

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2126/OF1
2.	Proposed Development:	CHANGE OF USE OF A DAY CARE CENTRE TO PROVIDE ADDITIONAL ROOMS
3.	Location:	HIGHFIELD HOUSE, ST BEES ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Listed Building - Listed Building, Safeguard Zone - Safeguard Zone, Coal - Development Referral Area - Data Subject to Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates Highfield House, a care home located within Whitehaven. The site is accessed off St Bees Road and benefits from a large car park to the front and side of the building. PROPOSAL Planning permission is sought for the change of use of the day care centre to provide four additional bedrooms with shower rooms. The external alterations will include the relocation of a fire door, alterations to the windows and the creation of a new fire escape in the under croft on the side elevation facing the car park. The alterations will be finished with render, timber windows and doors	

to match the existing building.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a care home (application reference 4/03/0655/0 and 4/02/0961/0).

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Cumbria County Council Highway Authority

No objections.

Lead Local Flood Authority

No objections.

Public Representation

The application has been advertised by way of site notice and neighbour notification letters issued to 1 property.

No objections have been 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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM14 – Residential Establishments

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Cumbria Development Design Guide

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

The key issues raised by this proposal are the principle of development, its scale and design, the potential impacts on highway conditions and parking.

Principle of Development

The proposed change of use relates to an existing care home within Whitehaven. It seeks to change the use of the day care centre to provide four additional bedrooms for residents within the care home. Policy DM14 supports proposals for Class C2 uses subject to detailed criteria, which are considered below and DM21 seeks to ensure community facilities are maintained.

The day care centre currently benefits from several lounges, shower rooms and an office. However, it is considered that the proposed change of use is not materially different to the existing C2 (residential institutions) use for the site and therefore the proposal is acceptable. The proposed bedrooms will provide additional capacity within the care home and the agent has confirmed the care facilities will be maintained.

On this basis, the principle of the development is therefore considered to be acceptable and the use satisfies Policies ST2, DM14 and DM21 and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM14 seek to ensure alterations are of an appropriate scale and design which is appropriate to their surroundings.

The proposed additional bedrooms will be of an appropriate scale and design to meet the needs of the care home. The proposal will be appropriately located on the side elevation, facing the existing car park and the external alterations will be modest to match the existing appearance. The design will

	<p>match the existing building with window banding and matching materials and therefore the alterations will not be prominent within the locality.</p> <p>On this basis, the proposal is considered to be an acceptable scale and design to meet Policies DM10, DM14 and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>Policy ST1, DM10, DM14 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.</p> <p>The proposal relates to the side elevation of the building facing the car park and it does not include any projections further than the existing elevation. The proposed fire escape will be suitably located under the existing undercroft and therefore the proposal will not cause any overshadowing.</p> <p>The existing side elevation includes windows and therefore the minor window alterations are not considered to be materially different. It is considered that no additional overlooking issues will be created beyond the current position. In addition, the existing boundary wall and orientation, away from neighbouring properties will also mitigate potential amenity concerns.</p> <p>The proposal is therefore unlikely to have a significant detrimental impact on the surrounding area and complies with Policies ST1, DM10 and DM14 and section 12 of the NPPF guidance.</p> <p><u>Highway Conditions and Parking</u></p> <p>Policy DM14 and DM22 requires developments to be accessible to all users with off-street parking to be provided in accordance with parking standards.</p> <p>The Highway Authority raised no objection to the proposed development as it is considered that the proposal will not have a material effect on existing highway conditions. The large existing car park can provide adequate off-street parking to meet the needs of the care home.</p> <p>On this basis, the proposal is considered to satisfy Policies DM14, DM22 and the guidance set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks to change of use of a day care centre to provide four additional bedrooms. The C2 use class will be maintained and the proposed additional bedrooms will be of an appropriate scale and design to meet the needs of the care home. In addition, any issues relating to residential amenity, highway safety and parking will be minimal.</p> <p>Overall, the proposal represents an acceptable form of development and it accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>

9.	<p>Conditions:</p> <p>1. The development hereby permitted must commence 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>2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Location Plan, scale 1:1250, received 22nd March 2021; Block Plan, scale 1:500, received 22nd March 2021; Existing and Proposed Part Ground Floor Plan, scale 1:50, drawing no 1231 -11 Rev A, received 22nd March 2021; Existing and Proposed Part First Floor Plan, scale 1:50, drawing no 1231 -12, received 22nd March 2021; Existing and Proposed Part Elevation, scale 1:100, drawing no 1231 -12, received 22nd March 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> <p>Statement</p> <p>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.</p>	
Case Officer: C. Unsworth		Date : 14/05/2021
Authorising Officer: N.J. Hayhurst		Date : 17/05/2021
Dedicated responses to:-N/A		