

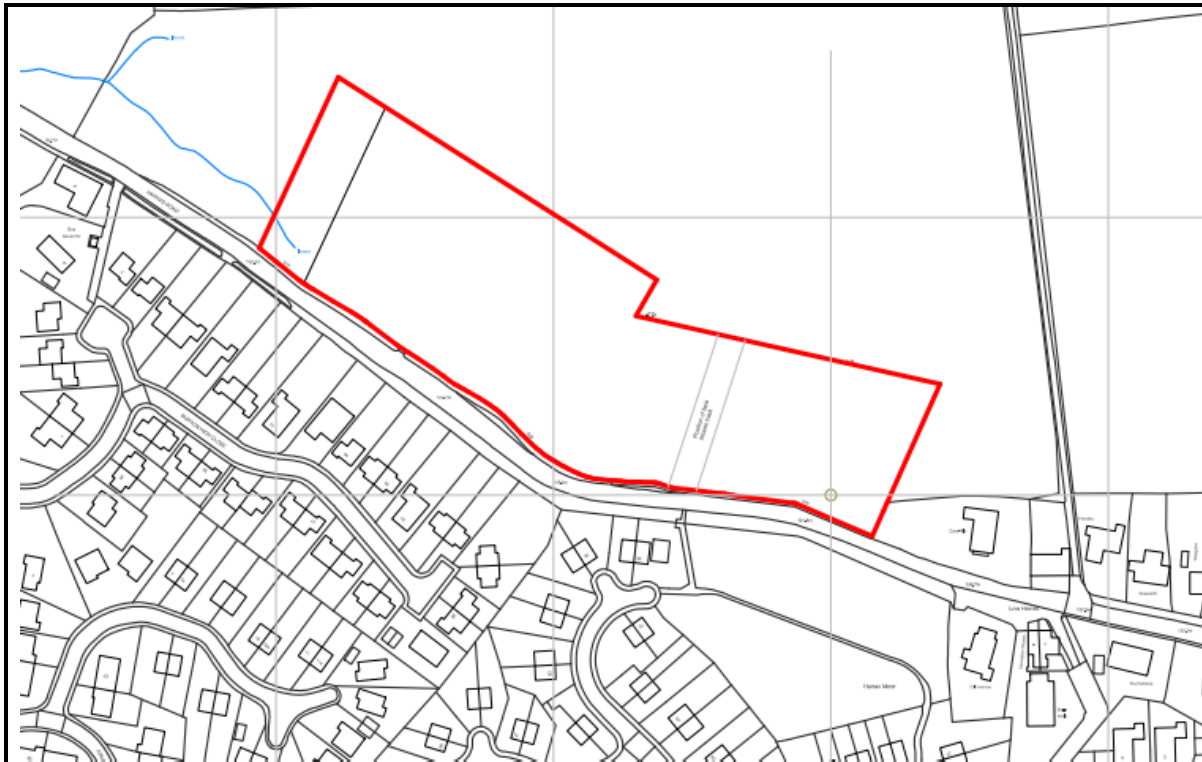


To: PLANNING PANEL

Development Management Section

Date of Meeting: 18/01/2023

Application Numbers:	4/22/2135/0F1
Application Type:	Full
Applicant:	John Swift Homes Ltd
Application Address:	LAND AT HARRAS ROAD, HARRAS PARK, WHITEHAVEN
Proposals	PROPOSED RESIDENTIAL DEVELOPMENT FOR 23 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE AND LANDSCAPING
Parish:	Whitehaven
Recommendation Summary:	Site Visit



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Reason for Determination by the Planning Panel

This application is brought for consideration by Members of the Planning Panel due to the previous planning history of the site, the relevant material planning considerations raised by the proposal and also the level of interest raised by the local community.

The Site

This application relates to an area of land extending to 1.60 hectares which lies immediately to the north of Harras Road and is adjoined on its western boundary by the dwelling known as "Casa Mia". It is located on the eastern edge of Whitehaven.

This greenfield site is currently used as agricultural land and is located contiguous to the settlement boundary for Whitehaven. The land is bound by an existing stone wall to the south which fronts onto Harras Road. There are no other physical boundaries which define its northern, eastern or western edges.

A number of modern dwellings lie on the opposite side of Harras Road to the south.

The site varies in levels across its length with a fall of approximately 15m from east to west.

Relevant Planning History

Outline application (with some matters reserved) for residential development consisting of nine serviced self-build plots, approved in March 2019 (application reference 4/18/2347/001 relates);

Reserved matters application for plot 1 for scale, layout and appearance (relating to planning permission 4/18/2347/001), approved in January 2020 (application reference 4/19/2170/OR1 relates);

Reserved matters for detached dwelling (plot 8), approved in March 2020 (application reference 4/19/2305/OR1 relates);

Reserved matters for detached dwelling (plot 9), approved in March 2020 (application reference 4/19/2364/OR1 relates);

Reserved matters for detached house (plot 5), approved in June 2020 (application reference 4/20/2024/OR1 relates);

Reserved matters for a detached dormer bungalow (plot 6), approved in March 2020 (application reference 4/20/2025/OR1 relates);

Approval of reserved matters relating to appearance and landscaping for plot 1 only and landscaping for boundaries of entire site, approved in August 2021 (application reference 4/21/2268/OR1 relates).

Proposal

Full Planning Permission is sought for the erection of 23 dwellings on the site including the associated infrastructure and landscaping. The proposal includes 4 x 2 bedroomed properties, 9 x 3 bedroomed properties and 10 x 4 bedroomed properties. The proposal combines a mixture of single storey and two storey dwellings comprising detached, semi-detached and terraced properties. The dwellings will be arranged within 3 distinct groups focussed around cul-de-sacs.

The Applicant proposes that 3 of the 23 dwellings are affordable properties. These have been identified as the 2 bedroomed units on plots 6, 7 and 8.

The development will contain 7 different house types of varying sizes ranging from 2 to 4 bedrooms. They will be constructed from a range of materials including brick and render. All dwellings will have an oak front door and anthracite coloured Upvc windows and garage doors. Private driveways will be surfaced with Tegula pavements and tarmac.

A comprehensive landscaping scheme has been submitted including hard and soft treatments for private and shared areas. A 1.8m high timber fence will be utilised between properties with a timber post and stock proof fence along the north boundary with the agricultural field beyond.

Access will be taken from Harras Road using four separate openings into the site. Three of the new entrance points will serve the private cul de sacs. The fourth entrance will be used as a field access for the agricultural fields immediately to the north. There will be a total of

58 parking spaces provided as part of the development for use by the occupiers and any visitors.

Traffic calming measures including the installation of speed tables within the highway on Harras Road are proposed as part of this development.

Consultations

This application has been the subject of extensive consultation with both technical and statutory consultees. Neighbouring residential properties have also been consulted as part of this process and a number of concerns have been raised.

Assessment

Due to the level of interest in this development from the local community and also the previous recent planning history of the site it is considered appropriate for Members to undertake a site visit to understand the site and its context in order to fully appraise all of the material planning considerations prior to the determination of this application.

Recommendation:-

Site Visit