

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/24/2084/0F1
2.	<b>Proposed Development:</b>	REAR SINGLE STOREY EXTENSION
3.	<b>Location:</b>	25 GRANT DRIVE, 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>LOCATION</b></p> <p>This application relates to 25 Grant Drive, a semi-detached property located within Whitehaven. The site benefits from a modest size garden to the rear.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a single-storey rear extension to replace an existing conservatory to provide an enlarged kitchen dining area with a reconfiguration of the current internal layout to provide a utility room and downstairs bathroom.</p> <p>The extension will project 4 metres from the rear elevation of the dwelling, and it will be 5.7 metres in width. It has been designed to include a flat roof with an overall height of 3.4 metres.</p>

The rear elevation will include a set of corner bi-fold doors which open out onto a raised patio and a floor to ceiling window. The side elevation on the boundary adjacent to the neighbouring property 23 Grant Drive will be left blank.

It will be finished with smooth render, a single ply membrane roofing system and timber aluminium clad windows.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications at this property.

### **CONSULTATION RESPONSES**

#### Consultees

Whitehaven Town Council– No objections received.

#### Public Representations

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

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



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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 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 closed on the 28<sup>th</sup> March 2024. The Planning Inspectors report is 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 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

### **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 it will include a rear single-storey extension to provide an enlarged kitchen dining area with a reconfiguration of the current internal layout to provide a utility room and downstairs bathroom.

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, Policy DS6PU, Policy 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.

The extension will project 4 metres from the rear elevation of the dwelling, and it will be 5.7 metres in width. It has been designed to include a flat roof with an overall height of 3.4 metres. The proposed rear extension is to replace an existing conservatory on the same footprint and is therefore considered to be relatively modest in scale and appropriately located within the site, behind the main element of the existing dwelling. This will ensure that the proposal appears subservient to the main dwelling, and it will not be excessively prominent within the locality.

It will be finished with smooth render, a single ply membrane roofing system and timber aluminium clad windows. The design is considered to be suitable for its use and the choice of materials proposed to match the existing are considered to respect the existing character and appearance of the parent property and wider residential area.

Overall, the proposal is considered to meet Policy DM18(A) Policy H14PU 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 both the parent property and adjacent dwellings.

Whilst potential amenity issues between the proposed extension and the neighbouring property were considered, the extension will be relatively modest in scale and will be appropriately located to the rear of the parent property.

The proposal is not considered to be overbearing or result in a significant loss of light for the neighbouring properties due to replacing an already existing conservatory on the same footprint.

The rear elevation will include a set of corner bi-fold doors which open out onto a raised patio



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	<p>and a floor to ceiling window.</p> <p>The side elevation on the boundary adjacent to the neighbouring property 23 Grant Drive be left blank which is a reduction in the glazing prominent on this elevation, which will also mitigate any overlooking concerns.</p> <p>In addition, under current permitted development rights, an extension could project 3 metres from the rear elevation, 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 projection is not significantly larger than what is possible under permitted development, this proposal is considered to be acceptable.</p> <p>On this basis, it was considered that the proposal will not have any adverse impacts on the neighbouring property and therefore the proposal is considered to satisfy Policy DM18, Policy H14PU and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the single-storey rear extension is considered to be of an appropriate scale and design and is respectful of the existing property and wider residential area.</p> <p>The proposal is not considered to have any detrimental impact on the amenities of the adjoining properties.</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 Emerging Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"><li data-bbox="161 1525 1485 1599">1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li></ol> <p data-bbox="256 1675 368 1704">Reason</p> <p data-bbox="256 1731 1453 1805">To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"><li data-bbox="161 1883 1414 1957">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: -</li></ol>

Application Form, received 12<sup>th</sup> March 2024;  
 Site Location Plan, scale 1:500, received 12<sup>th</sup> March 2024;  
 Site Block Plan, scale 1:500, drawing no 240404-01, received 12<sup>th</sup> March 2024;  
 Existing Elevations, scale 1:100, drawing no 240404-01, received 12<sup>th</sup> March 2024;  
 Existing Ground Floor Plan, scale 1:100 drawing no 240404-01, received 12<sup>th</sup> March 2024;  
 Proposed Elevations, scale 1:100, drawing no 240404-01, received 12<sup>th</sup> March 2024;  
 Proposed Ground Floor Plan, scale 1:100 drawing no 240404-01, received 12<sup>th</sup> March 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.

**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](http://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.

<b>Case Officer: Demi Crawford</b>	<b>Date : 02/05/2024</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 02/05/2024</b>
<b>Dedicated responses to:- N/A</b>	