



**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2061/OF1
2.	<b>Proposed Development:</b>	PROPOSED SINGLE STOREY EXTENSION IN REAR YARD AREA
3.	<b>Location:</b>	101 WOODHOUSE ROAD, WHITEHAVEN
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to 101 Woodhouse Road, a detached building which is located in the Kells area of Whitehaven. The building is currently in use as a Nisa convenience store and lies adjacent to a car repairs garage and a number of residential properties.  <b>PROPOSAL</b>  Planning Permission is sought for the extension of the building to provide further retail space, a staff welfare area and additional storage.  The extension will be single storey and located to the rear of the building. It will be 15.1m in length and 9.7m in width.  The materials to be used will match the existing shop with an anthracite steel roof, wet dash sand	

cement walls and powder coated steel doors and roller shutters.

#### **RELEVANT PLANNING APPLICATION HISTORY**

Change of use from post office to takeaway, approved in July 2006 (application reference 4/06/2377/0 relates);

Change of use from hot food takeaway to domestic, approved in May 2012 (application reference 4/12/2157/0F1);

Change of use of part ground floor from domestic to retail, approved in June 2015 (application reference 4/15/2199/0F1 relates);

Single storey shop extension, withdrawn in 2021 (application reference 4/19/2425/0F1).

#### **CONSULTATION RESPONSES**

##### Consultees

Whitehaven Town Council – no objections.

##### Public Representation

The application has been advertised by way of neighbour notification letters issued to 23 no. properties.

One letter of support was 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

Policy ST2 – Spatial Development Strategy

Policy SS4 – Community and Cultural Facilities and Services

##### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

## **Other Material Planning Considerations**

National Planning Policy Framework 2019 (NPPF)

### Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended in December 2020. 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**

### Principle of the development

Planning policies ST1 and ST2 seek to encourage the re-use of existing buildings within the settlement limit of Whitehaven. Policy SS4 supports the retention and expansion of services whilst Policy DM10 seeks to secure good design.

The refurbishment and extension of this building and its retention as a shop is supported and aligns with Policies ST1, ST2 and SS4 of the Copeland Local Plan and will provide a vital local service for the surrounding residential area.

### Design and impact on neighbouring properties

The extension has been designed to be single storey in order to minimise its impact on the surrounding properties and street scene. Although the projection will be substantial at 15 metres, there will still be a separation distance of 12m between the rear of the shop and the rear of the closest residential properties, 3 and 5 Leander Close. As no windows are proposed to the rear elevation of the extension no overlooking or loss of privacy issues will be created.

The proposed materials will match the existing shop which is considered to be acceptable. Overall, the proposal accords with Policy DM10 of the Copeland Local Plan relating to design.

### Access

Access to the property and parking will remain as existing with the spaces at the front of the building being retained. There is access to the rear and space for deliveries to be undertaken on the adjoining land.

The flat entrance to the shop at the front will be maintained to allow a universal entrance point for all users.

The proposal is in accordance with Policy DM22 in relation to accessibility and is therefore considered to be acceptable.

	<p><b><u>Conclusion and Planning Balance</u></b></p> <p>There have been no objections to the proposal, with one letter of support received from a neighbouring property.</p> <p>The proposed extension will allow an existing retail facility to expand which is consistent with Policy SS4 of the Local plan. The proposed extension of an appropriate design and scale and its impact on the amenities of the adjoining residential properties will be minimal.</p> <p>On balance, the benefits of the proposal are considered to outweigh any impacts. Overall, it is considered that the proposal represents a sustainable form of development which accords with the policies set out within the Copeland Local Plan.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li> <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> </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>Site Location Plan and Elevations, scales 1:1250 and 1:100, drawing number AS/KT/21/01, received 26<sup>th</sup> March 2021;  Block Plan, scale 1:200, drawing number AS/KT/21/04, received 26<sup>th</sup> March 2021;  Proposed Floor Plan, scale 1:100, drawing number AS/KT/21/02, received 26<sup>th</sup> March 2021;  Design and Access Statement, reference AS/KT/21/DAS, received 15<sup>th</sup> February 2021.</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> </li> </ol> <p><b>Informative</b></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](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 : 26/03/2021**

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

**Date : 09/04/2021**

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