

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2024/0F1
2.	<b>Proposed Development:</b>	DEMOLITION OF GARAGE, REMOVAL OF CONSERVATORY AND SIDE PORCH. EXTENSION AND ALTERATIONS TO BUNGALOW AND DRIVE.
3.	<b>Location:</b>	46 CORONATION 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>	See Report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>The property is located within a residential estate on the north eastern periphery of Whitehaven and compromises a single storey detached dwelling. It benefits from gardens to the front and rear with a detached garage and driveway and is setback from the carriageway edge by a low brick wall and hedge. The dwelling and garage are set higher than the adjoining carriageway with an inclined driveway to access the property off Coronation Drive. The site is located on an established residential estate of mixed two and single storey dwellings of similar design and appearance.</p>  <b>PROPOSAL</b>  <p>The application seeks permission for the erection of an extension to the gable elevation which in turn projects into the rear garden. The extension would replace the existing porch and detached garage and would form a replacement hall area, kitchen/dining area, utility and cloakroom. There would be some internal reconfiguration of the dwelling; however, this would</p>	

not lead to an increase in bedrooms associated with the property.

An existing conservatory on the rear elevation would be removed to allow for the installation of a new patio area.

The extension being render and dashed with a grey/black feature wall to entrance, grey upvc windows and doors under a grey tile roof and would measure 2.3m in projection from the gable by 6.15m in length and would have a height of 5.75m in height to the ridge on the rear and 6.35m when viewed from the front elevation with steps leading up to the front of the proposed extended area.

### **RELEVANT PLANNING APPLICATION HISTORY**

No relevant site history

### **CONSULTATION RESPONSES**

#### Whitehaven Town Council

No negative objections or comments

#### Highways Authority/LLFA

No objections as presented on plan - m-eccles-proposed-a1-plan-sub(1) - A slot drain has been provided across the driveway entrance and an extension of dropped kerb access is proposed, these are acceptable from a highway point and the drainage would be covered under building control. It is considered that the driveway provides an adequate in-curtilage parking facility. Recommend the use of a permeable surface for the driveway.

#### Public Representations

The application has been advertised by way of neighbour notification letter - No objections have been received as a result of this consultation process.

### **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 2021-2039:**

The council has agreed to adopt the Local Plan on 5 November and full weight is given to the policies contained within.

The following policies are relevant to this proposal:

Strategic Policy DS1 - Settlement Hierarchy

Policy DS4 – Design and Development Standards

Policy H14 – Domestic Extensions and Alterations

Policy CO7 – Parking Standards

Other Material Planning Considerations

National Planning Policy Framework 2024 (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, etc.

#### Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and it will provide extended living accommodation in the form of a gable extension. Policy H14 of the Local Plan supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of development is therefore considered to be acceptable and the extension satisfies Policies DS4 and H14 of the Copeland Local Plan 2021-2039 and the guidance within the NPPF.

### Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs, whilst Policy H14 of the Local Plan seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and does not adversely affect the amenities of adjacent dwellings.

The existing flat roof garage would be removed to allow for the gable extension. The new extension would have a dual pitched roof to match the existing design and is no higher than the existing ridge line. The continuation of the roofline would not have a negative effect on the appearance of the dwelling or streetscene.

The extension to the rear of the property and would not be readily visible from a public perspective with only limited viewpoints available from the garden areas of neighbouring properties and highway directly adjacent to the site. The projection from the rear elevation is lower than the main ridgeline and set off from the boundaries of the neighbouring properties. The gable extension, including its projection beyond the rear elevation are considered to be ancillary scale to the host dwelling.

The existing roof is covered in a red tile as are many of the surrounding properties; however, the adjoining bungalow has changed the roof covering to grey tiles. Given planning permission would not be required to change the colour of the roof tiles and it is planned to reroof the whole property, the proposed use of grey tiles is acceptable without detriment to the appearance of the property or surrounding area.

The design and materials would reflect the host dwelling and would not detract from the overall appearance of the property.

The removal of the conservatory would improve the overall appearance of the site.

The scale and design of the proposal is considered to comply with policy.

### Residential Amenity

H14 of the Local Plan and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The site doesn't benefit from any significant screening within the rear garden area with low walls acting as boundaries and the existing conservatory benefiting from obscure glazing would be removed. Given the introduction of windows nearer boundaries and the opening up



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	<p>of views by the removal of the conservatory, the addition of boundary treatments have been requested to ensure privacy for all parties can be maintained.</p> <p>The applicant has indicated that a 1.8m fence will be provided, the fence would be erected along the entirety of the northern and eastern boundaries within the rear garden area, plus a small section to the southern boundary. On the southern boundary the windows are at a higher level and are partly screened by existing planting and a small section of fencing which is considered to be adequate. The proposed screening is considered to be acceptable and would reduce any issues that are raised by overlooking. The installation of the can be secured prior to the occupation of the extension by a planning condition.</p> <p>Given the height and position of the alterations the proposed development would not be considered to have any overbearing effects on the adjoining properties.</p> <p>It is considered that no significant residential amenity issues are raised by the proposal over and above the existing arrangement.</p> <p><u>Highway Safety</u></p> <p>The proposal sees the removal of the existing garage and widening the existing driveway to accommodate two vehicles, the proposed property accommodates two bedrooms; therefore, the proposed parking arrangements are considered to be acceptable.</p> <p>The applicant indicates that the drive would be surfaced with tarmac or pavers which is considered to be acceptable subject to a porous material being utilised, this aspect can be controlled by condition as can the installation and maintenance of the Aco drain to ensure water does not discharge off the site onto the highway given the site slopes towards the highway.</p> <p><b>Planning Balance and Conclusion</b></p> <p>The proposed extension to the dwelling is considered to be of an acceptable scale and design with no significant harm arising to neighbouring properties in terms of amenity. There are no significant impacts on the appearance of the dwelling or surrounding area, the proposal is therefore considered an acceptable form of development in line with policies within the Local Plan.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>

9.	<p><b>Conditions:</b></p> <p>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <p>Reason 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>2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <ul style="list-style-type: none"> <li>- Application Form, received 20 January 2025;</li> <li>- Site Location Plan, scale 1:1250, received 20 January 2025;</li> <li>- Proposed Elevations and Floor Plans, scale 1:100, drawing reference 2024.101.02 A Rev A - amended plan, received 26 March 2025.</li> </ul> <p>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.</p> <p>3. The access drive shall be surfaced in porous 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 In the interests of highway safety and in compliance with the National Planning Policy Framework and Policy H14 of the Copeland Local Plan Adopted November 2024</p> <p>4. The Aco drain hereby approved to prevent surface water discharging onto or off the highway shall be implemented prior to the development being completed and shall be maintained operational thereafter.</p> <p>Reason In the interests of highway safety and environmental management.</p>
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5. Prior to the occupation of the extension hereby approved, the proposed 1.8m fence outlined on plan ref: 2024.101.02 A – amended plan received on 26 March 2025 shall be fully implemented and shall be retained at all times thereafter unless agreed in writing with the Local Planning Authority.

### Reason

To safeguard the residential amenity of the occupiers of the neighbouring dwellinghouses, in compliance with the National Planning Policy Framework and Policy H14 of the Copeland Local Plan

### 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:

<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.

**Case Officer: Sarah Smith**

**Date : 01/04/2025**

**Authorising Officer: N.J. Hayhurst**

**Date : 02/04/2025**

**Dedicated responses to:- N/A**