

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2393/0F1
2.	Proposed Development:	PROPOSED SINGLE STOREY OUTBUILDING (GARAGE) WITH STEPS TO SUIT NEW GROUND LEVELS
3.	Location:	55 RANNERDALE DRIVE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>The application site comprises a semi-detached dwelling house, situated in a residential area to the north of Whitehaven.</p> <p>The dwelling has gardens to the front, side and rear. Off street parking is available by means of a driveway to the front of the property. The site has a significant slope, such that land to the southern, rear aspect, is significantly lower than that to the north and site frontage. As a result, the property appears as a single storey dwelling from the front and two storey dwelling from the rear.</p> PROPOSAL <p>The proposal involves the erection of an extension to the northern corner of the dwelling, creating a detached outbuilding to the side of the existing driveway. The outbuilding would have a footprint of approx. 7.077m x 3.815m. The height to eaves would measure approx. 2.6m from the front elevation and 4.6m from the rear elevation. The overall height would measure approx. 4.1m from the front elevation and 6.1m from the rear elevation. Proposed</p>	

finishes include rendered walls, concrete roof tiles and a sectional garage door.

In addition, the applicant proposes to extend the existing driveway to the side to meet the proposed outbuilding. External steps leading from the front to the lower rear garden are also proposed as well as retaining walls and paths, to suit the land levels.

RELEVANT PLANNING APPLICATION HISTORY

N/A

CONSULTATION RESPONSES

Town Council

No response received within consultation period.

Local Highway Authority and Lead Local Flood Authority

No objections subject to conditions relating to access drive surfacing, drainage arrangements and the footway crossing specification.

Public Representations

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

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 and highways safety.

Principle of Development

The proposed application relates to a dwelling within a residential area of Whitehaven. The development would provide an outbuilding to the front of the property as well as external works including external steps, retaining walls and an extended driveway.

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 development to the northern corner of the site, alongside the existing driveway and adjacent to the public highway. The outbuilding would be sited ahead of the main dwelling, although its position to the side of the frontage is such that it would not obscure the application property. The application has been accompanied by a plan which

demonstrates that the eaves and ridge height of the proposed outbuilding would be below that of the application property, so as not to dominate the host dwelling.

On this basis, although the outbuilding would be forward of the application property, its position, scale and massing are such that it would not become a dominant feature of the site, nor would it have a significant adverse impact on the existing building at the site.

The site is situated on Rannerdale Drive, which comprises a range of property designs situated on sloping land. The application property is situated to the south west, lower side of Rannerdale Drive. The properties to this side and part of Rannerdale Drive have a staggered frontage due to the curve within this part of the road and the sloping land levels.

The proposal would introduce development ahead of the host property, with the side elevation of the proposal being situated approx. 1m from the public highway at the closest point. Although the proposal would be closer to the public highway than adjacent development, it is considered that this would not be significantly out of character with this part of Rannerdale Drive, given the existing pattern of development within the locality.

The proposal has been designed to take account of the significant change in land levels on the site, and in line with the host property, would appear as a single storey addition when viewed from Rannerdale Drive, and a two storey extension when viewed from the rear. Although the proposed design would result in a building of reasonable massing, this approach is consistent with development within the locality such that the proposal would not appear significantly out of scale with the character of the area.

The property has been developed previously through a lower level single storey extension to the side of the property. Although the proposal would develop the site further, the property would still benefit from suitable outdoor amenity space such that the proposed development would not result in the overdevelopment of the site.

The proposed external works, including the provision of steps between the front and rear gardens, retaining walls and the extension of the existing driveway, are all consistent with existing development on the site and within the surrounding area.

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 proposed outbuilding would be positioned alongside the shared boundary with the neighbouring dwelling at 61 Rannerdale Drive, set back from the boundary by approx. 0.7m at the closest point. The neighbouring property also benefits from a side garden which is



Cumberland Council

	<p>subject to a similar slope to that of the application property.</p> <p>Given that the proposal would be set back from the side boundary, as well as the reasonable separation distances between the application site and neighbouring dwelling, it is considered that the proposal would not appear significantly overbearing when viewed from the neighbouring site.</p> <p>There are no windows or openings proposed alongside the shared boundary. Given the slope of the land and that any future openings to this side of the proposed outbuilding would not be easily screened by a boundary treatment within the scope of permitted development, it is considered appropriate to remove permitted development rights in relation to openings within the building, to secure the amenity of the neighbouring property.</p> <p>The proposed external works would be no greater in height than any existing platforms in place at the site. These works would therefore not have any greater impact upon adjacent residential development.</p> <p>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.</p> <p><u>Highway Safety</u></p> <p>Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision.</p> <p>The property currently has off street parking provision in place to the front of the property, which the applicant proposes to extend.</p> <p>The Highways Officer has raised no objections to the proposal, subject to conditions. It is therefore considered appropriate to attach the proposed conditions to any planning approval, other than the suggested condition in relation to public crossings and dropped kerbs, as these works fall outside the control of the planning system. It is suggested a note be attached to any planning approval advising the applicant of permit requirements should works to the public highway be proposed.</p> <p>The proposal therefore complies with Policy CO7 of the Copeland Local Plan in this regard.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed development is of an appropriate scale and design for the site and locality, which would preserve the amenities of the area and highways safety.</p> <p>The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>

9.

Conditions:

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents received on the respective dates and development must be carried out in accordance with them:
Application Form, received 21st November 2024
Site Location Plan, scale 1:1250, Drawing No. 2324-002-01 Rev A, received 21st November 2024
Proposed Site Plan, scale 1:250, Drawing No. 2324-002-03 Rev A, received 21st November 2024
Proposed Garage Plan, scale 1:50, Drawing No. 2324-002-10 Rev A, received 21st November 2024
Proposed Garage Elevations, scale 1:100, Drawing No. 2324-002-20 Rev A, received 21st November 2024
Email received 10th January 2025

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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no further windows, including dormer windows, or other openings shall be formed within the outbuilding hereby approved, without the prior written approval of the Local Planning Authority upon an application submitted to it.

Reason

The Local Planning Authority wishes to retain control over any proposed alterations/extensions in the interests of the appearance of the site and the amenities of adjacent properties.

4. 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.

Reason

In the interests of highway safety.

5. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development of the extended driveway being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management

Informative Notes

1. 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
2. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority. Extending the existing driveway will require a new dropped access at the expense of the applicant. Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team. <https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>.

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

	<p>Statement</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>Case Officer: L. White</p>	<p>Date : 10/01/2025</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 13/01/2025</p>
<p>Dedicated responses to:- N/A</p>	