

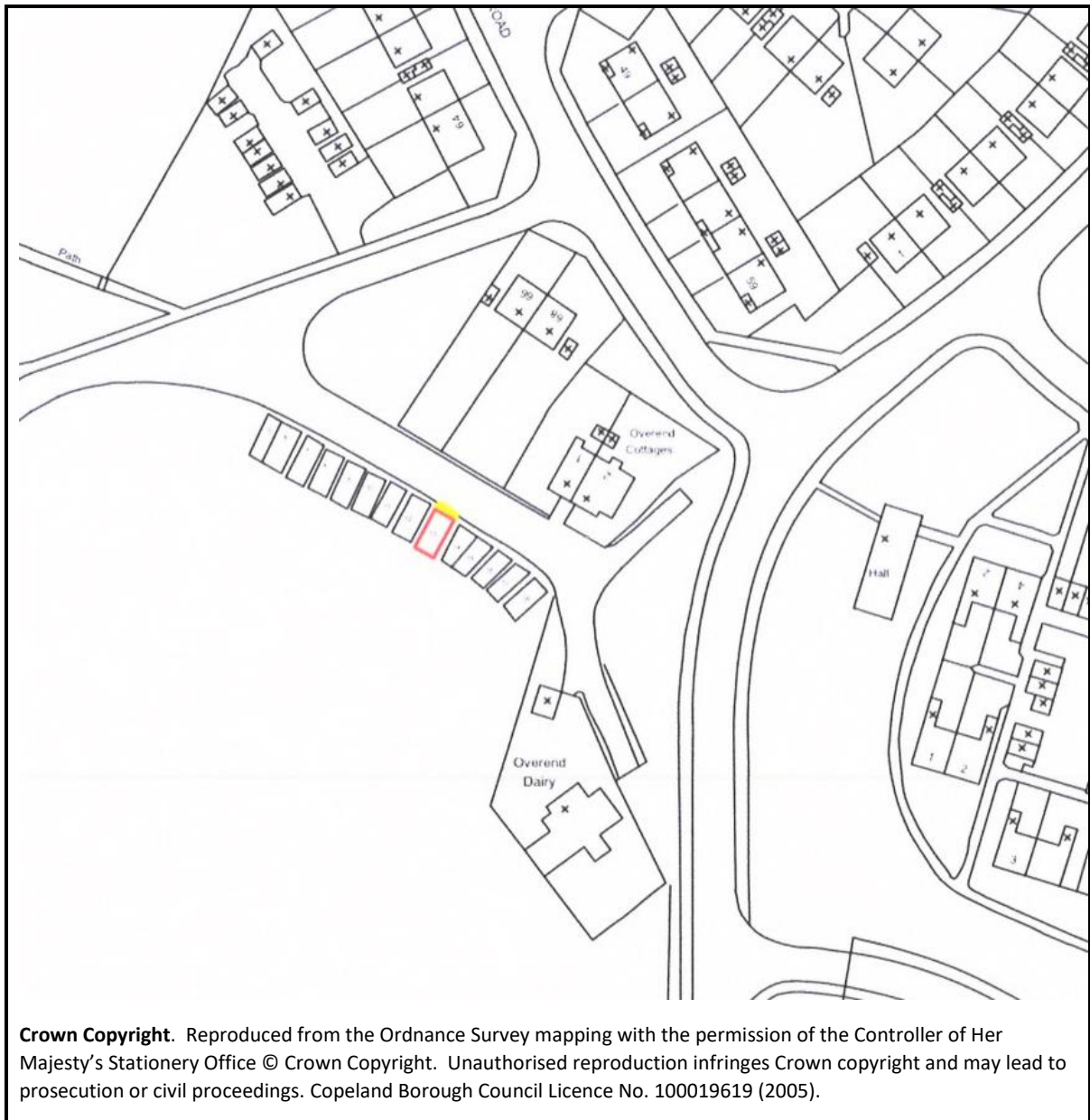


**To: PLANNING PANEL**

**Development Management Section**

**Date of Meeting: 03/08/2022**

<b>Application Number:</b>	4/22/2269/0F1
<b>Application Type:</b>	Full
<b>Applicant:</b>	Mr A Grant
<b>Application Address:</b>	PLOT 13, OVEREND ROAD GARAGE SITE, OVEREND ROAD, WHITEHAVEN
<b>Proposal</b>	REPLACE CORRUGATED GARAGE WITH CONCRETE GARAGE WITH TILED ROOF AND UP AND OVER DOOR
<b>Parish:</b>	Whitehaven
<b>Recommendation Summary:</b>	Approve subject to conditions



### **Reason for Determination by Planning Panel**

This application is brought for consideration by Members of the Planning Panel as the proposal relates to a garage site which is owned by the Council.

