

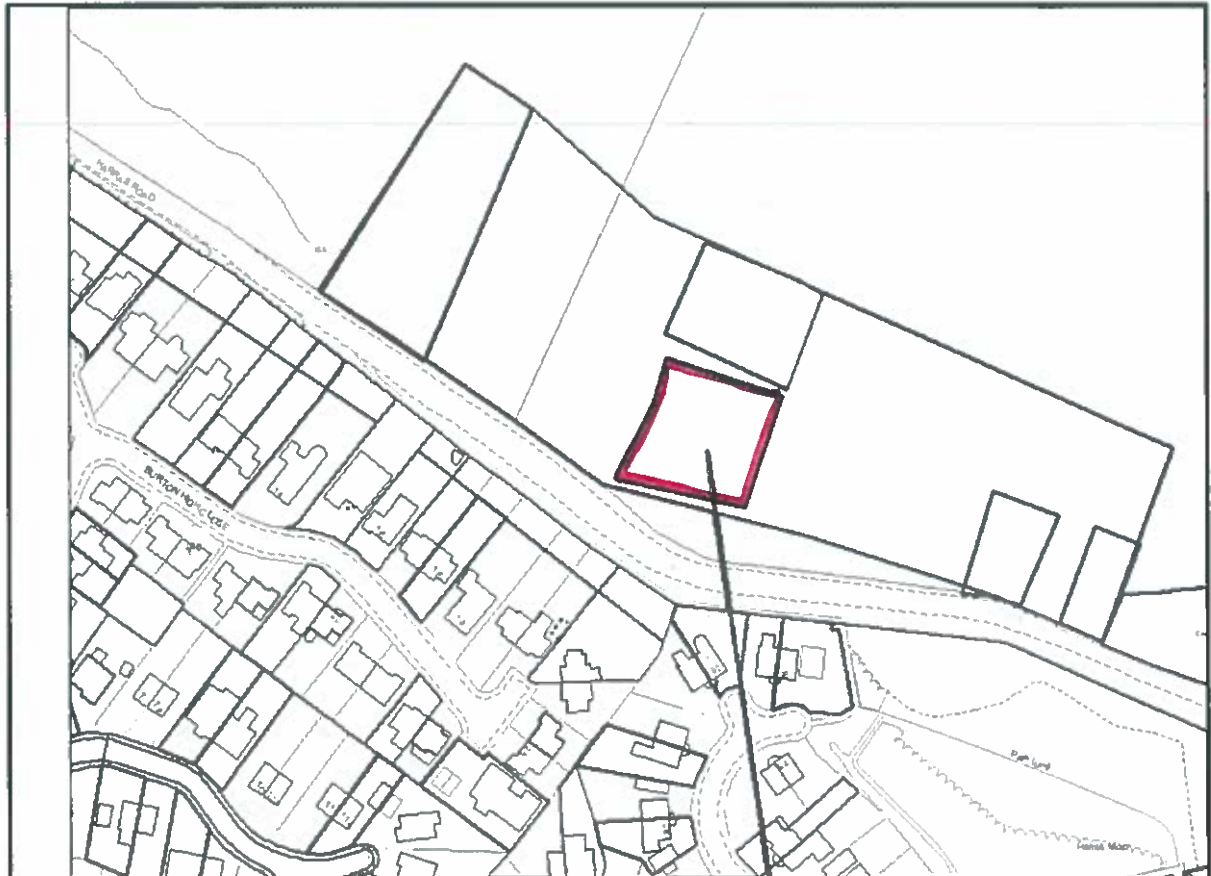


To: PLANNING PANEL

Development Control Section

Date of Meeting: 11/03/2020

<b>Application Number:</b>	4/20/2025/0R1
<b>Application Type:</b>	Reserved Matter : CBC
<b>Applicant:</b>	Mr and Mrs Blair
<b>Application Address:</b>	PLOT 6, HARRAS MOOR ROAD, HARRAS MOOR, WHITEHAVEN
<b>Proposal</b>	RESERVED MATTERS FOR DETACHED DORMER BUNGALOW
<b>Parish:</b>	Whitehaven
<b>Recommendation Summary:</b>	Approve (commence within 3 years)



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

This application is brought for consideration by Members of the Planning Panel as the applicant is an employee of the Council. The Constitution sets out that any planning application made by a member of staff should be determined by the Planning Panel.

