

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2053/OF1
2.	Proposed Development:	SINGLE STOREY DAY ROOM EXTENSION TO PART SIDE & REAR ELEVATIONS
3.	Location:	2A HILLCREST AVENUE, 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 2A Hillcrest Avenue, a detached property located on an existing housing estate within Whitehaven. The site benefits from an existing driveway and a large front/side garden. PROPOSAL Planning Permission is sought for the erection of a single-storey side and rear extension to provide an additional living room. The proposal also includes a raised platform on the front elevation. The proposed extension will project 5 metres from the side elevation and 2.5 metres from the rear elevation. It will have an overall depth of 5 metres and it will have a width of 8 metres along the rear elevation. It has been designed to include a pitched roof with an overall height of 4.2 metres and an eaves height of 2.5 metres along the rear elevation and an eaves height of 2.8 metres along the front elevation, due to the sloping site. The front elevation will include patio doors and two floor-to-ceiling	

windows, the side elevation facing the street scene will include three floor-to-ceiling windows and the rear elevation will be blank. The side elevation facing the dwelling will also include an access door and window.

The extension will be finished with facing brickwork, grey roof tiles and UPVC windows and doors to match the existing property. It will also be lit by 5 skylights.

The proposal also includes a raised platform along the front elevation of the extension, which will be 1.9 metres in depth. It will include a glazed 1-metre high balustrade and steps down to the front garden.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for the removal of the existing garage and the erection of a two storey-side extension (ref: 4/12/2418/0F1).

CONSULTATION RESPONSES

Whitehaven Town Council

No comments received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 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 Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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 on an existing housing estate within Whitehaven and the extension will provide an additional living 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 of the Local Plan 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.

Significant concerns were originally raised regarding the glazed gable design and the impact on the street-scene. Following discussions with the agent, amendments and additional justification were provided.

The amended proposal is considered to be relatively modest in scale and appropriately located within

the side/front garden. The extension will not project further forward towards the street-scene than other extensions along Hillcrest Avenue and the existing topography will ensure the extension does not appear overbearing for the neighbouring property or within the street-scene.

The amended gable design which includes a reduced number of glazing/windows is considered to be a significant improvement and the inclusion of skylights will ensure that suitable sunlight within the extension is still achieved. The choice of materials will also reflect the existing property to ensure the character and appearance of the original dwelling is maintained.

In addition, the siting of the raised platform is acceptable and the glazed balustrade design will ensure that the platform is not excessively prominent within the locality.

On balance, the amended proposal is considered respect the character and appearance of the existing dwelling and therefore, the proposal is considered to comply with Policies DM10 and DM18(A) and the NPPF guidance.

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.

Concerns were also raised regarding the impact on the neighbouring property, no. 4 Hillcrest Avenue and therefore the rear elevation window was removed from the proposal. This amended design is therefore considered to mitigate potential overlooking issues.

In addition, due to the topography and the change in levels, the proposal will not cause unacceptable overshadowing. The extension will be stepped back from the boundary and, due to the separation distances and relationship with no. 4 Hillcrest Avenue's driveway and garage, it is considered that the extension will not cause unacceptable amenity issues.

On this basis, the proposal is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance.

Highway Safety

Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

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 significantly 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 satisfy Policy DM22 and the Cumbria Development Design Guide.

Planning Balance and Conclusion

	The proposal seeks planning permission for the erection of a single-storey extension to the side and rear of the dwelling. Concerns were raised with the original design and the impact on the street-scene and amendments were sought. The amended proposal is now considered to be of an appropriate scale and design within the street-scene and would not have any detrimental impact on the amenities of the adjoining properties or highway safety. Overall, 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: 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. 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 4th February 2022; Location Plan, scale 1:1250, drawing no. AS/KT/21/02, received 31st March 2022; Block Plan, scale 1:500, drawing no. AS/KT/21/02, received 31st March 2022; Existing Floor Plan and Elevations, scale 1:100 and 1:50, drawing no. AS/KT/21/01, received 4th March 2022; Proposed Floor Plan and Elevations, scale 1:100, drawing no. AS/KT/21/02, received 31st March 2022. 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 : 26/04/2022

Authorising Officer: N.J. Hayhurst

Date : 26/04/2022

Dedicated responses to:- N/A