



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2286/OF1
2.	Proposed Development:	SINGLE STOREY STORAGE BUILDING AND 2.4M HIGH PALISADE SECURITY FENCE EXTENSION
3.	Location:	WOODHOUSE STORES, WOODHOUSE ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, 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 <p>This application relates to the land to the rear of Woodhouse Store, Whitehaven. The site benefits from an existing access from Woodhouse Road and is bound by residential properties to the west, open space to the north and a public house to the east.</p> PROPOSAL <p>Planning Permission is sought for the erection of a single-storey storage building and 2.4-metre-high palisade security fence extension.</p> <p>The proposed storage building will provide storage space and an office that is to be used in association with the existing shop. It will measure 9.2 metres by 11.8 metres and it has been designed to include a pitched roof with an overall height of 6.7 metres and an eaves height of 3.6 metres. The</p>	

south facing elevation will include two 3-metre-high roller shutter garage doors and the east facing side elevation will include an access door into the office. The north facing rear elevation will include a small window and the west facing side elevation will be blank. The proposed building will be finished in render, roof tiles and UPVC windows and doors to match the adjacent building.

The 2.4-metre-high metal palisade security fence will extend along the western and northern boundary.

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for a replacement retail unit and first floor flat (ref: 4/06/2804/0).

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Highway Authority

No objections.

Lead Local Flood Authority

No objections.

Public Representation

The application has been advertised by way of site notice and neighbour notification letters issued to 5 properties.

One letter of support has been received as a result of the public 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

Policy ER7 – Principal Town Centre, Key Service Centres, Local Centres and other service areas: Roles

and Functions

Policy SS4 – Community and Cultural Facilities and Services

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 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 scale and design, the potential impacts of residential amenity and highway safety.

Principle of Development

Policy SS4 of the Copeland Local Plan seeks to encourage the provision of good quality services and facilities, which meet the needs of local communities. The proposal seeks to erect a single-storey storage building, office and security fence extension to the rear of the existing Woodhouse Store. Whitehaven is designated as the Principal Town under Policy ST2 of the Copeland Local Plan where the retention and expansion of businesses is encouraged. It is therefore considered that additional storage will enhance retail offer within this area of the town.

On this basis, the principle of the development is therefore considered to be acceptable and the proposal satisfies Policies ST2, ER7 and SS4 of the Local Plan and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and seek to ensure developments 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 storage building and security fence are considered to be relatively modest in scale and designed to meet the functional needs of the business. The 2.4-metre-high palisade security fence extension will reflect the character and appearance of the existing boundary fence and the proposed materials to be used on the storage building will match the existing shop. This will ensure the proposal is in-keeping with the character of the existing site and it will not be excessively prominent in the locality, due to the siting to the rear of the shop.

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

Impact on Residential Amenity

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

Whilst potential amenity concerns between the proposal and the neighbouring properties have been considered, the proposal will be suitably located to the rear of the existing shop. No windows will be included on the side elevation facing the neighbouring properties and therefore overlooking concerns are mitigated and the application site is lower than the garden levels to the west of the site, which will help reduce potential overshadowing concerns. In addition, the rear boundaries associated with the neighbouring properties also include a 1.5-metre-high wooden fence which will help screen the development.

No letters of objection have been received as a result of the public consultation.

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

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The Highway Authority raised no objection to the proposed development as it is considered that the proposal will not have a material effect on existing highway conditions. The site access will remain unchanged off Woodhouse Road and as the new fence will be located along the rear boundary, which is not near the highway/footway. On this basis the Highway Authority considered the proposal to be acceptable.

The Highway Authority did advise that if the storage building is to be used for vehicles, a 6-metre wide 'forecourt' should be available for manoeuvring in and out of the building. This was passed on to the agent, who advised the building is for shop storage and the area between the buildings is for deliveries only. It is likely that the applicant will use a forklift truck, hence the height of the doors and building, therefore the proposed 'forecourt' area is suitable to meet the needs of the business.

On this basis, the proposal is considered to meet Policy DM22 and standards set out in the Cumbria Development Design Guide.

	<p><u>Planning Balance and Conclusion</u></p> <p>The proposal seeks to erect a single-storey storage building and security fence to the rear of the existing Woodhouse Store, Whitehaven.</p> <p>The application is suitably located and current Local Plan policies and Government guidance encourage the expansion of existing commercial properties. The proposed storage building, office and boundary fence are considered to be of an appropriate scale and design and will not have any significant impacts on residential amenity or highway safety.</p> <p>On balance, the proposal is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.</p>
8.	<p>Recommendation:</p> <p>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>Application Form, received 6th July 2022; Site Location Plan, scale 1:2500, received 6th July 2022; Block Plan, scale 1:500, received 6th July 2022; Proposed Floor Plan, scale 1:50, sheet 1 of 2, received 6th July 2022; Proposed Elevations, scale 1:100 and 1:50, sheet 2 of 2, received 6th July 2022.</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>

Informative Note

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

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: C. Unsworth

Date : 25/08/2022

Authorising Officer: N.J. Hayhurst

Date : 30/08/2022

Dedicated responses to:- N/A