

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2322/0F1
2.	Proposed Development:	Single storey side garage extension and erection of front porch.
3.	Location:	1 Snebro Road, Whitehaven
4.	Parish:	Whitehaven
5.	Constraints:	<p>ASC Adverts</p> <p>Flood Area – Flood Zones 2 & 3</p> <p>Coal – Standing Advice</p> <p>PROWs – Public Right of Way</p>
6.	Publicity Representations & Policy	See Report
7.	Report: <p>SITE AND LOCATION</p> <p>The application site comprises a two storey semi-detached dwelling house, situated in a residential area of Whitehaven.</p> <p>The application site is on Snebro Road, which is accessible via Whinlatter Road, an arterial road linking the areas of Corkickle and Mirehouse within Whitehaven.</p> <p>The dwelling is situated to the southern side of Snebro Road and occupies a corner position such that it has gardens to the front, side and rear. An outbuilding and off street parking space are in situ to the side of the dwelling. The land slopes from the highway to the south, towards the property.</p> <p>A garage and outbuilding belonging to the neighbouring property at 115 Whinlatter Road runs alongside the rear boundary of the side garden.</p>	

PROPOSAL

The proposal involves the erection of a single storey extension to the east side of the dwelling, in place of the existing outbuilding.

The extension would create a garage to the side of the property and a porch to the front. The garage extension would measure approx. 6m x 7.3m with a height to eaves level of approx. 2.85m and an overall height of approx. 4.15m.

The porch extension would measure approx. 2.8m x 1m with a height to eaves of approx. 2.8m and an overall height of approx. 3.25m.

Finishes include wet dash walls, tiled roof, white UPVC doors and windows and an aluminium garage door.

A permeable driveway and turning area also would also be incorporated to the front and side of the proposed garage.

RELEVANT PLANNING APPLICATION HISTORY

N/A

CONSULTATION RESPONSES

Town Council

No comments to make.

Local Highway Authority and Lead Local Flood Authority

No objections subject to conditions following receipt of further information in the form of a flood risk assessment and a block plan demonstrating a driveway and drainage.

Public Representations

The application has been advertised by way of neighbour notification letters issued to five adjacent properties. No comments have been received as a result of this consultation process.

PLANNING POLICIES

Planning law requires that 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 2021 - 2039 (LP):

Cumberland Council continued the preparation of the Local Plan as commenced by Copeland Borough Council.

The Local Plan was adopted by Cumberland Council on the 5th of November 2024, replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

The policies relevant to this application are as follows:-

Policy DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy H14: Domestic Extensions and Alterations

Policy CO7: Parking Standards

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, highways safety and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Whitehaven. The development would provide a garage and a porch within a single storey extension to the east side and front of the dwelling.

Policy H14 of the Copeland Local Plan supports domestic extensions and alterations to residential properties subject to detailed criteria, which are considered below.

The principle of the development is therefore accepted within the context of Policy H14 of the Copeland Local Plan.

Scale and Design

Policy H14 of the Copeland Local Plan indicates that developments within the curtilage of existing properties will be permitted, provided that they would not adversely alter the existing building or street scene, and they would retain an adequate provision of outdoor amenity space to serve the property. Policy DS4 of the Copeland Local Plan indicates that all new development should meet high quality standards.

The proposal would result in a single storey garage extension to the eastern side of the dwelling and a porch to the front. The garage extension would have a reasonably large footprint, measuring approx. 6m x 7.3m. The roof pitch, finishes and architectural features of the extension would replicate those of the main dwelling.

Although the proposed single storey extension is of a reasonable scale in terms of its footprint, there is sufficient space within the side and front gardens of the dwelling to comfortably accommodate the proposal. As the proposal would result in single storey development on a two storey property, the massing of the proposal would not dominate the existing dwelling.

The garage and porch extension would project beyond the existing front façade of the dwelling by approx. 1m. There are comparable examples of extensions projecting to the front within Snebro Road and the locality. The extension would not, therefore, have an adverse visual impact upon the street scene of Snebro Road.

