

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2091/0F1
2.	Proposed Development:	SINGLE-STOREY SIDE EXTENSION TO PROVIDE ACCESSIBLE GROUND FLOOR TOILET, BEDROOM AND NEW RAMPED ACCESS AND NEW BOUNDARY FENCE
3.	Location:	10 MEADOW ROAD, 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 10 Meadow Road, a semi-detached property located on an existing housing estate within Whitehaven. The site benefits from a wrap-around garden and is located adjacent to an area of open green space. PROPOSAL Planning Permission is sought for the erection of a single-storey side extension to provide an accessible ground floor bedroom, shower room and new ramped access.	

The proposed extension will project 4 metres from the side elevation and it will be 6.7 metres in depth. It has been designed to include a flat roof with an overall height of 3 metres. The front elevation will include a glazed access door and floor-to-ceiling window, the side elevation will include a WC window and the rear elevation will include an access door. The extension will also be finished with roughcast render, grey single ply flat roof membrane and white UPVC windows and doors to match the existing property.

The proposal also includes the creation of a new ramped access, constructed out of concrete, which will create a new level landing at the front door and the new bedroom access. The access path will also wrap-around the extension to the rear door and includes a galvanized steel handrail.

The proposal also includes the installation of a new timber fence to the side of the property to reflect the land registry ownership.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 1 property - 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

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local 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)

Emerging Copeland Local Plan 2021-2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

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 proposed application relates to a residential dwelling on an existing housing estate within Whitehaven and it will provide an accessible ground floor bedroom, shower room and new ramped access. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

Policy DM22 also seeks for developments to be accessible for all users.

On this basis, the principle of the development is therefore considered to be acceptable, and the extension satisfies Policies ST2, DM18 and DM22 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.

The proposed extension will be modest in scale and appropriately located within the side garden. It will be stepped back from the principal elevation and the design will ensure the proposal appears subservient to the main dwelling.

In addition, due to the location within the side garden, it will not be overbearing for the neighbouring properties. The choice of materials will match the existing property, providing an appropriate appearance and the extension will not be excessively prominent within the locality. The new boundary fence will also help to screen the extension.

On this basis, the proposal is considered to 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.

Potential amenity issues between the proposed extension and the neighbouring properties

	were considered. Due to the siting and orientation of the extension to the side of the existing property, it is not considered that the proposal will create unacceptable amenity issues. The extension will be stepped back from the boundary and given the significant separation distances across the open green space, it is considered that the extension will not cause a significant loss of light to the neighbouring properties. In addition, the only window to be included on the side elevation relates to a WC and the boundary fence will mitigate potential overlooking issues. In addition, under current permitted development rights, an extension could project up to half the width of the original dwelling, 3 metres in this case 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. As the projection and height are not significantly larger than what is possible under permitted development, the proposal is considered to be satisfactory and it will not have a detrimental impact on the neighbouring amenity. On this basis, the proposal is considered to meet Policies DM18(B), DM18(C) and the NPPF guidance. <u>Planning Balance and Conclusion</u> The proposed single-storey side extension will create an accessible ground floor bedroom and shower room and the boundary fence will reflect the land registry ownership. Both the extension and fence are of an appropriate scale and design and will not have any detrimental impact on the amenities of the adjoining properties. On balance, 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 March 2023;
Location Plan, scale 1:1250, drawing no. 23/0372/3, received 30th March 2023;
Existing Block Plan, scale 1:200, drawing no. 23/0372/3, received 30th March 2023;
Existing Floor Plan, scale 1:100, drawing no. 23/0372/1, received 30th March 2023;
Existing Elevations, scale 1:100, drawing no. 23/0372/2, received 30th March 2023;
Proposed Floor Plan, scale 1:50, drawing no. 23/0367/4, received 30th March 2023;
Proposed Elevations, scale 1:100, drawing no. 23/0372/5, received 30th March 2023;
Proposed Sections, scale 1:50, drawing no. 23/0367/6, received 30th March 2023;
Proposed Block Plan, scale 1:200, drawing no. 23/0727/7, received 30th March 2023.

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 : 19/06/2023
Authorising Officer: N.J. Hayhurst	Date : 20/06/2023
Dedicated responses to:- N/A	