

FROM: Housing Team

DATE: 27 October 2025

Planning Reference	4/25/2361/0F1
Proposal	Change Of Use From Approved Use As Hotel To A Mixed Use Comprising A Hotel (Class C1) And A House In Multiple Occupation (Sui Generis) As Permitted By Class Flexible Use Under Class V Of The General Permitted Development Order (2015)
Location	Dentholme, Cragg Road, Cleator Moor

Documents submitted with this planning application show that permission is being sought for the change of use from a vacant care home to a hotel and a HMO to provide “short stay accommodation for contractors at Sellerfield Power Station and the wider business activities of the area.”

It is not clear from the planning application how many rooms will be provided as HMO accommodation. If it is below 10 units, there is no obligation for the developer to provide affordable units. However, should it be above 10 units, or the developer decides to use the HMO to meet local housing need, there is a demonstrable need for affordable flats in Whitehaven.

Housing Need

The Cumbria Choice housing register shows that as at 20 October 2025, 1192 households with an active Cumbria Choice application have nominated Bransty, Hensingham, Mirehouse, Whitehaven Town Centre or Woodhouse as their area of preference for a housing association property.

Cumbria Choice Housing Register¹						
Preferred Type of Property	Total %	% of Households by preferred no. of bedrooms				
		1 Bed	2 Beds	3 Beds	4 Beds	5+ Beds
Bedsit	0.25					
Bungalow ²	15.94	4.53	9.65	1.34	0.17	-
First Floor Flat or above ³	13.84	11.41	2.18	-	-	-
Ground Floor Flat	7.13	5.45	1.59	-	0.08	-
House	58.31	3.44	29.70	19.38	4.61	1.17

¹ This data will not be 100% accurate, but at the time of running the report, every effort has been made to provide as up to date and accurate information as possible.

² 0.25% of households that would prefer a bungalow did not specify a number of bedrooms

³ 0.25% of households that would prefer a first floor flat specified 0 bedrooms

Maisonette	0.25	0.17	0.08	-	-	-
Other	0.67	0.17	0.42	0.08	-	-
Wheelchair adapted property	0.59	0.50	0.08	-	-	-

The GNHS evidences a need for the following affordable provision in the parish of Whitehaven:

Bedrooms	Dwelling Type (%)			
	Houses	Flats	Bungalow	Total
1	17.9	24.4	8.5	50.8
2	12.0	1.1	8.5	21.6
3	9.9	0.5	8.5	18.9
4+	0.2	0.0	8.5	8.7
Total	40.0	26.0	34.0	100.0

Nomination Rights

In the event that Social or Affordable Rented properties are provided, it is expected that Cumberland Council will be given nomination rights to 100% of the properties. This will be secured through the Section 106 agreement.

Property Standards

Any provision must meet the requirements of Policy DS4 – Design and Development Standards in the Copeland Local Plan, and meet current national guidance. All properties must contribute to meeting Net Zero targets, including the use of sustainable energy efficiency measures such as air source heat pumps.

HMO Licensing

All HMO properties with shared facilities housing 5 persons or over would require a House of Multiple Occupation licence from Cumberland Council.

It is recommended that the developer contact the Council's housing enforcement team at the earliest opportunity to discuss this application.

Building Regs Approval

All conversions should meet the relevant Buildings Regulation requirements for a property conversion to HMO.

As part of any HMO Licensing application of this size building regulation compliance / certificates will be required and requested.

Andrea Smith, Senior Manager – Housing