

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2410/OF1
2.	<b>Proposed Development:</b>	EXTENSION & NEW AUTOMATIC OPENING DOOR TO PORCH TO MAKE IT FULLY WHEELCHAIR AND STRETCHER ACCESSIBLE
3.	<b>Location:</b>	BETHSHAN NURSING HOME, YEWBARROW CLOSE
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: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to the nursing home known as Bethshan, located off Yewbarrow Close in Whitehaven. The building has a car park to the south and access is taken directly from Yewbarrow Close.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the alteration and extension of the porch to make it fully wheelchair and stretcher accessible.</p> <p>The proposal includes a new automatic opening front porch and an additional door to serve an understair storage space. The porch will be increased in size to allow accessibility for stretchers and</p>

wheelchairs.

### **RELEVANT PLANNING APPLICATION HISTORY**

Erection of a 30 bedroomed nursing home, approved in April 1990, application reference 4/90/0043/0 relates;

New annex building to nursing home including office accommodation at first floor level, approved in September 2016, application reference 4/16/2242/0F1 relates,

Kitchen extension and alterations to three bedrooms, approved in September 2016, application reference 4/16/2297/0F1 relates.

### **CONSULTATION RESPONSES**

#### Whitehaven Town Council

No objections.

#### Cumbria Highways Authority

No objections as it is considered there will not be a material effect on the existing highway conditions.

#### Local Lead Flood Authority

No objections as it is considered it will not increase flood risk on site or elsewhere.

#### Public Representations

The application has been advertised by way of a site notice and neighbour letters issued to 2 no. properties.

No consultation letters have been received as a result of these advertisements.

### **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 DM11 – Sustainable Development Standards

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. 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 main issues raised by this proposal relate to the principle of development, accessibility and design and visual impact. These issues are considered below.

Principle of the development

The submitted design and access statement explains that Bethshan nursing home require the works for two reasons:

- The existing timber and glass entrance doors and frames are unfit for purpose due to timber rot and general material failure brought on by the age of the materials;
- The existing arrangement does not all fully flexible accessibility as defined by the Equalities Act 2010. There is also a need for patients on stretchers to be accommodated in the front porch prior to entering and leaving the building.

Policy SS4 seeks to ensure that services that benefit the less mobile are given particular support and due to the practical necessities of the proposal. Policy DM22 requires development proposals to be accessible to all users.

As this proposal is designed to improve access to the existing nursing home the principle of the

	<p>development is supported by adopted Policies.</p> <p><u>Design and Visual Impact</u></p> <p>The proposals include modest adaptations to the existing building, confined solely to the front elevation and entrance door. The alterations are modest, increasing the size of the porch and adding a door to allow for the use of the space under the stairs for storage. The porch will not project further than the existing situation, therefore there will be no impact on the access or existing car parking. The appearance of the porch will be similar to the existing structure and is appropriate in this location and will not cause any harm to the visual amenities of the area.</p> <p>Overall it is considered that the alterations are in accordance with Policy DM10 of the Copeland Local Plan.</p> <p><u>Planning Balance and Conclusion</u></p> <p>Overall, the principle of the development is supported in order to create a more suitable entrance for wheelchairs and stretchers. The scale and design of the proposal is modest and unlikely to create any adverse impacts on the surrounding area. The access and car parking will remain as existing and no objections have been received to the proposal.</p> <p>This is considered to be an acceptable form of development which accords with the policies in the Copeland Local Plan and other material planning considerations.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced 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.</li> <li>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: -  Site Location Plan and existing elevations, scales 1:1250 and 1:100, drawing number 21/0254/2, received 13<sup>th</sup> September 2021; Existing elevation and floor plan, scales 1:200 and 1:100, drawing number 21/0254/5, received 13<sup>th</sup> September 2021;</li> </ol>

Proposed layouts and elevation, scales 1:200 and 1:100, drawing number 10.02.0, received 13<sup>th</sup> September 2021;  
Proposed elevations, scale 1:100, drawing number 21/0254/4, received 13<sup>th</sup> September 2021;  
Proposed block plan and elevation, scales 1:200 and 1:100, drawing number 21/0254/3, received 13<sup>th</sup> September 2021;  
Design and Access Statement, written by Geoffrey Wallace, received 13<sup>th</sup> September 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.

**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](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 : 04/11/2021**

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

**Date : 05/11/2021**

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