



To: PLANNING PANEL

Development Control Section

Date of Meeting: 23/06/2021

Application Number:	4/21/2209/0F1
Application Type:	Full : CBC
Applicant:	Mr Patrick Carton
Application Address:	PLOT 5, FAIRVIEW GARAGE SITE, BRANSTY ROAD, WHITEHAVEN
Proposal	ERECTION OF SINGLE GARAGE
Parish:	Whitehaven
Recommendation Summary:	Approve (commence within 3 years)



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REASON FOR DETERMINATION BY PLANNING PANEL

This application is brought for consideration by Members of the Planning Panel as the proposal relates to a garage site which is owned by the Council.

SITE AND LOCATION

This application relates to plot 5 on Fairview Garage Site located on Bransty Road in Whitehaven.

PROPOSAL

Planning Permission is sought for the erection of a replacement single-storey garage. The proposed garage will measure 2.6 metres in width and 4.85 metres in depth. It has been designed to include a mono-pitched with an overall height of 2.1 metres and an eaves height of 2.0 metres. The front elevation will include a garage door and the side and rear elevations will be blank. The garage will be finished with spar pebble dash, galvanized steel roof sheeting and a steel up and over garage door.

RELEVANT PLANNING APPLICATION HISTORY

There have been several previous approved applications for garages on this site.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Highways Authority

No objections.

Lead Local Flood Authority

No objections.

Public Representations

Public representations for this application have been advertised by way of site notice and neighbour notification letters issued to 2 no. properties

No objections have been received as a result of the 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 DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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 and the potential impacts on residential amenity and highway safety.

Principle of Development

Policy ST2 seeks to direct development to the most sustainable locations. The proposal includes development within the existing garage site, which is located within the settlement boundary of Whitehaven.

On this basis, the proposal represents an appropriate form of development in this location, consistent in principle with the provisions of Policy ST2 of the Local Plan.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained, with appropriate scale and materials, responding to the character of the site.

The proposed replacement garage will be suitably located within plot 5, adjacent to existing garages on either side. It will be modest in scale and the design respects the character of the overall garage site. The materials are also considered to be appropriate in this location.

On this basis, the proposal is typical of the area and it is considered to meet Policy DM10 and the NPPF guidance.

Residential Amenity

Policy ST1, DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity.

Due to the proposals location and relationship with the neighbouring garages on the site, it is considered that there will be no detrimental impact on residential amenity. The garage will also be sited a considerable distance from the nearest existing dwellings and the proposal is not materially different from the existing garage. It is however appropriate to

attach a planning condition to ensure the garages use remains domestic in nature and that non-conforming uses are not introduced into the area.

On this basis, the garage is considered to comply with Policy DM10 of the Local Plan.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The garage will be located within an existing garage site and therefore, taking into account the existing use of the site, the Highways Authority raised no objections to the proposal. It is not considered that the proposal will have a material effect on the highway conditions or safety.

On this basis, the proposed garage is considered to meet Policy DM22 and the standards set out in the Cumbria Development Design Guide.

Planning Balance and Conclusion

The proposed garage is of an appropriate design and would not have any detrimental impact on the amenities of the surrounding garages and residential properties. In addition, the proposal would not have an impact on existing highway conditions or safety.

Overall, the proposal is considered to be an acceptable form of development within the existing garage site, which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

Recommendation:-

Approve subject to the following conditions:-

Conditions

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -

Location Plan, scale 1:1250, received 5th May 2021;

Block Plan, scale 1:500, received 5th May 2021;

Proposed Floor Plan, received 5th May 2021;
Proposed Elevations, received 5th May 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.

3. The garage must be used for the parking of private vehicles and the storage of domestic equipment only and for no commercial or business purposes whatsoever.

Reason

To ensure that non-conforming uses are not introduced into the area.

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

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.