

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2243/0F1
2.	Proposed Development:	INSTALLATION OF AN AIR SOURCE HEAT PUMP TO REAR OF PROPERTY.
3.	Location:	143 WHINLATTER ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts</p> <p>Coal - Standing Advice - Data Subject To Change</p> <p>Coal - Development Referral Area - Data Subject to Change</p>
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to 143 Whinlatter Road, a semi-detached property located within the Mirehouse Area of Whitehaven. The site benefits from a sloped driveway with offroad parking to the front, and a modest size rear garden.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the installation of an Air Sourced Heat Pump (ASHP) at the rear, to replace the current gas boiler.</p> <p>The proposed ASHP will be 1 metre in height, and 1.4 metres in width, and will be located to the rear of the property.</p>	

RELEVANT PLANNING APPLICATION HISTORY

No previous applications at this site.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties. No objections have been raised 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.

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

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 DM18 – Domestic Extensions and Alterations



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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

Policy H14PU – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

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

Principle of Development

The proposed application relates to a residential dwelling within Whitehaven, and it will provide an Air Sourced Heat Pump to the rear of the property which will replace the current gas boiler.

Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 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 DM18 seek to ensure domestic 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 Air Sourced Heat Pump will replace the existing gas boiler in this location. It will be approximately 1.4 metres wide with an overall height of approximately 1 metre.

	<p>The proposed ASHP is considered to be modest in scale and is appropriately located within the site under one of the existing rear elevation windows. It is therefore not prominent within the locality as it cannot be seen from the street scene.</p> <p>The ASHP is of typical design for such structures and is considered to be suitable for its use and will respect the existing character and appearance of the parent property and wider residential area.</p> <p>Overall, the proposal is considered to meet Policy DM18(A) Policy H14PU and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of both the parent property and adjacent dwellings.</p> <p>Whilst amenity issues between the proposed ASHP and the neighbouring properties were considered, the proposal is considered to be suitably located within the site and is of an appropriate scale and design.</p> <p>The proposal is suitably located to the rear of the property and is located 2.3 metres from the Northern boundary with number 145 Whinlatter Road, 4.92 metres from the Southern Boundary with number 141 Whinlatter Road, and approximately 12 metres from the Western Boundary properties to the rear at Scafell Close. These separation distances are considered acceptable.</p> <p>On balance, the proposal will not have a detrimental impact on the neighbouring amenity and it is considered that the proposal will meet Policy DM18, Policy H14PU and the NPPF guidance.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application seeks to install an Air Sourced Heat Pump externally to replace the current gas boiler as the primary source of heating for the dwelling.</p> <p>The main issues raised by the application were the proposals scale and design and the potential amenity issues.</p> <p>The proposal is considered to be suitably located and will be acceptable in terms of scale and design. In addition, it is considered that the proposal will not have any detrimental impact on the amenities of the adjoining properties.</p> <p>On balance, the application is considered to be acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>



Cumberland Council

9.	<p>Conditions:</p> <p>1. The development hereby permitted shall be commenced 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>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: -</p> <ul style="list-style-type: none">- Application Form, received 15th July 2024;- Site Location Plan, scale 1:1250, received 15th July 2024;- Proposed Site Block Plan, scale 1:200, received 15th July 2024;- Existing Elevations, scale 1:100, received 15th July 2024;- Proposed Elevations, scale 1:100, received 15th July 2024; <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 Note</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. 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 planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
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Case Officer: Demi Crawford	Date : 06/09/2024
Authorising Officer: N.J. Hayhurst	Date : 09/09/2024
Dedicated responses to:- N/A	