



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2226/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION TO PROVIDE BEDROOM AND LIVING ACCOMODATION
3.	Location:	13 SOLWAY ROAD, MORESBY PARKS
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers
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 13 Solway Road, an end of terraced property situated on an existing housing estate within the Moresby Parks area of Whitehaven.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a two-storey side extension to provide an additional living room and shower room on the ground floor and an additional bedroom and</p>

with en-suite on the first floor.

The extension will project up to the property's side boundary and it will be 7.2 metres in depth to match the existing dwelling. As the boundary is not parallel to the existing property, it will project 2.7 metres from the front elevation and 4.1 metres from the rear elevation. The extension roofline will continue the same as the existing property and it will include a hipped roof design. The front elevation has been designed to include two ground floor windows and a first-floor bathroom window, the side elevation will include a first-floor window and the rear elevation will include patio doors on the ground floor and a bedroom window on the first floor. The proposal will be finished in render, slate and white 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

Moresby Parish Council

No objections.

Highway Authority

Standing advice.

Lead Local Flood Authority

Standing advice.

Public Representations

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

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.



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Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2013 – 2028 (Adopted December 2013):

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV3 – Biodiversity and Geodiversity

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

Emerging Copeland Local Plan 2021-2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

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

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, the potential impacts on residential amenity, highway safety and ecology.

Principle of Development

The proposed application relates to a residential dwelling within the settlement of Moresby Parks and it will provide an additional living room and shower room on the ground floor and an additional bedroom and with en-suite on the first floor. Policy DM18 supports extensions 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 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 proposed two-storey extension will be appropriately located to the side of this end of terraced property and it will be relatively modest in scale. The design includes a continuation of the existing eaves and ridge height to match the existing property. As a result, the proposed extension will not be excessively prominent in the street scene and the design is considered to respect the character and appearance of the existing property. In addition, the materials will match the existing property, and this will therefore reduce the impact on the street scene.

On this basis, the proposal is considered to meet Policy DM18(A) and NPPF guidance.



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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 amenity issues between the proposed extension and the neighbouring properties were considered, the side extension is considered to be relatively modest in scale and it will be suitably located to the side existing dwelling to extend the existing terraced row.

No concerns were raised as a result of the neighbour consultation process and, due to the orientation of the extension to the north-east of the neighbouring property no. 12 Solway Road, it is considered that the proposed two-storey side extension will not cause a significant loss of light or dominance on the neighbouring properties.

In addition, the proposed side elevation will reduce the number of openings compared to the current situation with the existing dwelling and therefore the design is considered to reduce overlooking concerns. Notwithstanding this, to further protect neighbouring amenity, obscure glazing in the proposed side elevation window can be secured by the use of a planning condition and therefore it is not considered that the extension will cause unacceptable overlooking or loss of privacy issues.

On balance, the proposal is considered to be acceptable. Taking into account the siting of the extension and the orientation of the existing property, the proposed extension design is acceptable, and it will not adversely harm the neighbouring amenity. It is therefore considered that the proposal satisfies Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

As the proposal will increase the number of bedrooms, two off-street parking spaces have been proposed. The installation can be secured by the use of a planning condition to ensure two off-street parking spaces are provided to meet the needs of the property.

On this basis, the proposal will improve the off-street parking provision and therefore it is considered to comply with Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Ecology

Policy ST1, ENV3 and DM25 and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as a potential area for hen harriers. The application is located within an existing housing estate and therefore it is considered that this is not a habitat that is likely to contain hen harriers and so it would not be necessary to seek an ecological survey

	<p>for this minor application.</p> <p>It is therefore considered that the development complies with Policies ST1, EV3 and DM25 of the Copeland Local Plan and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to erect a two-storey side extension to a semi-detached property within Moresby Parks.</p> <p>The proposed extension is considered to be of an appropriate scale and design and will not have any detrimental impact on the amenities of the neighbouring properties, highway safety or ecology. In the interest of neighbouring amenity and to ensure adequate off-street parking is provided to meet the needs of the three-bedroom property, the installation of the obscure glazing and proposed driveway can be secured by the use of a planning condition.</p> <p>On balance, the proposed extension 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"> <li data-bbox="159 1209 1514 1366">1. The development hereby permitted must commence before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. <li data-bbox="159 1523 1514 2009">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: - Application Form, received 8th August 2023; Location Plan, scale 1:1250, drawing reference 446-01001-01, received 8th August 2023; Location Plan with Parking, scale 1:200, drawing reference 446-01002-02, received 3rd October 2023; Existing Floor Plans, scale 1:50, drawing reference 446-01003-01, received 8th August 2023; Proposed Ground Floor Plan, scale 1:50, drawing reference 446-04001-01, received



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8th August 2023;

Proposed First Floor Plan, scale 1:50, drawing reference 446-04002-01, received 8th August 2023;

Existing and Proposed Elevations, scale 1:100, drawing reference 446-02001-01, received 8th August 2023.

Reason

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.

3. Prior to first use of extension hereby approved, the permeable off-street parking provision shall be installed in accordance with the approved 'Location Plan', ref 446-01002-02, received by the Local Planning Authority on 3rd October 2023. Once installed, the driveway must be maintained in accordance with the approved details at all times thereafter.

Reason

To ensure suitable off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

4. Prior to the first occupation of the extension hereby approved, obscure glazing must be installed within the first-floor side elevation window. Once installed, the obscure glazing must be permanently maintained at all times thereafter.

Reason

To safeguard the residential amenity in accordance with Policy DM18 of the Copeland Local Plan.

Informative Note

1. Any works within the Highway must be agreed with the Highway Authority.

Before any works are commenced, you should contact the Highway Street Works

team to obtain an appropriate permit.

Enquires should be made to streetworks.west@cumberland.gov.uk

2. 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. Wootton

Date : 09/10/2023

Authorising Officer: N.J. Hayhurst

Date : 10/10/2023

Dedicated responses to:- N/A