

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2380/OF1
2.	Proposed Development:	ERECTION OF A SUMMER HOUSE/SENSORY ROOM
3.	Location:	47 THE MOUNT, WHITEHAVEN
4.	Parish:	Moresby
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 47 The Mount, a detached property situated on an existing housing estate on the edge of Whitehaven. The site benefits from a large rear garden and it is bound by agricultural fields to the north and west and a neighbouring property, no. 45 The Mount's garden to the south. PROPOSAL Planning Permission is sought for the erection of a garden summerhouse/sensory room in the rear garden. The outbuilding will have an overall width of 4.37 metres and a depth of 3.248 metres. It has been designed to include a mono-pitched roof with an overall height of 2.46 metres and an eaves height of 2.37 metres. The design includes patio doors on the front elevation facing the garden and the rear and two side elevations along the boundary will be blank. It will be finished in red timber cedar cladding, EDPM black rubber roof covering and grey UPVC windows and doors to reflect the	

existing dwelling.

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 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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

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 application relates to a residential dwelling within Whitehaven and it provides an outbuilding within the rear garden. It will provide space for a summerhouse and sensory 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 summerhouse is modest in scale and appropriately sited at the end of the rear garden, adjacent to the boundary fence and two fields. Due to the siting, it will not be excessively prominent within the locality or overbearing for the neighbouring properties. In addition, the design of outbuilding is considered to be suitable for its use and the choice of materials are considered to respect the existing character and appearance of the existing property and the surrounding residential area.

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

The proposal is considered to be appropriately located at the end of the large rear garden and it is of a modest scale and height, adjacent to an existing boundary fence. It will be located approximately 15 metres from the closest neighbouring boundary, no. 45 The Mount and this will ensure that it will not

	be excessively overbearing or cause a significant loss of light on the surrounding neighbours. In addition, the separation distances and boundary fence are considered to mitigate potential overlooking issues. No concerns were raised as a result of the neighbour consultation process. On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance. <u>Planning Balance and Conclusion</u> The proposed outbuilding is of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. It therefore 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 20th September 2022; Location Plan, scale 1:1250, received 20th September 2022; Site Plan, received 20th September 2022; Proposed Floor Plan and Elevations, scale 1:100, drawing 001 Mod A, received 20th September 2022; Proposed Visual Image, received 20th September 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 Note

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 : 01/11/2022

Authorising Officer: N.J. Hayhurst

Date : 02/11/2022

Dedicated responses to:- N/A