### **Site and Location**

This application relates to an area of land known as Plot 13 Overend Road Garage Site, located within the Richmond Hill area of Whitehaven. The site is currently already occupied by several small detached garages.

## **Proposal**

Planning Permission is sought for the erection of a concrete garage which will replace an old existing tin garage building. The proposed garage will measure 3.65 metres in width and 7.9 metres in length. It will include a pitched roof with an overall height a height of 3.6 metres and an eaves height of 2.4 metres. The front elevation will include a single, white up and over steel garage doors and the side and rear elevations will be blank. The garage will be constructed out of 4" concrete blocks and rendered with a grey dash external finish. The roof will be covered with grey Marley roof tiles.

## **Relevant Planning Application History**

There have been several previous approved applications for garages on this site.

## **Consultation Responses**

### Whitehaven Town Council

No comments received – Any updates will be reported in the Planning Panel Meeting.

### Highways Authority

Standing advice.

### Lead Local Flood Authority

Standing advice.

## **Public Representations**

Public representations for this application have been advertised by way of site notice and neighbour notification letters issued to 4 no. properties - No objections have been received as a result of the 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)

Cumbria Development Design Guide Emerging

### Emerging Copeland Local Plan (ELP):

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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

## **Assessment**

The key issues raised by this proposal are the principle of development, its siting, scale and design, the potential impacts on residential amenity and highway safety.

### **Principle of Development**

Policy ST2 defines Whitehaven as the Principal Town within Copeland which seeks to direct development to the most sustainable locations. The proposal includes development within an existing garage site, which is located within the Richmond area of Hensingham, Whitehaven. On this basis, the proposal represents an appropriate form of development in this location, consistent in principle with the provisions of Policy ST2 of the Local Plan.

### **Siting, Scale and Design**

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained, with appropriate scale and materials, responding to the character of the site.

The proposed single garage will be located adjacent to various other existing garages, and it will be modest in scale. The design and character are coherent with the overall site, which comprises a collection of small garage units. Externally the garage will be finished in grey render, grey Marley roof tiles, a white up and over garage door and PVC guttering on UPVC fascia boards. These materials are considered to be appropriate in this location.

On this basis, the proposal is typical of the area, and it is considered to meet Policy DM10 and the NPPF guidance.

### **Residential Amenity**

Policy ST1, DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity.

Due to the proposed location to the south of Overend Road and the relationship with the neighbouring garages on the site, it is considered that there will be no detrimental impact on residential amenity. The garage will not include any windows to overlook neighbouring properties and it is therefore not materially different from the existing garage structures on this particular site. It is, however, appropriate to attach a planning condition to ensure the use of the garage remains domestic in nature and that non-conforming uses are not introduced into the area.

On this basis, the garage is considered to comply with Policy DM10 of the Local Plan.

### **Highway Safety**

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The garage will be located on an existing garage site which is served by a suitable access off an unclassified road. The Highways Authority issued standing advice to the proposal as the proposal site falls under the Service Level Agreement (SLA). On this basis, the application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

It is therefore considered that the addition of one more garage on the site will not have an adverse impact on the existing highway conditions.

On this basis the proposed garage is considered to meet Policy DM22.

### **Planning Balance and Conclusion**

The proposed detached garage is of an appropriate scale and design and will not have any detrimental impact on the amenities of the surrounding garages and residential properties. In addition, the proposal would not have an impact on existing highway conditions or highway safety.

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.

**Recommendation:**

Approve subject to the following conditions:-

1. The development hereby permitted must commence 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.

2. 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: -

Application Form, received 21<sup>st</sup> June 2022;  
Site Location Plan, scale 1:1250, Drawing No. P13O-JW-001, received 21<sup>st</sup> June 2022;  
Site Block Plan, scale 1:500, Drawing No. P13O-JW-001, received 21<sup>st</sup> June 2022;  
Proposed Floor Plan and Elevations, received 21<sup>st</sup> June 2022.

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.

3. The garage must be used for the parking of private vehicles and the storage of domestic equipment only and for no commercial or business purposes whatsoever.

Reason

To ensure that non-conforming uses are not introduced into the area in accordance with Policy DM10 of the Copeland Local Plan.

**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.