

Erection of 10 new Dwellings

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Planning Statement

S U M M I T
T o w n P l a n n i n g

1. Introduction

- 1.1 This Planning Statement is submitted in relation to separate parcels of land which front Hill Top Road, Whitehaven. The site to the west was the location of the Royal British Legion Club which has since been demolished and the site to the east is vacant.
- 1.2 The site has previously benefited from planning permission for the demolition of the British Legion Club and the redevelopment of both areas of land for a residential development of 10 dwellings under planning reference 4/18/2045/0F1.
- 1.3 This application seeks to development the sites for 10 houses as per the previous approval.

2. The Site and Its Surroundings

- 2.1 The application site is located within Whitehaven which is the main town within Copeland.
- 2.2 The site has previously been subject to planning applications:
- 4/18/2045/0F1 - Demolition of Existing Club and the Redevelopment of the Site with 10no Dwellings. This planning application was approved subject to conditions, the Legion has since been demolished.
- 2.3 The site is surrounded by existing development including Monkway Court, an assisted living facility to the west. To the north, east and south there are a range of residential properties.
- 2.4 There is a significant fall across both parcels of land from west to east. The below image shows the site of the cleared former Legion building:



- 2.5 The site is not within a conservation area and there are no scheduled monuments with the vicinity. There are no protected landscapes or views which would be affected by the proposal.

- 2.6 The site is located within Flood Zone 1 which is land at the lowest risk of flooding.
- 2.7 There is a range of development in area with render and brick the predominant materials.

3. The Proposal

- 3.1 The application proposes 10 dwellings comprising 4 pairs of semi detached units and 2 detached dwellings. Care has been taken to develop a contemporary style with complimentary materials. The site is wholly within the previously approved site and is considered to be acceptable in principle.
- 3.2 The houses have been designed to reflect a modern appearance and lift the design aspirations within the area. To maintain an active frontage, parking is provided to the rear of the rear of the houses on the former Legion site. Each dwelling will be access from Hill Top Road via a stepped pedestrian access due to the levels of the site. To the rear, a retaining wall will form the boundary feature of the rear yard area. A small garden area will be provided to the frontage of each dwelling.
- 3.3 The eastern portion of land will deliver 3 dwellings. These sit back from the footway to allow for frontage parking. To the rear a terrace area will be provided leading to a banked area continuing to a sloped area to deal with the levels which run across the site whilst providing some private space.



4. Planning Policy

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework

- 4.2 The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states that sustainable development has three dimensions: social, economic and environmental. These are to be realised as follows:
- An economic role - contributing to building a strong, responsive and competitive economic by ensuring that sufficient land of the right type is available in the right place to support growth and innovation;
 - A social role - supporting strong, vibrant and healthy communities by providing a supply of housing which is required to meet the needs of present and future generations and by creating a high quality environment; and
 - An environmental role - contributing to the protection and enhancement of the natural, built and historic environment.
- 4.3 The NPPF seeks to deliver a wide choice of high quality homes (para 50) and should promote sustainable development by placing housing where it will enhance or maintain the vitality of communities. In this instance, Whitehaven is the largest settlement in the Borough and therefore a focus for residential development.
- 4.4 The NPPF requires that development:
- Functions well and adds to the overall quality of the locality;
 - Is visually attractive through the use of good architecture, layout and appropriate and effective landscaping;
 - Is sympathetic to local character whilst noting that this does not prevent or discourage appropriate innovation or changes;
 - Creates attractive, welcoming places to live through a sense of place; and

- Optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development.

Copeland Local Plan

4.5 The Copeland Local Plan 2013-2028 is the current development plan for the area. Whilst the Plan is under review, the replacement of the Plan is not considered sufficiently advanced to carry any weight in the decision making process.

