

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2173/0F1
2.	Proposed Development:	DOUBLE SIDE EXTENSION
3.	Location:	174 HIGH ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts Coal – Standing advice
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 <p>The property is located within Whitehaven on a residential estate on the western periphery of the town and comprises a two storey, end of terrace dwelling, with associated residential curtilage. The property benefits from gardens to the front and rear, a detached single storey garage which was located adjacent to the gable has been recently removed. The dwelling is set back from the carriageway edge by a low brick wall.</p> <p>The site is located on a large estate of similar properties with the adjacent dwelling set at a slightly lower level than the host property.</p>	

PROPOSAL

The application seeks permission for the erection of an extension to the gable elevation to form a further living room at ground floor plus two further bedrooms at first floor.

The extension would have rendered walls, white upvc windows and doors under a tile roof and would measure 3m in projection from the gable by 6.7m in width and would have a height of 7.75m in height to the ridge when viewed from the rear and 6.9m when viewed from the front elevation due to the gradient of the site which slopes away from the adjacent highway. The roof design would be altered from a hip to a gable.

RELEVANT PLANNING APPLICATION HISTORY

No relevant site history.

CONSULTATION RESPONSES

Parish Council

No objections or comments.

Highways Authority/LLFA

The application should be determined by the Local Authority under the service level agreement. They have highlighted that for a 5 bedroom house there is usually a requirement for 3 off street parking spaces.

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.

Principle of Development

The proposed application relates to a residential dwelling within the town of Whitehaven and 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 roof is of a hipped design; however, the applicant proposes to continue the ridge and omit the hip to create a continuous dual pitched roof; the change from hip to gable has been accepted on a nearby dwelling on the street; with the existing street scene being a mix of both hipped and dual pitch roofs.

Although there will be some loss of continuity in the terrace, it is considered that the continuation of the ridge line would not have any significant negative effects on the appearance of the dwelling.

The extension would be readily visible from a public perspective from the adjacent highway; however, it would not have any negative impacts on the users of the nearby highway in terms of scale and design.

The design has been chosen to reflect the existing property and is not out of character with the dwelling and surrounding properties on the wider estate, with no negative effects on the street scene arising from the proposed design.

The extension would be considered ancillary in scale to the host dwelling with the design and materials reflecting the host dwelling and would not detract from the overall appearance of the property and is considered to comply with policies within the Local Plan.

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 gable facing onto the adjoining dwelling would be blank with no openings; the main outlook from the extension is towards the highway and rear garden.

The site is well screened at ground level to the rear of the property by an existing garden building and fencing. The development is not considered to have any issues with overlooking from the extension any more than the existing situation.

Although the site is slightly elevated from the adjacent dwelling, taking into account the setback distance of the driveway width of the neighbouring property and windows on the neighbouring property serving non habitable areas, the proposed development would not be considered to have any overbearing effects on the adjoining properties.

It is considered that no significant residential amenity issues are raised by the proposal over and above the existing arrangement.

Highway Safety

The proposal would provide an additional two bedrooms creating a 5 bedroomed property. The property currently has limited on site parking which is not presently in beneficial use. Although the Cumbria Design Guide recommends 3 off street parking spaces for 5+ bedrooms, it is considered that there is sufficient on street parking available within the immediate vicinity of the site without and significant detriment to highway safety.

	<p><u>Biodiversity Net Gain</u></p> <p>In terms of considering the proposal in relation to Biodiversity Net Gain, the development relates to a householder application which falls under an exempted category; therefore, does not trigger a requirement for a 10% Biodiversity Net Gain.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The extension to the dwelling is 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.</p> <p>On this basis the proposal is therefore considered an acceptable form of development in line with policies within the Local plan.</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 must commence 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. 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: - <ul style="list-style-type: none"> Application Form, received 16 May 2025; Supporting Document, received 16 May 2025; Site Location Plan, scale 1:1250, Serial No: 310114, received 16 May 2025; Block Plan, scale 1:500 Serial No: 310113, received 16 May 2025; Proposed Floor Plans, scale 1:100, received 16 May 2025; Proposed Elevations, scale 1:100, , received 16 May 2025. <p>Reason</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.

Informative Notes

Coal Mining

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>

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Cumberland Council.

There are statutory exemptions which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions is considered to apply.

Applicable exemption: Householder development

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.



**Cumberland
Council**

Case Officer: Sarah Smith	Date : 08/07/2025
Authorising Officer: N.J. Hayhurst	Date : 11/07/2025
Dedicated responses to:- N/A	