

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2277/OF1
2.	Proposed Development:	REMOVAL OF SECTIONAL GARAGE TO BE REPLACED WITH A BLOCK BUILT GARAGE
3.	Location:	43 BRANSTY 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:	<p>This application site relates to a semi-detached two storey property located within a well-established residential area of Whitehaven. The host property has off street parking to the side of the property along with garden areas to the front and rear of the site.</p> <p>PROPOSAL</p> <p>This application seeks planning permission for the replacement of an existing sectional garage with a block built garage. The proposed garage would measure 6 metres in depth, 5.5 metres in width and would have a dual pitch roof with an overall height of 4 metres. The external side elevations of the garage would be finished in white dash and with grey concrete interlock roof tiles.</p> <p>CONSULTATION RESPONSES</p> <p><u>Whitehaven Town Council</u> No comments have been received from Whitehaven Town Council.</p> <p><u>Cumbria Highways</u></p> <p>Cumbria Highways – no reply received</p>

Public Representation

The application has been advertised by way of a neighbour notification letters issued to 3 no. properties

No objections have been received as a result of this consultation process

PLANNING POLICY

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013-2028 (Adopted December 2013)

Core Strategy

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

NPPF 2019

ASSESSMENT

The key issues raised by this proposed are its scale, design and the potential impacts on residential amenity.

The Principle of Development

The principle of the development accords in general terms with the aims of Policy ST1 and section 12 of the NPPF, both of which 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.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential

	<p>amenity of the parent property or adjacent dwellings.</p> <p>The proposed garage is located to north east of the dwelling house and it is considered that the development would not lead to any harmful impact upon the amenity of the immediate neighbours in terms of loss of sunlight, privacy or general disturbance from the use of the garage building. The land to the east of the site is considerably elevated above the level of the application site. Therefore the impact upon the neighbouring property at 34 Haig Avenue would be minimal.</p> <p>On this basis, the proposal is considered to meet policy DM18 and the NPPF guidance.</p> <p><u>Character</u></p> <p>The application site is located within a well-established residential area of Whitehaven. Given the age of the estate, however, some of the original character has been eroded as properties have been extended and there is a wide range of different garage and out buildings present within the local area.</p> <p>The size and design of the proposed garage building are considered to be both proportionate and in keeping with the character of the local area. It is considered that the design and scale of the proposed garage would not cause any harmful impact upon the character of the local area.</p> <p>On this basis, the proposal is considered to meet DM18 (A) policy and the NPPF guidance</p> <p><u>Conclusion</u></p> <p>Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> 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: -

The OS Location Plan Drg No. BR/PA/001 Rev A Received with the application of the 20th July 2020
The Site Location Plan Ref Plan 1 Received with the application of the 20th July 2020
The Layout Plan Drg Ref BR/PA/002 Rev A Received with the application of the 20th July 2020
The Elevation Plan Drg Ref BR/PA/003 Rev A Received with the application of the 20th 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.

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

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: Adrian Adams

Date : 07.09.2020

Authorising Officer: N.J. Hayhurst

Date : 10/09/2020

Dedicated responses to:- N/A