4.6 The relevant policies are considered to be:

- ST1 - seeks to needs the residential needs and aspirations of the Borough and prioritises brownfield redevelopment;
- ST2 - designates Whitehaven as the Principle town where development should be focused;
- SS1 - seeks to improve the general housing offer across the Borough;
- SS2 - focusses new housing development within accessible locations to meet the needs of the community
- DM10 - requires new development to be of a high standards and respond positively to the character of the site, its immediate and wider setting and create and maintain reasonable standards of amenity;
- DM12 - sets out design standards for new residential development;
- DM22 - requires the development proposals are accessible for all users and have acceptable vehicular access and parking.



- 5.4 The dwellings are two storey in height which is typical of the area. Separation distances have been provided in line with the Council's requirements.
- 5.5 The dwellings have been designed with a contemporary feeling whilst retaining a common language with the adjacent dwelling typologies. Individuality is achieved through the incorporation of feature panels into the dwelling frontages.
- 5.6 Passages are provided between the semi detached units to allow for access to the rear yards and parking areas.
- 5.7 It is considered that the proposed development will make a positive contribution to the locality in terms of layout, scale and appearance.

Impacts on Adjacent Land Uses

- 5.8 The site is surrounded by residential development. Care has been taken to ensure that there are no unacceptable conflicts with window openings. The application site is a brownfield site within the principle settlement and therefore should be used in the most effective manner in terms of housing delivery.

Access and Parking

- 5.9 Access to the properties to the west is to be achieved via a new access road from Monkway Road providing a splay of 2.4 x 21.2m to the west and 2.4 x 23m to the east. This mirrors the previously approved scheme. The previous use as a Legion would've generated higher levels of traffic generation so the proposed represents an improvement.
- 5.10 2 parking spaces per dwelling are proposed which is considered appropriate in this location. A new 1.5m wide footpath to Monkway Road will be provided to Join with the existing footpath on Hill Top Road.

Drainage

5.11 The site is within Flood Zone 1 which is land at the lowest risk of flooding. A drain diversion is shown on the layout plan and it is considered drainage can be appropriately conditioned.

6. Design and Access

Access

- 6.1 The layout provides for an access from Monkway Road and direct access to the site to the east from Hill top Road. These arrangements are in accordance with the details which were approved under reference 4/18/2045/0F1.
- 6.2 It is considered that the provision of the access arrangement as proposed will be acceptable in highway terms.

Amount

- 6.3 The proposed development will deliver 4 pairs of semi detached dwellings and 2 detached units. It is considered that this is an appropriate amount in this location.
- 6.4 The amount allows for each new dwelling to benefit from garden areas and car parking.
- 6.5 The dwellings are traditional sized two storey dwellings. This is considered the most appropriate response to the delivery of housing in this location.

Appearance

- 6.6 The dwellings have been designed in a more contemporary manner to improve overall design quality in the area and its surroundings.
- 6.7 Typical materials are proposed with tiles roofs and render and sandstone, panels of a range of materials will provide interest in the overall street scene.
- 6.8 It is considered that the development will result in a well-contained development on a brownfield site which will have a beneficial impact on the appearance of the area.

Layout

- 6.9 The layout has been provided with linear characteristics which reflects the general nature of development within the vicinity. Car parking is generally provided to the rear of the site which will minimise the impacts of parked cars on the street scene.

Landscaping

- 6.10 The dwellings will benefit from general landscaping appropriate to residential development. Grassed lawns to the frontage are proposed.

Scale

- 6.11 The dwellings are 2 storey 3 bed dwellings. It is considered that the provision of these house types will meet the requirements of buyers in the area.
- 6.12 It is considered that the dwellings reflect the scale of the surroundings.

Use

- 6.13 The proposed use of the site is residential which is compatible with the surrounding residential uses and is in line with the approved use of the site for residential development.

7. Conclusion

7.1 The foregoing has demonstrated that the proposals are in accordance with national and local planning policy in relation to the delivery of housing. In particular:

- The proposed development will result in the effective use of a brownfield site within the principle settlement as defined by the Local Plan;
- The proposed layout respects the wider form of the area;
- The scale and massing of the development has been designed to reflect its surroundings;
- The proposed dwellings channel traditional features and materials whilst responding to modern requirements;
- The proposed dwellings have been designed to respect both each other and the surrounding dwellings within the wider setting.