

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/24/2242/0F1
2.	<b>Proposed Development:</b>	PROPOSED SINGLE STOREY SIDE EXTENSION
3.	<b>Location:</b>	WHITECROFT, 1 EGREMONT 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>  <b>LOCATION</b>  This application relates to Whitecoft, an end semi-detached property located within the Hensingham Area of Whitehaven.  The site benefits from a modest size garden with offroad parking to the front, and a large side/rear wraparound garden.  The site is bound by Egremont Road to the front, and Lincoln Road to the side.  <b>PROPOSAL</b>  Planning Permission is sought for the erection of a single storey side extension to provide the dwelling with a garage and additional bathroom.  The extension will project 6 metres from the side elevation and will be 8.08 metres in length	

from front to back. It has been designed with a flat roof with an overall height of 2.7 metres. The extension will be finished with render, a bitumen flat roof material and white UPVC windows and doors.

## **RELEVANT PLANNING APPLICATION HISTORY**

4/98/0440/1 ERECTION OF TWO STOREY EXTENSION AFTER DEMOLITION, OF GARAGE

## **CONSULTATION RESPONSES**

### **Consultees**

Whitehaven Town Council

No objections.

### Public Representations

The application has been advertised by way of neighbour notification letters issued to 7 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

Policy ST2 – Spatial Development Strategy



## Cumberland Council

### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

### **Emerging Copeland Local Plan 2017 - 2038 (ELP):**

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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 National Planning Policy Framework.

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 single storey side extension to provide a garage and bathroom.

Policy DM18 and Policy H14PU 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 H14PU and the NPPF guidance.

#### Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10, DM18 and Policy H14PU seek to ensure domestic alterations are of an appropriate scale and design which are appropriate to their surroundings and do not adversely affect the amenities

of adjacent dwellings.

The proposed extension will be located to the side of the site and will project 6 metres from the side elevation and will be 8.08 metres in length from front to back. It has been designed to include a flat roof with an overall height of 2.7 metres.

The proposal is considered to be appropriately located within the site and despite being located close to the boundary with Lincoln Road, is single storey and will be well screened by a mature hedgerow that already exists on site which ensures that the proposed extension is not excessively prominent within the locality.

The proposed materials are considered to be appropriate for their use and respect the appearance of the parent property.

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

#### Residential Amenity

Policy ST1, Policy DM18, Policy DS6PU, Policy H14PU 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 properties were considered, the extension will be appropriately located within the site.

The proposed extension is single storey and is relatively modest in scale for the size of the overall site and is to provide additional space for a garage and additional bathroom.

The front elevation will include a garage door, and the rear elevation will include a small window and an access door out onto the rear garden. The side elevation adjacent to the road boundary with Lincoln Road will be blank.

The proposal is located on an end semi-detached property that slopes downhill from Lincoln Road. The proposal is therefore not considered to result in a significant reduction in daylight or appear overbearing for the neighbouring properties and there are no additional overlooking issues considered.

In addition, following a site visit, it was noted that there were similar side extensions both single and two storey within the immediate neighbourhood and wider residential area. The overall proposal will therefore respect the character and appearance of the existing property and the wider residential area.

On this basis, it was considered that the proposal will not have any adverse impacts on the neighbours and therefore the proposal is considered to satisfy Policy DM18, Policy DS6PU, Policy H14PU and the NPPF guidance.

#### Planning Balance and Conclusion

The application seeks Planning Permission for the construction of a single storey side

	<p>extension.</p> <p>Taking into account the scale and design of the proposal and the impacts on residential amenity, the proposed extension is considered to be of an appropriate design and will not have any detrimental impact on the amenities of the adjoining or neighbouring properties.</p> <p>The proposed 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 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 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>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol> <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> <ol style="list-style-type: none"> <li>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: - <ul style="list-style-type: none"> <li>- Application Form, received 16<sup>th</sup> July 2024;</li> <li>- Site Location Plan, scale 1:1250, received 16<sup>th</sup> July 2024;</li> <li>- Proposed Site Block Plan (sheet 04), scale 1:200, received 16<sup>th</sup> July 2024;</li> <li>- Existing &amp; Proposed Floor Plans (sheet 01), scale 1:100, received 16<sup>th</sup> July 2024;</li> <li>- Existing &amp; Proposed Roof Plans (sheet 02), scale 1:100, received 16<sup>th</sup> July 2024;</li> <li>- Existing &amp; Proposed Elevations (sheet 03), scale 1:100, received 16<sup>th</sup> July 2024;</li> </ul> </li> </ol>

	<p>Reason</p> <p>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.</p> <p><b>Informative Note</b></p> <p>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: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p> <p><b>Statement</b></p> <p>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>	
<p><b>Case Officer: Demi Crawford</b></p>	<p><b>Date : 09/09/2024</b></p>	
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 09/09/2024</b></p>	
<p><b>Dedicated responses to:- N/A</b></p>		