

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2377/HPAE
2.	<b>Proposed Development:</b>	PROPOSED SINGLE STOREY DOMESTIC REAR EXTENSIONS
3.	<b>Location:</b>	1 HILLCREST AVENUE, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, PROWs - Public Right of Way
6.	<b>Publicity Representations &amp;Policy</b>	See report.
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application site relates to 1 Hillcrest Avenue; a semi-detached property located within Whitehaven.  The parent property is located on the corner of Hillcrest Avenue, and benefits from a reasonable sized curtilage area to the front, side and rear with an existing driveway to the front.  The properties within this locality are of various size and design.  <b>PROPOSAL</b>  An application to determine if prior approval is required for a proposed larger home extension has been submitted.  The proposal includes the erection of a single storey rear extension that will project 5.3 metres from the rear wall, and it will be 6.9 metres in width.	

It has been designed with a flat roof with an overall height of 3.3 metres, and the addition of an aluminium roof lantern.

It will include a window on the rear elevation and a patio door on the side elevation. The materials are to be render to the external walls, a rubber roof and UPVC windows and door.

## **RELEVANT PLANNING APPLICATION HISTORY**

4/15/2368/0F1 ERECTION OF A TWO STOREY EXTENSION AND A RAISED TERRACE

## **CONSULTATION RESPONSES**

Whitehaven Town Council

No objections.

Public Representations

The application has been advertised by way of 3 neighbour consultations being sent – No representations have been received as a result of this consultation process.

## **PLANNING PROCEDURE**

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house.

Proposed extensions on the rear of a detached property which will project between 4 and 8 metres must submit a Notification of a proposed larger Home Extension application to the Local Authority to ascertain whether or not the proposal is Permitted Development.

Should an application receive objections from any adjoining neighbour within the determination period, the Local Planning Authority must assess whether the impact on the amenity of all adjoining properties is acceptable. No other issues can be considered.

## **ASSESSMENT**

The proposal includes the erection of a single storey rear extension that will project 5.3 metres from the rear wall and it will be 6.9 metres in width.

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## Cumberland Council

	<p>No objections have been received to date.</p> <p>Officers do not have concerns in relation to scale, design or impact upon residential amenities.</p> <p>On this basis, the extension is considered to be acceptable, and Prior Approval is not required.</p> <p><b>Informative Notes</b></p> <p><b>Development Low Risk Area - Standing Advice</b></p> <p>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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK</p>	
8.	<p><b>Recommendation:</b></p> <p>Permitted Development</p>	
<b>Case Officer: Demi Crawford</b>		<b>Date : 15/12/2025</b>
<b>Authorising Officer: N.J. Hayhurst</b>		<b>Date : 15/12/2025</b>
<b>Dedicated responses to:- N/A</b>		