

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2474/NMA
2.	Proposed Development:	NON-MATERIAL AMENDMENT APPLICATION TO REPLACE OUTDATED HOUSE TYPES PREVIOUSLY APPROVED AGAINST EDGEHILL PARK, PHASE 3 PLANNING REFERENCE 4/20/2474/0R1
3.	Location:	PHASE 3, EDGEHILL PARK, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	-
6.	Publicity Representations & Policy	N/A.
7.	Report: Site and Location: <p>The Application Site comprises Phase 3 of the residential development known as Edgehill Park, Whitehaven.</p> Proposal: <p>Application Ref. 4/20/2474/0R1 approved the reserved matters of scale, layout, access, appearance and landscaping pursuant to the approval of Outline Planning Permission for residential development on the Application Site under Planning Application ref. 4/13/2235/0O1.</p> <p>This application seeks a non-material amendment of approved Application Ref. 4/20/2474/0R1.</p> <p>The amendments relate to Plots: 261 - 280.</p> <p>The amendments proposed comprise the following:</p>	

- Revision of dwellings design to new company dwelling designs that align with the new building regulations.
- Revision of positioning of dwellings/plots.
- Associated revisions to the levels, external finishes, parking provision, highway and landscaping.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Policy DS4 - Design and Development Standards

Policy DS5 - Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy H1 - Improving the Housing Offer

Policy H6 - New Housing Development

Policy H7 - Housing Density and Mix

Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Policy N3: Biodiversity Net Gain

Policy N11: Provision of Open Space in New Development

Policy N14: Woodlands, Trees and Hedgerows

Policy CO4 - Sustainable Travel

Policy CO5 - Transport Hierarchy

Policy CO7 - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (NPPF).
National Design Guide (NDG).
Planning Practice Guidance (PPG).
South Whitehaven Plan Supplementary Planning Document March 2013 (SWSPD).
Cumbria Development Design Guide (CDDG).

Assessment:

The alterations do not adversely impact the overall design and form of the development, which continues to accord with the requirements of Planning Condition 5 of the outline planning permission, with specific regard to the principles of the Illustrative Planning Application Masterplan, which itself was developed in accordance with the design guidance criteria outlined in the SWSPD.

It is proposed to replace two detached dwellings - a Jameson House Type and a Larson House Type with two semi-detached dwellings - the Alexander House Type.

The revised dwellings designs are largely comparable with the approved dwelling designs.

The proposed Oxley House Type and proposed Grayson House Type are smaller than the Alexander House Type and the Jameson House Type and Larson House Type that they respectively replace. Being smaller, the resulting visual impacts and amenity impacts etc. are lesser than the approved dwelling designs.

Revisions are proposed to the overall plot boundaries and location of the dwellings within the frontage to accommodate the revised dwelling designs. The revisions result in some overall visual changes to the form of this element of the development; however, these are not considered material to the overall character and form of the wider development.

The revisions to the external finishes are limited given their nature and location and do not detract from the overall character of the wider development.

The access provision remains unaltered, and an appropriate level of vehicle parking remains proposed.

The proposed landscaping retains the same form and character as the approved, with minor revisions to the location of individual trees in response to the revisions to the dwelling designs and layout revisions.

Conclusion

The proposed amendments are acceptable in relation to the development.

	<p>In the context of the wider approved development, the proposed comprise non-material amendments.</p> <p>Approve non-material amendments.</p>	
8.	<p>Recommendation: Approve non-material amendments.</p>	
9.	<p>Condition(s): N/A.</p>	
Case Officer: C. Harrison		Date : 09.12.2024
Authorising Officer: N.J. Hayhurst		Date : 13/12/2024
Dedicated responses to:- N/A		