

COPELAND BOROUGH COUNCIL  
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17 4/06/2563/0

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT  
LAND ADJACENT TO, 66, RICHMOND HILL ROAD,  
WHITEHAVEN, CUMBRIA.  
COPELAND BOROUGH COUNCIL

Parish                      Whitehaven

Outline planning permission is sought for a single dwelling on this presently Council owned 0.01 hectare site situated on the corner of a junction with Richmond Hill Road and the unclassified road serving the Overend recreation area and existing residential properties.

No objections have been received in response to neighbour notification and statutory consultation procedures.

The site is well screened from the neighbouring house by a high hedge and has little amenity value to the residential area, being set back from the Richmond Hill Road frontage.

Situated within the settlement boundary for Whitehaven as identified in the adopted Copeland Local Plan 2001-2016, it is considered that the redevelopment of this site for a single dwelling is acceptable in land use terms and in accordance with Policy HSG 4.

Recommendation

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

1. The siting, design and external appearance of the building/s, means of access thereto, and the means of disposal of surface water therefrom, shall be as may be approved by the Local Planning Authority.
2. Detailed plans and drawings with respect to the matters reserved for subsequent approval shall be submitted to the Local Planning Authority within three years of the date of this permission.
3. The development hereby permitted shall be commenced not later than the expiration of three years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

11 Oct 06

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- 4. All matters relating to the layout of the site, the means of access, parking and turning within the site shall be reserved for approval at the detailed planning stage.
- 5. The site shall be drained on a separate system, with foul drainage only connected into the foul sewer.

The reasons for the above conditions are:-

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

In the interests of highway safety.

To ensure a satisfactory drainage scheme.

Reason for decision:-

The proposal represents an acceptable housing plot in accordance with Policy HSG 4 of the adopted Copeland Local Plan 2001-2016.

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