

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2058/OF1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE/FRONT EXTENSION
3.	Location:	6 GRISEDALE CLOSE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
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 This application relates to 6 Grisedale Close, a semi-detached property situated on an existing housing estate within Whitehaven. PROPOSAL Planning permission is sought for the removal of the existing single-storey side extension and the erection of a two-storey side and front extension. It will provide a porch, a garage, an enlarged utility room and a WC on the ground floor and an additional bedroom with en-suite on the first floor. The two-storey extension been designed to step away from the boundary so it will project 3.665 metres from the side elevation at the front and 1.907 metres from the side at the rear. The garage at the front will have an overall depth of 4.997 metres and the rear extension will step back from the garage side elevation by 1.983 metres and it will have a depth of 4.127 metres to match the existing	

rear elevation. The extension will also project 1.5 metres from the principal elevation and will be 6.7 metres in width.

The roof design will match the existing property, with an eaves height of 4.8 metres and an overall height of 6.9 metres. It has also been designed to include a cross-gable on the front elevation with a height of 6.3 metres and a lower overall height of 5.9 metres above the garage extension. The front elevation will include a garage door, the front door and two first floor windows. The side elevation will be blank and the rear elevation will include two ground floor access doors and a first floor bathroom window. The proposal will be finished with render, local slate roof tiles and brown UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the demolition of the existing side extension and the erection of a single-storey extension to provide garage, utility room and porch (ref: 4/18/2280/0F1).

CONSULTATION RESPONSES

Whitehaven Town Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 no. properties - 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

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

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 highway safety.

Principle of Development

The proposed application relates to a residential dwelling within an existing housing estate within Whitehaven and it will provide a porch, a garage, an enlarged utility room and a WC on the ground floor and an additional bedroom with en-suite on the first floor. Policy DM18 supports extensions to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed two-storey extension will be appropriately located to the side and front of the property and will be relatively modest in scale. The extension has been designed to include a continuation of the existing eaves and ridge height to match the existing property and therefore it will match the character and appearance of the existing property. In addition, the materials will match the existing property and this will therefore reduce the impact on the street scene. On this basis, the proposal is considered to meet Policy DM18(A) and the NPPF guidance.

	<u>Residential Amenity</u> Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings. Overlooking and overshadowing issues were considered, although no concerns were raised as a result of the neighbour consultation process. The proposal will not include windows on the side elevation and therefore the design is considered to mitigate any overlooking issues. The design of the lowered roof and the two-storey extension, stepping away from the boundary and the neighbouring property, no. 5 Grisedale Close will also reduce potential overshadowing issues. In addition, due to the orientation of the existing property and the offset angle to the neighbouring property, it is considered that the proposal will not cause a significant loss of light or dominance on the neighbouring property. Under current permitted development rights, a single storey side an extension could project up to half the width of the original dwelling with an overall height of 4 metres, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. Due to the scale and design of the two-storey extension and what is possible under permitted development, the proposal is considered to be satisfactory and therefore it will not cause a detrimental impact on the neighbouring property. On this basis, the proposed is considered to comply with Policy DM18 and the NPPF guidance. <u>Highway Safety</u> Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene. The existing driveway will be provide off-street parking for two vehicles and therefore the Highway Authority raised no objection to the proposed extension. It is considered that the proposal will provide an adequate provision of off-street parking to meet the needs of the dwelling and it will not have a material effect on existing highway conditions. On this basis, the proposal complies with Policy DM22 and the standards set out in the Cumbria Development Design Guide. <u>Planning Balance and Conclusion</u> This application seeks to erect a two-storey side extension to a semi-detached property within an existing housing estate in Whitehaven. The proposed extension is of an appropriate scale and design and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. It represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.
8.	Recommendation: Approve (commence within 3 years)

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 as received on the respective dates and development must be carried out in accordance with them: -

Location Plan, scale 1:1250, drawing reference DWG02, received 8th February 2021;

Location Plan, scale 1:500, drawing reference DWG01, received 8th February 2021;

Existing and Proposed Block Plan, scale 1:250, drawing reference DWG07, received 8th February 2021;

Existing Ground Floor Plan, scale 1:50, drawing reference DWG01, received 8th February 2021;

Existing First Floor Plan, scale 1:50, drawing reference DWG02, received 8th February 2021;

Existing Elevations, scale 1:100, drawing reference DMG03, received 8th February 2021;

Proposed Ground Floor Plan, scale 1:50, drawing reference DWG04, received 8th February 2021;

Proposed First Floor Plan, scale 1:50, drawing reference DWG05, received 8th February 2021;

Proposed Elevation Plans, scale 1:100, drawing reference DWG06, received 8th February 2021.

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.

Informative

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: Chloe Unsworth	Date : 30/04/2021
Authorising Officer: N.J. Hayhurst	Date : 04/05/2021
Dedicated responses to:- N/A	