

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2043/OR1
2.	<b>Proposed Development:</b>	RESERVED MATTERS APPLICATION FOR ONE DWELLING INCLUDING SITE LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING OF PLANNING APPROVAL 4/19/2433/001
3.	<b>Location:</b>	LAND ADJACENT TO 1 CROSSBARN, SNECKYEAT ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Weddicar
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to a plot of land to the south of 1 Crossbarn, situated off Sneckyeat Road in Whitehaven. The site is bound to the north by the garden land for 1 Crossbarn, with agricultural fields to the east, south and west. The land significantly drops in level from north to south across the site.</p> <p>The site is currently accessed via a private track that runs from Sneckyeat Road to the site, past two dwellings known as Crosslands and Greenacres.</p> <p>Outline Planning Permission with all matters reserved was approved in February 2020 (application reference 4/19/2433/001 relates).</p>

## **PROPOSAL**

This application seeks approval of the reserved matters relating to layout, scale, access, appearance and landscaping on the site, further to the previously approved outline application.

The proposed single storey, detached dwelling is designed to include a kitchen/diner, living room, WC, shower room, utility room and 2 bedrooms. There will be a sheltered porch on the front.

The dwelling will be 18.2 metres in overall length, 14 metres in width, have an eaves height of 2.2 metres and an overall height of 4.9 metres. It will be finished externally with a combination of white render and natural slate and is to have a slate roof. .

Access will be taken from the existing road that serves Crossbarn, with parking and turning space provided to the east of the property and amenity and garden space surrounding the property.

## **CONSULTATION RESPONSES**

Weddicar Parish Council – No objections.

Cumbria Highways – No objections.

Local Lead Flood Authority – No objections.

Flood and Coastal Defence Engineer – Raised concerns about the discharge of surface water to a package treatment plant and requested that a soakaway be considered. This was agreed by the Agent and full details would be dealt with under the Building Regulations.

### Public Representations

The application has been advertised by way of a site notice and neighbour notification letters issued to 6 no. properties.

No responses have been received as a result on these advertisements.

## **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 SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy ENV1 – Flood Risk and Risk Management

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards for New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM26 – Landscaping

**Other Material Planning Considerations**

National Planning Policy 2019 (NPPF)

Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

Copeland Borough Council – Strategic Housing Market Assessment and Objectively Assessed Housing Need (SHMA)

National Design Guide (NDG)

Cumbria Development Design Guide (CDDG)

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently 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**

Introduction

Outline planning permission was granted for a single residential property in 2019 under reference 4/19/2433/001, which established the principle of residential development on the site. Layout, scale, access, appearance and landscaping were all reserved for future approval and this application

seeks to address these matters.

#### Scale, Design and Appearance

The dwelling submitted is of a modest scale, being a two bedroomed bungalow with a low eaves and ridge height. This will allow the dwelling to remain subservient to the existing dwellings to the north and also allow for a gradual transition from the rural landscape to the exiting building group. It is considered that the dwelling sits neatly in the plot, allowing adequate space for amenity and maintenance of the property.

Details of the proposed materials have been provided and include render and slate for the walls with a slate roof. The roof will include solar panels which will be positioned on the south facing away from the existing dwellings. The design and proposed materials are modern in appearance and will provide a contrast to the traditional properties to the north. The scale of the proposal and its siting on the lower land to the south of the existing building group will help to minimise its impact within the locality.

Overall, it is considered that the dwelling is of an appropriate design and appearance and complies with Policy DM10.

#### Access and parking

The plans show a single access point onto the road connecting with Sneckyeat Road to the north. This is considered to be acceptable as it is an existing access already utilized by the properties to the north. Cumbria Highways raised no objections to the proposal.

Parking and turning space has been provided on the site, with space for 2 cars to park which is an adequate provision for a 2 bedroomed property. Cars are able to exit the site in a forward gear, therefore ensuring highway safety for the development.

Provided the access is constructed in accordance with the submitted plans, the proposal complies with Policy DM22 of the Copeland Local Plan.

#### Landscaping

The boundary treatments specified include a highly planted western boundary, field access gate to the east and a lawned area to the north. The driveway will be finished in a permeable material with a small patio including surface water drainage to the west. The landscaping proposed is both simple and modest to help the dwelling blend into the countryside to the south and north east and is considered to be acceptable in this location.

#### Drainage

Surface water is proposed to be drained to a soakaway in accordance with the sustainable drainage hierarchy in the NPPF. The percolation tests will be undertaken on appointment of a contractor on site and will conform to the current Building Regulations. The submitted details are considered to be suitable for the purposes of planning.

	<p>Foul drainage will connect from the new dwelling to the existing package treatment plant situated in the adjacent field. The Agent has stated that the package treatment plant can accommodate up to 40 dwellings therefore there is sufficient capacity for a single dwelling.</p> <p>Overall, it is considered that the drainage is suitable for a single dwelling and will be implemented in the most sustainable way.</p> <p><u>Planning Balance and Conclusion</u></p> <p>No objections have been received to the proposal.</p> <p>The dwelling proposed is relatively modest in scale and of a modern design and construction. It will be seen in the context of the existing group of dwellings to the north and, due to its height which is to be limited to a single storey, and its siting in the lower land to the south its impact within the locality will be minimized.</p> <p>Adequate provision for access, parking and turning and landscaping can be achieved.</p> <p>Overall, the proposal is deemed to be acceptable and based on the information submitted, will result in an acceptable form of development which will be consistent with the policy requirements set out in local policy and the guidance contained with the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve Reserved Matters</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li> <p>The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.</p> <p>Reason</p> <p>To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> </li> <li> <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>Existing and Proposed Site Location Plan, scale 1:1250, drawing number 20.19.12, received 3<sup>rd</sup> February 2021;</p> <p>Proposed Site Sections and Site Layout Plan, scale 1:200, drawing number 20.19.11A, received 3<sup>rd</sup> February 2021;</p> <p>Proposed Plans, Elevations, Site Layout and Block Plans, scales 1:100, 1:200 and 1:500, drawing number 20.19.10A, received 3<sup>rd</sup> February 2021;</p> </li> </ol>

Design, Access and Drainage Statement, written by WK Design, revision B, received 3<sup>rd</sup> February 2021.

**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](http://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 : 28/04/2021**

**Authorising Officer: N.J. Hayhurst**

**Date : 29/04/2021**

**Dedicated responses to:- N/A**