

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2308/0F1
2.	Proposed Development:	ONE STORY EXTENSION TO REAR OF PROPERTY TO EXTEND KITCHEN AND DINING AREA. EXTENSION OVER THE GARAGE TO CREATE TWO NEW BEDROOMS AND A FURTHER TWO STORY EXTENSION AT THE FRONT OF THE HOUSE AT THE FRONT DOOR TO CREATE A PORCH AND EXTEND THE BEDROOM ABOVE.
3.	Location:	43 THE CREST, 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: SITE AND LOCATION This application relates to 43 The Crest, a semi-detached property situated on an existing housing estate within Whitehaven. The site benefits from a driveway and small garden to the front, and conservatory and garden to the rear. PROPOSAL Planning Permission is sought for the replacement of the existing conservatory with a single	

storey rear extension, a first-floor extension to the side of the property over the existing garage, and a first-floor front extension over the existing porch.

The single storey rear extension will project 3.15 metres from the rear of the dwelling and will be 9.2 metres in width. It has been designed to include a flat roof with overall height of 3.2 metres.

The two-storey side extension will project 2.8 metres from the side elevation above the existing garage and will be 7.5 metres in length from front to rear. It has been designed with a dual pitched roof to match the existing roof height.

The proposal will also project 1.8 metres from the front elevation, above the existing porch and will be 3 metres wide.

The extensions will be finished with brickwork and render, roof tiles and upvc windows and doors to match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

No previous planning applications at this site.

CONSULTATION RESPONSES

Whitehaven Town Council

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. 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

Emerging Copeland Local Plan (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 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.

The Report on the Examination of the ELP was received on the 23rd September 2024. Given the advanced stage of preparation and with adoption pending, full weight can be attached to the policies of the ELP.

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.

Principle of Development

The proposed application relates to a residential dwelling located within Whitehaven and is proposed to construct a single storey rear extension, a first-floor side extension above the existing garage, and a first-floor extension to the front elevation above the existing porch.

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.

Planning Permission is sought for the replacement of the existing conservatory with a single storey rear extension to provide an open plan dining/living area, a first-floor extension to the side of the property above the existing garage to create two additional bedrooms, and a small front projection above the existing porch to enlarge bedroom three.

The single storey extension will project 3.15 metres from the rear of the dwelling and will be 9.2 metres in width. It has been designed to include a flat roof with overall height of 3.3 metres.

The two-storey side extension will project 2.8 metres from the side elevation above the existing garage and will be 7.5 metres in length from front to rear. It has been designed with a dual pitched roof to match the existing roof height.

The proposal will also project 1.8 metres from the front elevation, above the existing porch and will be 3 metres wide.

The extensions will be finished with brickwork and render, roof tiles and upvc windows and doors to match the existing dwelling.

The proposal, particularly the two-storey front and side element is considered to be relatively modest in scale and is appropriately located within the site. It is in keeping with the character

and appearance of the existing dwelling and wider residential area.

In addition, the choice of materials proposed are considered suitable for their use and will complement 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 proposal and the neighbouring properties were considered, the proposal will be appropriately located within the site.

The single storey rear extension is to replace an already existing conservatory. It includes a small window and a set of bifold doors on the rear elevation overlooking the parent property garden. It will be stepped off the boundary with number 44 The Crest by approximately 0.36 metres and 1.06 metres with number 42 The Crest. Both the side elevations will be left blank.

The proposed side extension whilst providing an additional storey, is relatively modest in scale and is to provide additional space for a fourth and fifth bedroom with on the first floor. The rear elevation of the proposed first floor extension will include a window that overlooks the parent property garden. The front elevation contains one window at first floor which overlooks the parent property driveway and The Crest to the front.

Whilst this two-storey extension is to be located on the boundary adjacent to number 42 The Crest, the first-floor side elevation will be left blank.

The application also proposes a smaller first floor extension to the front elevation, above the existing porch to enlarge bedroom three. Despite this projecting forward of the principal elevation, the proposal is relatively modest in scale and there are other two storey front extensions that already exist within this area, including a similar set up next door at 42 The Crest. The overall proposal will therefore respect the character and appearance of the existing property and the wider residential area.

The overall 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.

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 construction of a single storey rear extension,

	<p>a first-floor side extension over the existing garage, and a first-floor front extension over the existing porch.</p> <p>Taking into account the scale and design of the proposal and the impacts on residential amenity, the proposal is considered to be of an appropriate design and will not have any detrimental impact on the amenities of the adjoining 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>Recommendation:</p> <p>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. <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"> 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"> - Application Form, received 10th September 2024; - Site Location Plan, scale 1:1250, received 10th September 2024; - Proposed Floor Plans, dwg no. 03, scale 1:100, 10th September 2024; - Proposed Elevations, dwg no. 04, scale 1:100, 10th September 2024;



Cumberland Council

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

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 : 31/10/2024

Authorising Officer: N.J. Hayhurst

Date : 01/11/2024

Dedicated responses to:- N/A