#### **Site and Location**

This application relates to Plot 6 of land to the west of the dwelling known as Casa Mia, located on Harras Road in Whitehaven. The site is surrounded by agricultural fields to the north and west, with residential development proposed but not yet built to the east and west and Harras Road to the south.

The land has been subject to an outline approval, for 9 self-build plots which included full details of access, scale and layout, approved in March 2019 (application reference 4/18/2347/001 relates).

## **Proposal**

This application seeks approval of the reserved matters relating to appearance and landscaping for Plot 6, further to the previously approved outline application.

The proposed detached dwelling is large in scale, designed as a dormer bungalow and includes an integral garage. There will be two bedrooms, two bathrooms and two dressing rooms on the first floor with a kitchen/diner/lounge, living room, bedroom, utility room and gym at ground floor level.

The dwelling will be 18.1metres in length and 10.5 metres in width. The proposed eaves height is 2.8 metres with an overall height of 6.7 metres. It will be faced with smooth render walls with a slate gable, a concrete tiled roof and anthracite UPVC windows and doors. No landscaping has been specified.

Access will be taken from Harras Road in accordance with the details approved under the previous outline application. Parking, turning and amenity space has been provided to the front of the property with a large garden surrounding.

## **Consultation Responses**

### Whitehaven Town Council

No objections.

### Cumbria County Highways

Initially placed a holding objection until a plan was submitted to show the visibility splay required for the access in order to allow it to be protected. The Officer also advised that the splay would require protection under separate S278 and S184 applications.

### United Utilities

No response received.

## **Public Representations**

The application has been advertised by way of a site notice and a press notice.

Two letters of objections have been received raising the following points:

- Concerns regarding the privacy of surrounding neighbours on Burton High Close due to the addition of a balcony;
- The design resembles a two storey dwelling but should be a bungalow;

- The access is considered to be unsafe.

## **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 SS2 – Sustainable Housing Growth

##### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM26 – Landscaping

### **Other Material Planning Considerations**

Copeland Interim Housing Policy May 2017 (IHP)

Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

Copeland Borough Council – Strategic Housing Market Assessment and Objectively Assessed Housing Need (SHMA)

National Planning Policy Framework 2019 (NPPF)

National Design Guide (NDG)

Cumbria Development Design Guide (CDDG)

## **Assessment**

### **Principle of Development**

Outline planning permission was granted for nine residential properties in 2019 under reference 4/18/2347/001, which established the principle of residential development on

the site and also provided detailed approval for access, scale and layout. Appearance and landscaping were reserved for future approval and this application seeks to address these matters for Plot 6.

### **Design and Appearance**

Comprehensive discussions were undertaken during the pre-application process in order to ensure that the design would reflect the surrounding area, but also reflect modern architecture and good design. The main point for discussion was the elevation facing west as it will be most visible in the surrounding area. Detail has been added to the elevation including a slate clad projecting gable to break up the scale and massing of the dwelling. The window fenestration includes a vertical emphasis in a similar fashion to the surrounding area and would be consistent with the approved dwelling on Plot 1 of the site.

Plot 5 to the north of the site was submitted in tandem with this application, therefore an assessment has been undertaken in order to ensure that there will not be any overlooking or amenity issues for either property. The dwelling proposed for Plot 6 respects Plot 5 with no windows for habitable rooms proposed in the north elevation. Furthermore, the windows in the front elevation facing east are only at ground floor level in order to ensure that the vacant Plot 7 is respected. A balcony is proposed on the west elevation which will look out across Harras Road towards the sea. The separation distances between the balcony and the surrounding properties are greater than the 21 metres standard specified within Policy DM12 of the Copeland Local Plan. The projecting gable on the front ensures that Plot 5 will not be overlooked from the balcony as it is situated with the gable wall as a screen. It is therefore considered to be acceptable.

