



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2533/OF1
2.	Proposed Development:	SIDE AND REAR EXTENSION OF EXISTING SINGLE STOREY DWELLING
3.	Location:	18 SPRINGFIELD GROVE, 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 18 Springfield Grove, a detached property situated on an existing housing estate within Whitehaven. The site benefits from an existing access and off-street parking to the front of the property. PROPOSAL Planning permission is sought for the erection of a single-storey extension to the side and rear to provide an enlarged kitchen-dining-living room, hallway and utility room. The extension will project 2.3 metres from the side elevation and it will be 6.7 metres in depth. The side extension will include a hipped roof with an overall height of 5 metres and an eaves height of 2.2 metres. The front elevation will include a front door, the side elevation will include a small hallway and utility window and the rear elevation will include an access door.	

The proposal will also project 2.9 metres from the rear elevation with an overall width of 7.3 metres to match the existing dwelling. It has been designed to continue the existing roof pitch with an overall height of 5.2 metres and an eaves height of 2.2 metres. The rear elevation will include a glazed gable with patio doors and the side elevations will be blank.

The extension will be finished in render, concrete roof tiles and white UPVC windows and doors to match the existing property.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No comments received.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No objections have been received as a result of this consultation.

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

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, the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a residential dwelling located on an existing housing estate within Whitehaven and it will provide an enlarged kitchen-dining-living room, hallway and utility room. Policy DM18 supports extensions and alterations 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 extension will be modest in scale and appropriately sited to the side and rear of the property. The continuation of the roof design on the rear elevation and the hipped roof design on the side elevation will reflect the character of the existing dwelling and other similar extensions within the locality. The design is therefore considered to be acceptable and it will not be excessively prominent in the street scene. In addition, the proposed materials will match the existing property.

On this basis, the proposal is considered to meet Policies DM10 and DM18(A).

Residential Amenity

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.

The proposal will be appropriately located in the side and rear garden, to the south of the existing property and the side extension will replace a flat roof garage extension. The side extension will also be stepped back from the side boundary with no. 19 Springfield Grove by approximately 1.3 metres and the proposed side elevation windows do not relate to habitable rooms. On this basis, due to the siting within the application site and the nature of the non-habitable hallway and utility room

	windows, it is considered that the extension will not cause significant overshadowing or overlooking to the neighbouring properties. In addition, the existing boundary treatments will screen the development and mitigate potential harm. On this basis, the proposal will have little impact on the residential amenity and it is considered to comply with Policies DM18(B), DM18(C) and the NPPF guidance. <u>Highway Safety</u> Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking. The site access and off-street parking will remain unchanged to the front of the property and therefore it is considered the proposal will not have a detrimental effect on the existing highway conditions. The proposal will not create any additional bedrooms and therefore it is considered that the existing driveway provides adequate off-street parking to meet the needs of the property. On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide. <u>Conclusion</u> 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: - Application Form, received 30th November 2021; Site Location Plan, scale 1:1250, drawing D.03, received 30th November 2021; Site Block Plan, scale 1:200, drawing D.02, received 30th November 2021;

Existing and Proposed Floor Plan and Elevations, scale 1:100, drawing D.01, received 30th November 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: C. Unsworth

Date : 24/01/2022

Authorising Officer: N. Hayhurst

Date : 24/01/2022

Dedicated responses to:- N/A