

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2469/0F1
2.	Proposed Development:	CHANGE OF USE FROM COMMERCIAL PROPERTY TO FOUR BEDROOMED DWELLING
3.	Location:	6 CHURCH STREET, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	Conservation Area - Conservation Area, Listed Building - Listed Building, 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>SITE AND LOCATION</p> <p>This application relates to 6 Church Street, a mid-terraced property situated within the town centre of Whitehaven. It comprises 3 floors with accesses to the front and rear.</p> <p>The building has been empty for around 15 years, but was in previous use as a commercial property. It is Grade II Listed and situated within the Whitehaven Conservation Area.</p> <p>This proposal has been submitted in tandem with Listed Building Consent for the same works (application reference 4/20/2470/0L1 relates).</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the conversion of the property to a single four bedroomed dwelling. The proposal includes the re-rendering of the property, the replacement of the external doors, 1 new</p>

sash window and alterations to the stairs. All other refurbishments will be internal.

The proposal will create a large dwelling with 2 reception rooms, a kitchen and a WC/utility on the ground floor, 2 bedrooms and 2 bathrooms on the first floor and 2 bedrooms both with en-suite on the second floor. There will be a raised deck to the rear of the building which will be 30cm in height and situated at the bottom of the external staircase.

Parking has not been specified for the development however the existing parking within the town centre will be utilized.

RELEVANT PLANNING APPLICATION HISTORY

Alterations and conversion to provide 3 flats, approved in September 2003 (application reference 4/03/1037/0 relates);

Listed Building Consent for alterations and conversion to provide 3 flats, approved in September 2003 (application reference 4/03/1038/0 relates).

CONSULTATION RESPONSES

Conservation Officer – Initially requested further information relating to the details of the render, the slate roof, the venting and new flue, repointing and the rear light. Some information was provided and considered to be acceptable however details of the external lighting is required and will be covered by a Planning Condition.

Cumbria Highways – Taking into account the existing use of the site and the town centre location of the site, the Highway Authority has no objections, subject to a condition relating to window and doors not abutting the highway.

Local Lead Flood Authority – No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

No responses have been received as a result of this advertisement.

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

Policy ST2 – Spatial Development Strategy

Policy SS3 – Housing Needs, Mix and Affordability

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM13 – Conversions of Buildings to Residential Use within Settlement Limits

Policy DM22 – Accessible Developments

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework 2019 (NPPF)

Conservation Area Design Guide SPD December 2017 (CADG)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework

ASSESSMENT

Policy context

Planning policies ST1 and DM13 seek to encourage the re-development of the town centre allowing for a mixed use and the conversion of properties within the settlement limits. Policies DM12 and DM22 seek to ensure that new residential properties meet the minimum acceptable standards whilst including a suitable access and parking. Policies ENV4 and DM27 seek to protect the local heritage assets including the Conservation Area.

Principle of development

The conversion of the upper floors of the building to residential use is acceptable in principle as it is located within the defined settlement limits for Whitehaven, which is designated as the Principal settlement within the Borough, and would result in the re-use of an existing building. Bringing vacant buildings back into a suitable use is supported throughout national and local planning policy and the provision of a dwelling will add to the housing supply for Copeland.

The external rear staircase will be refurbished with a timber handrail and the addition of a raised deck area. These elements do not require Planning Permission due to their scale, however there will not be any significant effect on the neighbouring property due to the presence of existing varying rear projections.

On this basis, it is considered that the principle of the development is acceptable and complies with policies ST1, ST2, SS3, DM12 and DM13 of the Copeland Local Plan.

The effect on the Conservation Area

The building is located within the Whitehaven Conservation Area, and is Grade II Listed, forming part of a terrace of Listed Buildings. The change of use proposals include modest alterations to the external features of the building, These are limited to the re-rendering of the property, the replacement of a single window and two external doors and the refurbishment of the rear stairs. The proposed alterations are considered to be modest and will be undertaken on a like for like basis, therefore protecting the traditional features of the property and therefore retaining the overall character of this part of the Conservation Area.

It is considered that the proposals comply with Policies ENV4 and DM27 of the Copeland Local Plan relating to the local heritage assets and Policy DM10 in relation to design.

Access and parking

The buildings previous use as a commercial property would have likely resulted in frequent car and pedestrian movements to and from the property. The use as a single residential property will arguably create a less intensive use for the site, lessening the activity on and around the site. As the building is located within the town centre there are a range of suitable parking solutions and sustainable transport options for use by the occupiers. Cumbria Highways raised no objections to the proposals.

The proposals therefore align with Policy DM22 of the Copeland Local Plan relating to accessible developments.

	<p><u>Conclusion</u></p> <p>There have been no objections to the proposal.</p> <p>Overall, it is considered that the proposal accords with the policies set out within the Copeland Local Plan and therefore should be approved.</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 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 Planning and Compulsory Purchase Act 2004.</p> <p>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: -</p> <p>Site Location Plan, Block Plan, Existing and Proposed Elevations and Floor Plans, scales 1:1250, 1:500 and 1:100, drawing number 5499/01/A, received 17th December 2020; Proposed Window and Door Detail, scales 1:2 and 1:10, drawing number 5499/02/A, received 17th December 2020; Design, Access and Heritage Statement, Revision A, dated 17th December 2020, received 17th December 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>Informative</p> <p>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>

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: Sarah Papaleo

Date : 27/01/2021

Authorising Officer: N.J. Hayhurst

Date : 29/01/2021

Dedicated responses to:- N/A