

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2294/0F1
2.	Proposed Development:	PROPOSED TWO STOREY EXTENSION – NON MATERIAL AMENDMENT
3.	Location:	WEST CUMBERLAND HOSPITAL, HOMEWOOD ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts – ASC;Adverts, Coal – Standing Advice – Data Subject To Change
6.	Publicity Representations &Policy:	N/A.
7.	Report: Site and Location: <p>The Application Site comprises part of the West Cumberland Hospital, Homewood Road, Whitehaven.</p> <p>The West Cumberland Hospital is a general hospital with 191 inpatient beds providing 24 hour A and E, a consultant-led maternity unit and special baby unit, a range of specialist clinical services and outpatient clinics.</p> <p>The hospital site is bound to the north by the dwellings fronting onto Homewood Road and the industrial buildings within Sneckyeat Road Industrial Estate; to the east by agricultural land; and, to the south by further dwellings.</p> <p>The primary access to the hospital is via Homewood Road, which connects to both Cleator Moor Road and the A595.</p> <p>An internal access road runs around the wider hospital site and connects to a number of vehicle parking areas.</p> <p>Bus stops are located on Homewood Road.</p>	

Proposal:

Application ref. 4/21/2294/0F1 approved full planning permission for the erection of a two storey extension to replace an existing wing of the hospital the demolition of which was approved under application ref. 4/11/2265/0F1; improvements to the existing 'Block E and F'; alteration of the existing access; the creation of a waste compound; and, the demolition of existing Blocks Q and H to create vehicle parking and landscaped areas.

This application seeks a non-material amendment of the development approved under application ref. 4/21/2294/0F1.

The plans and documents submitted in support of the planning application comprise the following:
Planning Application Form;

Drawing Number - WCHPH2-GDA-V99-ZZ-DR-A-99001_Site Location Plan;

Drawing Number - WCHPH2-GDA-V7-ZZ-DR-A-99002_P03_Proposed Elevations - Sheet 1 of 3;

Drawing Number - WCHPH2-GDA-V7-ZZ-DR-A-99003_P03_Proposed Elevations - Sheet 2 of 3; and,

Drawing Number - WCHPH2-GDA-V7-ZZ-DR-A-99004_P03_Proposed Elevations - Sheet 3 of 3.

The Application Form states that the proposed amendment comprises the alteration of the proposed external finish of the stairwell from a rainscreen cladding finish to a concrete panel finish.

The submitted plans detail the following amendments:

Stairwell

Alteration of proposed external finish of the stairwell from a rainscreen cladding finish to a concrete panel finish.

Increasing the height of the stairwell and amending roof from mono-pitch to flat roof.

Revision of window composition.

Addition of window.

Service/Infrastructure Areas

Reconfiguration of and addition of vents.

Elevations

Introduction of panels surrounding/adjacent to fenestration.

Revision of window and door composition.

Addition of windows and doors.

Development plan policies:

Development Plan:

Copeland Local Plan 2013-2028 (Adopted December 2013):

Core Strategy (CS):

Policy ST1 – Strategic Development Principles

Development Management Policies (DMP):

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

National Design Guide (NDG).

Planning Practice Guidance (PPG).

Emerging Copeland Local Plan (ECLP).

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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.

Policy DS6PU: Design and Development Standards – Substantive objections – Limited weight only applicable.

Assessment:

The proposed alterations comprise only minor alterations to the exterior design of the proposed development when taken as a whole.

The alterations do not adversely impact/alter the overall design and form of the development and arguably provides greater visual continuity and ties to the recently completed Block E and F over cladding works.

The proposed alterations will not result in material impact upon the living conditions of the occupants of nearby dwellings.

Detailed specifications of the external finishes remain reserved by Planning Condition 15 of the planning permission.

	Conclusion The proposed is acceptable in relation to the development. In the context of the wider approved development, the proposed comprise non-material amendments.	
8.	Recommendation Approve non-material amendment.	
Case Officer: Chris Harrison		Date : 11.05.2022
Authorising Officer: N.J. Hayhurst		Date : 16/05/2022
Dedicated responses to:- N/A		