



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2304/OF1
2.	Proposed Development:	DETACHED GARAGE
3.	Location:	83 BALMORAL ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to 83 Balmoral Road, a semi-detached property situated on an existing housing estate within Whitehaven.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the erection of a detached garage to the front of the dwelling. The garage will be 4.2 metres in width and 6.1 metres in depth. It will have an overall height of 3.5 metres, an eaves height of 2.2 metres with a pitched roof. It has been designed to include a garage door on the front elevation and an access door on the side elevation facing the driveway. The proposal will be finished with buff-red brickwork quoins, pebble dash render, concrete roof tiles and UPVC framed double glazing to match the existing dwelling.</p>	

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a two-storey side kitchen/dining and en-suite bedroom extension (ref: 4/11/2076/0F1).

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Cumbria Footpath Officer – No objections.

Public Representation

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

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

PLANNING POLICIES

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

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

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are its scale and design, the potential impacts on residential amenity, highway safety and surface water drainage.

Scale and Design

Policy ST1 and section 12 of the NPPF 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.

The garage will be appropriately sited to the front of the property and will be modest in scale. The design includes a garage door and an access door which are considered to be appropriate for its use. The proposed materials will match the existing property and on this basis, the proposal is considered to meet Policies DM10 and DM18 of the Local Plan.

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The proposal will be stepped away from the boundary by 0.3 metres and the side and rear elevations facing the boundary will be blank. In addition, the scale is modest and the pitched roof design will reduce overshadowing. It is therefore considered that the garage proposal will have minimal impacts on neighbouring amenity. On this basis, the proposal is considered to comply with Policy DM18 and the NPPF guidance.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The creation off-street parking is favoured by DM22 and the Highway Authority. In addition, the Highway Authority raised no objections as part of the consultation process and the widened driveway and access onto an unclassified road is Permitted Development. It is, however, appropriate to attach an informative condition to ensure the applicant installs a kerb drop for the new driveway.

On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.

Surface Water Drainage

Policy DM24 seeks to protect developments against risks of flooding and ensure developments will not increase the risk of flooding elsewhere.

Following the comments about drainage from the Lead Local Flood Authority, the applicant has confirmed that an ACO rain drain will be installed along the perimeter of the drive where it meets the highway. This will prevent rainwater discharging to the highway and vice versa. On this basis, the proposal is considered to be suitable and comply with Policy DM24.

	<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:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <p>The development hereby permitted must commence 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 Planning and Compulsory Purchase Act 2004.</p> <p>This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Location Plan, scale 1:2500, drawing no 1/001B, received 2nd September 2020; Site Layout Plan, scale 1:200, drawing no 1/001B, received 2nd September 2020; Proposed Garage Floor Plan, scale 1:50, drawing no 1/001B, received 2nd September 2020; Proposed Elevations, scale 1:50, drawing no 1/001B, received 2nd September 2020; Proposed Roof Plan, scale 1:50, drawing no 1/001B, received 2nd September 2020.</p> <p>Reason</p> <p>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.</p> <p>Prior to the first use of the garage, the proposed ACO drain outlined on the Site Layout Plan, received 2nd September must be fully implemented. Development shall be carried out in accordance with the approved plan and be maintained at all times thereafter.</p> <p>Reason</p> <p>To prevent flood risk in accordance with Policy DM24 of the Copeland Local Plan.</p>

	<p>Informatives</p> <p>1. The applicant should contact Street Works at the Cumbria Highways department on streetworks.central@cumbria.gov.uk to organise the installation of a kerb drop. These works will be at the applicants expense.</p> <p>2. 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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> <p>Statement</p> <p>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.</p>
Case Officer: Chloe Unsworth	Date : 07/10/2020
Authorising Officer: N.J. Hayhurst	Date : 08/10/2020
Dedicated responses to:- N/A	