

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2498/OF1
2.	Proposed Development:	ERECTION OF EXTENSION TO HOUSE LIFT
3.	Location:	SUMMERGROVE HALL, HENSINGHAM, WHITEHAVEN
4.	Parish:	Weddicar
5.	Constraints:	ASC;Adverts - ASC;Adverts, TPO - TPO, 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 This application relates to Summergrove Hall, a group of buildings located 0.5 miles to the south-east of Whitehaven. PROPOSAL Planning Permission is sought for the erection of an extension to house a lift. The extension will be located between two buildings to the south-east of the site and it will be accessed via the existing link corridor. The extension will measure 3 metres in width and 2 metres in depth and it has been designed to include a flat roof with an overall height of 10.5 metres. The side elevations will be blank and it will be finished in render.	

RELEVANT PLANNING APPLICATION HISTORY

There have several previous planning applications relating to the site:

- Provision of ornamental canopy fixed to porch area/reception at main entrance (reference 4/18/2374/OF1);
- Installation of Biomass Boiler System and Housing (reference 4/15/2451/OF1);
- Raised timber boardwalk section and tarmac path sections, lighting and access gates, approved in December 2013 (reference 4/13/2446/OF1).

CONSULTATION RESPONSES

Consultees

Weddicar Parish Council – No objections.

Public Representation

The application has been advertised by way of site notice and neighbour notification letters issued to 6 no. properties - 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 DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

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 and visual amenity.

Principle of Development

The proposed application relates to an existing group of building at Summergrove Hall, located to the south-east of Whitehaven. Planning permission is sought for the erection of an extension to house a lift. Policy DM22 requires development proposals to be accessible to all users.

On this basis, the proposal will increase accessibility and therefore the principle of development is considered to be acceptable in accordance with Policies ST2, DM22 and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed lift extension is very modest in scale and reflects the existing three-storey height and design of the current building group. In addition, the proposed materials are considered to be appropriate and reflect the character and appearance of the existing building.

On this basis, the proposal is considered to meet Policies ST1, DM10 and the NPPF guidance.

Residential and Visual Amenity

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

Due to the siting of the extension within the site, between two existing buildings and adjacent to the link corridor, it will not be visible from outside the site. Therefore it will not have a significant impact on the surrounding residential or visual amenities.

In addition, there are no windows included within the extension so overlooking issues are mitigated.

The proposal is also screened by an extensive tree belt, which runs along the eastern side of the site.

On this basis, the proposal is considered to comply with Policies DM10 and the NPPF guidance.

Planning Balance and Conclusion

The proposed extension is of an appropriate scale and design to house a lift adjacent to the existing office building. It would not have any detrimental impact on the amenities of the neighbouring properties or the visual amenity of the wider surrounding area.

	Overall, the proposal is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>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>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, drawing ref WDS- 05-7349-101 Rev A, received 11th November 2021; Site Plan, scale 1:500, drawing ref WDS- 05-7349-102 Rev A, received 11th November 2021; Existing Floor Plan and Elevations, scale 1:100, drawing ref WDS- 05-7349-104 Rev A, received 11th November 2021; Proposed Floor Plan and Elevations, scale 1:100, drawing ref WDS- 05-7349-103 Rev A, received 11th November 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>Informative</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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 Listed Building Consent in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: C. Unsworth</p>	<p>Date : 05/01/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 06/01/2022</p>
<p>Dedicated responses to:- N/A</p>	