

COPELAND BOROUGH COUNCIL

13 4/06/2735/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT
FOR 6 PAIRS OF 2 STOREY SEMI-DETACHED HOUSES
LAND AT WALKMILL CLOSE, WALKMILL CLOSE,
WHITEHAVEN, CUMBRIA.
COPELAND BOROUGH COUNCIL

Parish Moresby

A proposal in outline for residential development on this open grassed area of 0.3 ha off Walkmill Close.

A Design and Access Statement accompanies the application. This illustrates via an indicative layout that the site can accommodate 6 pairs of two storey dwellings to the relevant spacing standards, providing a density of some 36 houses per hectare.

Vehicular access would be via Dent Road, an unclassified estate road, onto which the dwellings would front. It should be noted that the Highway Authority raise no objections to the proposal.

From a planning point of view this comprises a windfall site for residential purposes situated within the settlement boundary as designated in the adopted Copeland Local Plan 2001-2016.

Recommendation

Defer to Full Council with a recommendation that outline planning permission be granted under Regulation 4 of the Town & Country Planning General Regulations 1992 subject to the following conditions:-

Reasons for the above conditions:-

In compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

To retain control over the form and appearance of the development in the interests of the amenity of the locality.

In the interests of highway safety.

Reason for decision:-

An acceptable proposal for residential development on this vacant land at Moresby Parks in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.