

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2410/OF1
2.	Proposed Development:	EXTENSION TO COMMERCIAL KITCHEN TO PROVIDE COLD STORAGE AREA
3.	Location:	EMMAUS HOUSE, WALKMILL CLOSE, MORESBY PARKS, WHITEHAVEN
4.	Parish:	Moresby
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.	<p>Report: Site and Location</p> <p>The site is located within a well-established residential area within the settlement of Moresby Parks, Whitehaven. The application site forms that of a purpose built, red brick, two storey detached residential care home with a large car park to the front – western side of the property. The site is adjoined on its northern and eastern boundaries by further residential dwellings and with open countryside to the south. Vehicular access is made from Walkman Close to the west of the site.</p> <p>Proposal</p> <p>This application seeks planning permission for the erection of a single storey extension to the southern end of the front (western) Elevation of the Host property. The extension would measure 3.8 metres in depth, 2.8 metres in width and would have an overall roof height of 3.6 metres. It will be faced with materials to match the existing building.</p> <p>Relevant Planning Application History</p> <p>4/15/2413/OF1: Ground floor extension to provide new kitchen and storage facilities – Approved.</p> <p>4/15/2014/OF1: Single storey side extension to enlarge kitchen – Approved.</p> <p>4/14/2213/OF1 – Detached outbuilding for storage of gardening equipment – Approved.</p>	

Consultation Responses

Parish Council – No response

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 2 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

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER4 – Land and Premises for Economic Development

Policy ER6 – Location of Employment

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Other Material Planning Considerations

NPPF 2019

Assessment

The Copeland Local Plan allows established businesses to expand and respond to change in economic circumstances.

The key issues raised by this proposed are its scale, design and the potential impacts of the extension upon the residential amenity of the local area.

Principle of Development

The principle of the development accords with Policies ST1 and ST2 of the Copeland Core Strategy.

The NPPF (2019 Revision) states that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs

	<p>and wider opportunities for development.</p> <p><u>Residential Amenity</u></p> <p>Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the adjacent dwellings.</p> <p>The proposed extension is located to the southern end of the front elevation and so would be located a considerable distance away from any neighboring residential dwellings.</p> <p>Given this level of separation, it is unlikely that the proposed development would result in any harmful impact upon the amenity of the local residents such as noise or loss of privacy.</p> <p>Based upon the above assessment, the proposal is considered to meet with the aims and objectives of Policy ST1 and the NPPF guidance.</p> <p><u>Character</u></p> <p>The existing host property forms that of a purpose built two storey residential care home and the scale proposed extension is considered to be modest in relation to the existing host building. Whilst located to the front western elevation of the host property, it is considered that the design of the extension will ensure that the development will integrate well with both the existing host property and that of the surrounding area.</p> <p>It is however, considered to be both expedient and proportionate to attach a condition to the grant of planning permission to require the materials of the external surfaces of the development to match those of the main host property.</p> <p>On this basis, the proposal is considered to accord with the aims of Policy DM10 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:</p> <p>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>

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the 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: -

The Block Plan Scale 1:500 received with the application on the 13th October 2020

The Location Plan Scale 1:1250 received with the application of the 13th October 2020

The Existing Part Plan & Elevation DWG No 1 Scale 1:50 received with the application of the 13th October 2020

The Proposed Plan & Elevations DWG No. 2 Scale 1:50

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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture to those of the existing building.

Reason

To ensure a satisfactory appearance of the building in the interests of visual amenity.

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 : 26.11.2020
Authorising Officer: N.J. Hayhurst	Date : 07/12/2020
Dedicated responses to:- N/A	