



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2058/0F1
2.	Proposed Development:	REMOVE EXISTING ROOF AND UPBUILD TO 1.5 STOREY TO PROVIDE FIRST FLOOR BEDROOMS, REAR EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMODATION AND NEW ROOF STRUCTURE
3.	Location:	12 STANDINGS RISE, 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 12 Standings Rise, a detached bungalow situated on an existing residential area within Whitehaven. The site benefits from a large rear garden with a detached garage and off-street parking to the side of the property. The site is located on a hill with a large woodland area to the rear.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a rear extension and for the alteration of the roof height to create a dormer bungalow. It will provide additional living accommodation with a new enlarged kitchen-dining-living room, utility and bathroom on the ground floor and a</p>

relocated bedroom from the ground floor and a new master bedroom with en-suite and a home gym on the first floor.

The rear extension will project 3 metres from the rear elevation of the dwelling and it will be 6.11 metres in width. It has been designed with a cross-gable roof with an overall height of 6.4 metres and the eaves will match the new eaves of the roof alterations on the main dwelling. It will include 4 ground floor-to-ceiling windows on the rear elevation and bi-fold doors on the side elevation providing access onto the new patio and it will include a Juliet balcony on the first-floor rear elevation.

The roof alterations include raising the ridge height to 6.6 metres and the erection of a new pitched roof dormer window on the rear elevation. It also includes three skylights and solar panels on the front elevation.

The extension will be finished in K Rend polymer render finish with oak finish Thermoclad on the front elevation of the main dwelling and the rear elevation of the extension, Marley Duo grey flat cement tiles and grey UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Public Representation

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 the 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



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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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Emerging Copeland Local Plan 2021-2038 (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)

Cumbria Development Design Guide

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 new enlarged kitchen-dining-living room, utility and bathroom on the ground floor and a relocated bedroom from the ground floor and a new master bedroom with en-suite and a home gym on the first floor. Policy 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, H14PU 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.

Policy H14PU also supports house extensions where the scale, design and materials of the proposed development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area.

Standings Rise has varied roof heights along the street-scene as it is located on a hill with a mix of bungalows and two-storey dwellings. On this basis, the proposed extension and roof alterations will be relatively modest scale and appropriate within the locality. The proposal



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also retains the chimney to ensure that the character or appearance of the existing dwelling will be maintained.

The proposal will extend and modernise the dwelling, similarly to other properties along Standings Rise and therefore it will not have a detrimental harm on the street scene. The design is considered to be appropriate, and the proposed oak finish cladding material will contrast the render and grey windows, fascia's and doors.

On this basis, the proposal is considered to comply with Policies DM10, DM18 and H14PU of the Copeland Local Plan and ELP and the NPPF guidance.

Residential Amenity

Policy ST1, Policy DM18, H14PU and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

Despite a window at the neighbouring property, no. 14 facing the proposed rear extension, there is a separation distance of 11 metres and due the siting on a hill with a blank first floor side elevation, the proposal is not considered to harm neighbouring amenity through overlooking or loss of privacy.

In addition, the rear projection will be modest in scale and located to the north-east of the neighbouring property, no. 10 Standings Rise and it will be a suitable distance from no. 14 to ensure that it will not create unacceptable overshadowing or dominance.

No concerns have been received as part of the neighbour consultation and the existing detached garage will remain and help provide screening.

On this basis, the changes to the roof height and rear extension are unlikely to create any adverse impacts on the neighbouring property and therefore, the proposal is considered to meet Policy DM18 of the Copeland Local Plan and the NPPF guidance.

Highway Safety and Parking

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

The existing site access and off-street parking will remain unchanged. It is considered that the existing driveway provides adequate off-street parking to meet the needs of the proposed 4-bedroom dwelling and the proposal will therefore not have a detrimental effect on the existing highway conditions.

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

Planning Balance and Conclusion

This application seeks to erect a rear extension and alter the roof height to create a dormer

	<p>bungalow.</p> <p>Standings Rise has varying roof heights along the street-scene as it is located on a hill with a mix of bungalows and two-storey dwellings. On this basis, the proposed extension and roof alterations will be relatively modest scale and appropriate within the locality. It will extend and modernise the dwelling, while maintaining residential amenity and highway standards.</p> <p>On balance, the proposal 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: 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 20th February 2024; Site Plan, scale 1:1250, drawing ref CC / KT / 24 / 02, received 20th February 2024; Block Plan, scale 1:500, drawing ref CC / KT / 24 / 02, received 20th February 2024; Existing Floor Plan and Elevations, scale 1:100, drawing ref CC / KT / 24 / 01, received 20th February 2024; Proposed Elevations, scale 1:100, drawing ref CC / KT / 24 / 02, received 20th February 2024; Proposed Ground Floor Plan, scale 1:50, drawing ref CC / KT / 24 / 03, received 20th February 2024; Proposed First Floor Plan, scale 1:50, drawing ref CC / KT / 24 / 04, received 20th February 2024; Oak Finish Cladding, received 10th April 2024.</p> <p>Reason</p>



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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.

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. Wootton

Date : 10/04/2024

Authorising Officer: N.J. Hayhurst

Date : 11/04/2024

Dedicated responses to:- N/A