The proposed materials are modern and are considered suitable for a dwelling of this scale. They include rendered and slate featured walls with a concrete tiled roof and anthracite coloured windows and doors. Full details of the materials have not been provided and it is therefore considered that it is reasonable to add an appropriately worded planning condition to any approval to ensure that samples are provided and agreed, prior to their use on the dwelling.

Overall, it is considered that the dwelling is of an appropriate design and appearance and complies with Policy DM10.

### **Landscaping**

The boundary treatments have not been specified as part of this application, therefore it is considered that a condition should be added to any planning permission in order to ensure that these are agreed prior to the occupation of the build. This will ensure that the dwelling is screened suitably and that an appropriate boundary is erected between plots.

### **Compliance with outline planning conditions**

The outline planning approval included conditions relating to improvements to the highways and surface water drainage. These prior commencement conditions have not yet been discharged and therefore need to be dealt with prior to the commencement of any development on site. An informative can be added to any approval to notify the applicant that these conditions need to be discharged as the details are an important factor in making this development acceptable.

### **Representations made to current proposal**

With relation to the scale of the dwelling; it will be significantly sized with a large frontage facing west. As a result, both the side and front elevations will be visible when driving uphill with the projection to the front being prominent. The scale agreed at outline stage was for an overall height no greater than 8 metres and an eaves height of 3 metres. The dwelling design submitted is significantly less in overall size and footprint when compared to the agreed scale and is therefore considered to be acceptable. The dwelling will be dug into the land in order for it to sit lower in the plot. This will give the perception of a smaller dwelling and create less of an impact when viewed from HARRAS ROAD. Overall, it is considered that the objection relating to the scale of the dwelling cannot be considered at this stage as details of scale and height were dealt with at the outline stage.

Concerns regarding overlooking have been considered in the report above and it is considered that there is unlikely to be an effect on the amenity of the surrounding properties.

The concern relating to access and parking has not been considered as part of this application as this detail was approved at the outline application stage. The following, however, is re-iterated which should satisfy the objectors concerns. Parking has been provided onsite for 3 cars, with a further 2 car spaces housed within the integrated garage. Space for the turning of vehicles has also been provided within the curtilage of the dwelling.

From the concerns raised within the objections, there are no planning policy reasons to refuse the application.

### **Conclusion**

Overall, the proposal is deemed to be acceptable and based on the information submitted, will result in an acceptable form of development which will be consistent with the policy requirements set out in local policy and the guidance contained within the NPPF.

**Recommendation:-**

Approve Reserved Matters subject to the following conditions:-

**Conditions**

1. The development hereby permitted shall be commenced 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. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

**Reason**

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. 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: -

Location Plan and Proposed Site Layout/Roof Plan, scales 1:2500 and 1:200, drawing number 1/001B, received 18<sup>th</sup> February 2020;

Proposed Elevations and Site Section, scales 1:100 and 1:200, drawing number 1/002Am received 18<sup>th</sup> February 2020;

Proposed Layouts, scale 1:100, drawing number 1/003A, received 18<sup>th</sup> February 2020;

Supporting Statement, received 20<sup>th</sup> January 2020;

Design, Access and Sustainability Statement, received 20<sup>th</sup> January 2020.

**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.

4. Prior to their first use on the development hereby approved, representative samples of the materials to be used on the external surfaces must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

5. Prior to the first occupation of the dwelling hereby approved, details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the development is in keeping with the surrounding area and suitably screened.

6. Prior to the first occupation of the dwelling hereby approved, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These works shall include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping shall be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

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)

<<http://www.gov.uk/government/organisations/the-coal-authority>>

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## 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.

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