other private matters. These private matters are not material planning considerations and do not impact the amenity of the neighbouring properties. On this basis, these concerns cannot be taken into account in the application assessment.</p> <p>In addition, having reviewed Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 requirements, the 3 metre rear extension falls within Permitted Development.</p> <p>On this basis, the extension is considered to be acceptable under Permitted Development and Prior Approval is not required.</p>
8.	<p><b>Recommendation:</b> Permitted Development</p>
9.	<p><b>Statement:</b> 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>
<b>Case Officer: C. Unsworth</b>	
<b>Date : 01/08/2023</b>	
<b>Authorising Officer: N.J. Hayhurst</b>	
<b>Date : 02/08/2023</b>	
<b>Dedicated responses to:- N/A</b>	