

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2268/OR1
2.	Proposed Development:	APPROVAL OF RESERVED MATTERS RELATING TO APPEARANCE AND LANDSCAPING FOR PLOT 1 ONLY AND LANDSCAPING FOR BOUNDARIES OF ENTIRE SITE FOLLOWING THE APPROVAL OF OUTLINE PERMISSION REF 4/18/2347/001 FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 9 SERVICED SELF BUILD PLOTS
3.	Location:	LAND ADJACENT TO CASA MIA, HARRAS ROAD, HARRAS MOOR, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change, Coal - Standing Advice - 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 <p>This application relates to Plot 1 of land to the west of the dwelling known as Casa Mia, located on Harras Road in Whitehaven. The site is surrounded by agricultural fields to the north and west, with residential development proposed but not yet built to the east and Harras Road to the south.</p> <p>The land has been subject to an outline approval, for 9 self build plots which included full details of access, scale and layout, approved in March 2019 (application reference 4/18/2347/001 relates).</p> PROPOSAL <p>This application seeks approval of the reserved matters relating to appearance and landscaping for</p>	

Plot 1, further to the previously approved outline application.

The proposed detached dwelling is large in scale, two storey in height and includes an integral garage. There will be 4 bedrooms, 2 bathrooms and a dressing room on the first floor with a kitchen/diner, lounge, family room, study and garage on the ground floor.

The dwelling will be 12 metres in overall length, 12 metres in width, have an eaves height of 5.4 metres and an overall height of 8 metres.

Access will be taken from Harras Road in accordance with the details approved under the outline application. Parking, turning and amenity space has been provided to the front of the property with a large garden to the rear.

The application also includes full details of landscaping for plot 1 and boundary planting for the remaining plots.

The submitted details for plot 1 will be largely lawned with 3 x Betula Pendula 16-18cm trees in the front garden and 2 x Carpinus Betulus 16-18cm in the rear garden. The driveway will consist of Tegula "Cedar" paving by Tobermore and the rear patio will be surfaced with Buff Natural Stone Flags. There will be a feature planting area to the front surrounded by Buxus Sempervirens 40cm

The boundary treatments for the entire site of nine plots have been specified to include a surrounding 40-60cm high Griselinia Hedgerow in a single row.

CONSULTATION RESPONSES

Cumbria Highways – No objections to landscaping or appearance.

Capita Arborist – Initially requested further information to show landscaping for the plots. On receipt of this information, raised no further objections.

Public Representations

The application has been advertised by way of a site notice and neighbour notification letters issued to 5 no. properties.

5 responses have been received as a result of this advertisement raising the following concerns:

- Road safety;
- Unsuitable drainage infrastructure;
- Concerns with regards to the positioning of the soakaways;
- Issues with rats.

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 SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy 2019 (NPPF)

Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

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

Principle of Development

Outline planning permission was granted for nine residential properties in 2019 under reference 4/18/2347/001, which established the principle of residential development and also provided detailed approval for access, scale and layout. Appearance and landscaping were reserved for future approval and this application seeks to address these matters.

Appearance

The dwelling submitted reflects the local modern architecture, picking up on more traditional features including the window fenestration and bay window on the front elevation. Detailed surrounds have been added to the windows and doors in order to reflect the traditional architecture of Whitehaven. The front elevation has varying roof heights, with the addition of a projecting gable used to help to break up the scale and massing. The side elevation facing west will be highly prominent when approaching the site up Harras Road. A feature window has been added to serve the stairs and a gable roof helps to break up the roof massing on this highly visible elevation.

Plot 1 respects the neighbouring plot to the east with no window openings proposed in the east elevation. This would mitigate potential overlooking issues and ensures the protection of amenity of Plot 2 for future development. There are vacant fields to the north and west and the closest elevation of the dwelling to the south is approximately 58 metres away. The windows proposed for Plot 1 are therefore unlikely to create any amenity issues for surrounding properties in terms of overlooking or loss of privacy and are therefore considered to be acceptable.

