

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2249/0F1
2.	<b>Proposed Development:</b>	GARAGE CONVERSION AND PROPOSED DETACHED GARAGE
3.	<b>Location:</b>	1 JULIA DRIVE, SANDWITH, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to 1 Julia Drive, a detached dwelling located on a cul-de-sac in Sandwith. The site is accessed by an access road taken from the main road running through Sandwith.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the conversion of the existing integral garage and erection of a replacement detached garage.</p> <p>The existing garage, which is located to the south east of the dwelling, will be converted to create an office, WC and living room. The detached garage will be erected close to the eastern boundary and will be 7m in length and 6m in width. It will have a pitched roof with an overall height of 4.2m and an eaves height of 2.5m. There will be a single roller shutter door on the front with a pedestrian door</p>

and window on the side.

#### RELEVANT PLANNING APPLICATION HISTORY

Outline application for 5 dwellings, approved in March 2012 (application reference 4/12/2073/001 relates);

Dwelling house and garage, approved in November 2013 (application reference 4/13/2396/0F1 relates).

#### CONSULTATION RESPONSES

##### Consultees

Whitehaven Town Council – No objections.

Cumbria County Highways – No objections as it is considered that the proposal will not have a material effect on the highway.

Local Lead Flood Authority – No objections as it is considered that the proposal does not increase the flood risk on site or elsewhere.

##### Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties and a site notice.

No representations have been received.

#### PLANNING POLICIES

##### **Development Plan**

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

##### Core Strategy

Policy ST1 – Strategic Development Principles

##### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

	<p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy Framework (NPPF)</p> <p>ASSESSMENT</p> <p>The proposed garage conversion is considered to be acceptable as it is linked to the main house and would be considered to be Permitted Development under The Town and Country Planning (General Permitted Development) (England) Order 2015.</p> <p>The proposed detached garage will be sited close to the eastern boundary and within the curtilage of the main dwelling. It will be of a modest scale with space for one car. The design includes a pitched roof, with a low eaves height which reduces the impact when entering Julia Drive from the east.</p> <p>The chosen materials include a tiled roof, brickwork and cement rendered walls and brown UPVC windows and doors. All materials match the parent dwellings allowing the garage to blend in with the surroundings and maintain the character of the existing cul-de-sac.</p> <p>The garage is to be sited to the east of the main dwelling leaving a long driveway for further parking. The access road from Sandwith will not be affected by the proposal. A consultation response was received from the Highway Authority stating no objections and it is considered that the garage will not have an effect on the road and that sufficient space for parking and turning would remain within the site.</p> <p>Due to the situation of the garage within a residential estate, it is considered prudent to include a condition to limit the use for domestic purposes only, in order to ensure that commercial uses are not introduced into the area which may affect the neighbouring amenity.</p> <p>No objections to the proposal have been received.</p> <p>Overall this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the policies within the adopted Local Plan.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <p>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the</p>

Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Site Location Plan, scale 1:1250, received 7<sup>th</sup> July 2020;

Existing Site Plan and Elevations, scales 1:200 and 1:100, received 7<sup>th</sup> July 2020;

Existing Ground Floor Plan, scale 1:50, received 7<sup>th</sup> July 2020;

Existing First Floor Plan and Section, scale 1:50, received 7<sup>th</sup> July 2020;

Ground Floor Plan, scale 1:50, drawing number 1 of 3, received 7<sup>th</sup> July 2020;

Block Plan and Proposed Elevations, scales 1:500 and 1:50, drawing number 2 of 3, received 7<sup>th</sup> July 2020;

Proposed Garage Floor Plan and Elevations, scale 1:50, drawing number 3 of 3, received 7<sup>th</sup> July 2020.

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.

3. The detached garage building hereby approved must only be used in association with and ancillary to the residential property known as 1 Julia Drive, Sandwith and shall not be used for any commercial or business purposes or as a separate residential unit whatsoever.

Reason

To ensure that non conforming uses are not introduced into the area in accordance with Policies ST1 and DM10 of the Copeland Local Plan.

### **Informative**

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](http://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.	
<b>Case Officer: Sarah Papaleo</b>		<b>Date : 17/08/2020</b>
<b>Authorising Officer: N.J. Hayhurst</b>		<b>Date : 01/09/2020</b>
<b>Dedicated responses to:- N/A</b>		