The design and finishes of the development would compare with those of the main dwelling and in the immediate locality.

The scale and design of the development would not, therefore, adversely alter the existing building or street scene, nor would it result in overdevelopment of the site.

The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

Residential Amenity

Policy DS4 of the Copeland Local Plan states that all new development should maintain high levels of amenity. Policy H14 of the Copeland Local Plan indicates that house extensions will be permitted provided that the development would not harm the amenity of the occupiers of the parent property or adjacent dwellings.

The eastern corner of the proposed extension would be situated alongside the shared boundary with the neighbouring dwelling at 115 Whinlatter Road. The land to the application property is situated at a lower level than that of this neighbouring dwelling. The garage and domestic structures associated with the property at 115 Whinlatter Road are positioned alongside this boundary.

Given that the application land is lower than the land to the neighbouring property, the proposal is single storey development and that there are a range of domestic structures alongside the shared boundary between the application property and 115 Whinlatter Road, it

is considered that the proposal would not have any significant adverse impact upon adjacent residential amenity.

The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

Highway Safety

Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision.

The property currently has off street parking provision in place to the east of the dwelling, within the side garden. The application would provide additional off street parking within the development.

The Local Highways Authority has confirmed they have no objections to the submitted details, subject to conditions relating to surfacing of the access drive and any proposed access gates. It is therefore considered appropriate to attach the proposed conditions to any planning approval.

The proposal therefore complies with Policy CO7 of the Copeland Local Plan in this regard.

Flood Risk

Strategic Policy DS6 of the Copeland Local Plan seeks to ensure that flood risk is reduced and mitigated through appropriate measures within development.

The application site is within Flood Zone 3. In line with guidance and standing advice from the Environment Agency, the application is accompanied with a householder Flood Risk Assessment. The submitted details indicate that the floor levels to the extension would match those of the main dwelling and that a flood resilient door between the existing dwelling and proposed garage would be incorporated within the development.

The Lead Local Flood Authority have confirmed they accept the submitted details.

The proposal therefore complies with Policy DS6 of the Copeland Local Plan in this regard.

Use

As the proposed development is reasonably large in scale, it is considered appropriate to secure use of the proposal in association with the main dwelling at the site, rather than for independent use, to ensure an appropriate form of development which is compatible with the surrounding land uses and safeguards the safety of the highways network. This can be controlled by a planning condition.

Planning Balance and Conclusion

The proposed single storey extension is of an appropriate scale and design for the site and locality, which would preserve the amenities of the area and highways safety.

The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan.

8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>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>This permission relates to the following plans and documents received on the respective dates and development must be carried out in accordance with them:</p> <p>Application Form, received 30th September 2024</p> <p>Location Plan, scale 1:100, DWG02, received 30th September 2024</p> <p>Proposed Ground Floor Plan, scale 1:50, DWG03, received 30th September 2024</p> <p>Proposed First Floor Plan, scale 1:50, DWG04, received 30th September 2024</p> <p>Proposed Elevations, Block Plan and Location Plan, scale 1:100, 1:500 and 1:1250, DWG05 Rev A, received 10th December 2024</p> <p>Proposed Block Plan, scale 1:200, DWG06 Rev A, received 10th December 2024</p> <p>Flood Risk Assessment, received 11th November 2024</p> <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>The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.</p> <p>Reason:</p> <p>In the interests of highway safety and to ensure a satisfactory external finish in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021-2039.</p> <p>Access gates, if provided, shall be hung to open inwards only away from the highway.</p> <p>Reason:</p>

In the interests of highway safety.

5. The extension shall be occupied as ancillary residential accommodation to the existing dwellinghouse at the site and shall thereafter at no time be subdivided, occupied or sold as a separate, independent residential planning unit.

Reason:

In the interests of highways safety and residential amenity in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021-2039.

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: L. White

Date : 10/12/2024

Authorising Officer: N.J. Hayhurst

Date : 11/12/2024

Dedicated responses to:- N/A