The proposed materials are modern and are considered to be suitable for a dwelling of this scale. They include Wienerberger 'Heritage Blend' facing brickwork with feature string courses and soldier course to heads. Red natural stone cills, heads and mullions and tudor detailing in Cedar, stained grey/black with white K rend panels to the front elevation gable. The roof will be covered with Marley Edgemere interlocking slate tiles with anthracite wood grain effect uPVC fascias, soffits and barge boards. Windows, doors and the garage door will be dark uPVC.

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

Landscaping

The boundary treatments for the entire site of nine plots have been specified to include a surrounding 40-60cm high Griselinia Hedgerow in a single row. Although minimal, it is considered to be an acceptable boundary treatment for these plots and will ensure a consistent appearance for the whole development. Full details of the proposed planting for each individual plot is to be submitted at the reserved matters stages for plots 2-9. It is considered that a suitably worded planning condition should be included as part of any approval to ensure that full details for the remaining plots are provided as part of future applications.

Further to a request from the Council's Arborist, a full landscaping plan for plot 1 was submitted. The plot will be largely lawned with 3 x Betula Pendula 16-18cm trees in the front garden and 2 x Carpinus Betulus 16-18cm in the rear garden. The driveway will consist of Tegula "Cedar" paving by

	<p>Tobermore and the rear patio will be finished with Buff Natural Stone Flags. There will be a feature planting area to the front surrounded by Buxus Sempervirens 40cm. Overall, the trees in the front garden will help to soften the appearance of the development when approaching the site from the west and the feature planting and driveway will provide a pleasing approach to the front elevation. The Council's Arborist raised no objections to the proposal and considered that the landscaping scheme is suitable in this location.</p> <p>The landscaping as proposed is considered to comply with Policies ST1, ENV 5 and DM26 of the Copeland Local Plan.</p> <p><u>Objections received</u></p> <p>5 letters of objection were received to the application relating to access, drainage and rats. As this application relates only to the approval of details relating to landscaping and appearance, these concerns cannot be considered as part of this application.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The principle of development was established in 2018 when outline planning permission was granted for 9 residential units on the site.</p> <p>On balance, the overall design of the dwelling on Plot 1 is considered to be acceptable in this location and the landscaping scheme provided will soften the appearance of the development, providing some screening and suitable hard and soft residential features. Although some objections have been received, these do not relate to the issues that can be considered under this by the Reserved Matters. There are no material planning reasons for refusal.</p> <p>On the basis of the above, the submitted details relating to appearance and landscaping are considered to be acceptable and will result in an appropriate form of development which is compliant with the policy requirements set out in local policy and the guidance contained within the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve Reserved Matters</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. 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>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> <ol style="list-style-type: none"> 2. 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: -

Location Plan, scale 1:1250, drawing number 20/10/983-01, received 10th June 2021;
Site plan overlay with boundary treatments for plots 1-4 and full landscaping for plot 1, scale 1:500, drawing number 20/10/983/02, received 21st July 2021;
Site plan overlay with boundary treatments for plots 5-9, drawing number 20/10/983/03, received 10th June 2021;
Plot 1, proposed plans and elevations, scale 1:100, drawing number 18/03/926-04, received 10th June 2021;
External Material Schedule, drawing number 18/03/926-EMS, received 10th June 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.

Prior occupation condition

3. This Approval relates to the boundary treatments for plots 1 – 9 and full landscaping for plot 1 only. Full details of the landscaping for Plots 2-9 must be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each dwelling on these plots. Development must be carried out in accordance with the approved details at all times thereafter.

Reason

In order to ensure that full landscaping schemes come forward for the remaining plots in accordance with Policy DM26 of the Copeland Local Plan.

Other conditions

4. All hard and soft landscape works must be carried out in accordance with the approved details. The works must be completed in the first available planting season following the completion of the development.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with the provisions of Policy DM26 of the Copeland Local Plan 2013-2028.

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 : 05/08/2021
Authorising Officer: N.J. Hayhurst		Date : 11/08/2021
Dedicated responses to:-		