

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/24/2052/0F1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE EXTENSION & FRONT PORCH
3.	Location:	41 JERICHO 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:	<p>Introduction</p> <p>This application relates to 41 Jericho Road, an end of terraced dwelling situated at the end of a residential cul-de-sac with a row of garages located to the east.</p> <p>The site benefits from a small front garden with off street parking and 2 garages to the front of the property, one semi-detached and one detached, with side access to the rear garden.</p> <p>A similar scheme for a two-storey side extension and front porch was previously approved under application reference 4/17/2220/0F1.</p> <p>Proposal</p> <p>Planning permission is sought for the construction of a 2-storey side extension to provide an</p>

enlarged open plan kitchen/living room, with utility room and WC on the ground floor, and 2 additional bedrooms one with en-suite on the first floor.

The extension will project 4.5 metres from the side elevation of the dwelling from the front and will be 6.155 metres in length from front to back. It has been designed to include a dual pitch roof which will be slightly lower in height than the existing roof line, with a stainless steel flue projecting 600mm above the new roof line.

The proposed two storey element will be set back from the existing building line along the principal elevation by 1.445 metres and a porch will be added to the front elevation which will be 2 metres in width and 3.5 metres in overall height. The porch has been designed to include a sloped roof with an eaves height of 2.5 metres with roof light over.

The extension will be finished in cement dash render, black concrete roof tiles to match the existing and anthracite UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

4/17/2220/0F1 – TWO STOREY SIDE EXTENSION AND FRONT PORCH - Approve

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Local Lead Flood Authority and Highways

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties. No objections were received as a result of this consultation.

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. 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.



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The inherited 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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Emerging Copeland Local Plan 2017 - 2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and will close on the 28th March 2024.

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 advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity.

Principle of Development

The proposed application relates to a residential dwelling located within Whitehaven and is proposed to construct a two storey side extension to provide an enlarged open plan kitchen/living room, with utility room and WC on the ground floor, and 2 additional bedrooms one with en-suite on the first floor.

Policies DM18 and H14PU support 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 of the adopted Local Plan, Policies DS6PU and H14PU of the ELP 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. This guidance is repeated in the policies of the ELP.

The proposed extension will project 4.5 metres from the side elevation of the dwelling from the front and will be 6.155 metres in length from front to back. It is considered to be appropriate in scale given the size of the site and similar neighbouring extensions and is considered to be appropriately located within the site on the front side elevation.

Whilst the proposal is two storeys, the ridge line of the new roof will be slightly lower in height than the existing roof line which will ensure that the extension remains subservient to the main dwelling. Furthermore, the two-storey element is to replace two garages that already exist on the site, albeit single storey. Whilst the extension is located on the front side elevation, it is not considered to be excessively prominent within the locality, and similar side extensions have already taken place elsewhere along Jericho Road.

A new porch will be added to the front elevation which will be 2 metres in width and 3.5 metres in overall height. It has been designed to include a sloped roof with an eaves height of 2.5 metres with roof light over.

It will be finished in cement dash render, black concrete roof tiles to match the existing and



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anthracite UPVC windows and doors. The design is therefore considered to be suitable for its use and the choice of materials are considered to respect the existing character and appearance of the existing property.

Overall, the proposal is considered to meet Policy DM18(A), Policy H14PU and the guidance in the NPPF.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings. This guidance is repeated in the policies of the ELP.

Whilst potential amenity issues between the proposed extension and the neighbouring properties were considered, the extension will be appropriately located to the side of the parent property and will be stepped off the boundary by 1.286 metres.

Whilst the proposed two storey element is located on the front side elevation, it does not project forward of the existing building line on the principal elevation and subsequently overlooks the parent property front driveway and Jericho Road to the front. The proposal is therefore not considered to result in a significant reduction in daylight or appear overbearing for the immediate neighbouring properties.

Despite being two storeys, the ridge line of the new roof will be slightly lower in height than the existing roof line by approximately 0.5 metres.

The side elevation adjacent to the boundary with number 10 The Grange contains a small window and door on the ground floor which will be screened by the existing boundary treatment, but no new openings are proposed on the first floor.

The rear elevation contains 2 new windows on the first floor and 1 on the ground floor with bifold doors overlooking the parent property rear garden. This elevation also contains a stainless steel flue projecting 600mm above the new roof line.

The front elevation contains three 3 new windows, 2 on the first floor and one on the ground floor, with a roof light over the porch, all of which overlook the front garden of the parent property.

Whilst there are new windows proposed on the front and rear elevations at first floor level, , there are no additional overlooking issues considered as part of this application due to a satisfactory separation distance between the neighbouring properties and the proposed extension.

Although the proposed extension is large overall, following a site visit, it was noted that there are similar side extensions that have already taken place elsewhere along Jericho Road and therefore the proposed extension is not considered to affect the amenity of the neighbouring property or wider residential area.

On this basis, it was considered that the proposal will not have any adverse impacts on the

	<p>neighbours and therefore the proposal is considered to satisfy Policy DM18 and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the rear extension is considered to be suitably located within the site and is acceptable in terms of its scale and design.</p> <p>In addition, the proposal will not have any detrimental impact on the amenities of the adjoining properties and the choice of materials used are considered to be suitable for their use and respect the existing property and wider residential area.</p> <p>On balance, the proposal therefore represents an acceptable form of development which accords with the policies set out within the adopted Local Plan, the ELP and the guidance in the NPPF.</p>
8.	<p>Recommendation: 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. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 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: - Application Form, received 8th February 2024; Block Plan, scale 1:500 Drawing no 41-JR-SB-009 Rev B, received 8th February 2024; Site Plan, scale 1:1250 Drawing no 41-JR-SB-009 Rev B, received 8th February 2024; Existing Floor Plans, scale 1:50, Drawing no 41-JR-SB-006 Rev B, received 8th February 2024; Proposed Ground Floor Plans, scale 1:50, Drawing no 41-JR-SB-007 Rev B, received 8th February 2024; Proposed First Floor Plans, scale 1:50, Drawing no 41-JR-SB-008 Rev B, received 8th February 2024; Existing Elevations, scale 1:100, Drawing no 41-JR-SB-001 Rev B, received 8th February 2024; Proposed Elevations, scale 1:100, Drawing no 41-JR-SB-002 Rev B, received 8th February 2024;



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Site Plan, scale 1:500, Drawing no 41-JR-SB-002 Rev B, received 8th February 2024;
Proposed North Elevation, scale 1:50, Drawing no 41-JR-SB-003 Rev B, received 8th February 2024;
Proposed East Elevation, scale 1:50, Drawing no 41-JR-SB-004 Rev B, received 8th February 2024;
Proposed West Elevation, scale 1:50, Drawing no 41-JR-SB-005 Rev B, received 8th February 2024;
Proposed Drainage Plans, scale 1:100, Drawing no 41-JR-SB-011 Rev B, received 8th February 2024;
Design & Access Statement, DAS-001, received 8th February 2024.

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.

Informatives:

1. The LLFA surface water map show flooding close to the site and indicate 1 in 1000 chance of occurring each year. If the application is approved the applicant must not commence works, or allow any person to perform works, on any part of the highway until in receipt of an appropriate permit allowing such works. They will need to contact Streetworks Central streetworks.central@cumbria.gov.uk for the appropriate permit.
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: Demi Crawford	Date : 27/03/2024
Authorising Officer: N.J. Hayhurst	Date : 27/03/2024
Dedicated responses to:-	