

HERITAGE, PLANNING, DESIGN & ACCESS STATEMENT

1.0 Introduction

1.1 This statement supports an application for a single detached dwelling on land at Inkerman Terrace, Whitehaven. This Planning Statement considers the planning policy and material planning considerations relevant to the proposal. The site is located on the south side of Inkerman Terrace adjacent to the property known as Rockstone. The site is substantial and was previously used for horticulture independent from the neighbouring properties. The property has not been used for this purpose for a considerable period of time and has remained vacant for decades.

1.2 The site slopes north to south. A sandstone wall forms the front boundary to the property with an opening for the existing site access. There are a number of trees to the site boundaries and in particular the southern boundary which divides the property from the properties on Foxhouses Road below.

1.3 The property Rockstone is located to the east. This is a substantial split-level dwelling sited in a plot of similar size to the application site. The large Victorian semi-detached properties forming Inkerman Terrace are located on the northern side of the road. To the west are the gardens of the Georgian/Victorian properties located on Foxhouses Road. Immediately to the south modern bungalow development is located on Foxhouses Road. The Foxhouses Road development and gardens do not particularly relate to the site due to its characteristics and the substantial planting to the boundaries.

1.4 In 2020 planning permission was granted to improve the existing access to the site. (Planning Application 4/20/2048/0F1 refers) this involved widening the existing access and providing an entrance arrangement which allowed vehicles to park clear of the highway. This

included; the creation of a visibility splay together with a turning and parking area to enable vehicles to safely enter and exit the site in a forward gear.

2.0 The Proposal

2.1 The proposal is to erect a single detached dwelling with a frontage courtyard for parking and turning. Based on discussions/ negotiations with the LPA during the course of the application, the dwelling has been re-designed in a very modern style with modern materials to reflect Sketch Option A produced in Autumn 2023. The revised design responds to the gradient and characteristics of the site. The frontage parking and turning area is adjacent to the public highway and takes account of the improvements approved under application 4/20/2048/0F1).

2.2 The front (NE) elevation of the proposed dwelling is somewhat understated in that the impression is one of a parking courtyard contained by local sandstone walls. The dwelling itself is then located behind the sandstone walls and the modern design with flat sedum roof system will serve to reduce impact on the Conservation Area when viewed from Inkerman terrace.

2.3 The rear (SW) elevation is two story but with a very modern design. To accommodate the levels the rear portion is stepped down the site and contains larger modern window openings. An upper terrace serving the main ground floor accommodation is provided above the lower ground floor level. The upper terrace will be guarded by a stainless steel/ glass balustrade system and will have a flagged finish. A lower terrace is also provided which is naturally raised above the sloping ground. The lower terrace will also be guarded by a stainless steel/ glass balustrade system and will have a flagged finish.

2.4 A detailed External Material Schedule has been provided. The choice of materials reflects the modern design approach.

3.0 Planning Policy

3.1 The relevant planning policy documents are as follows:

- (i) National Planning Policy Framework (NPPF) July 2021
- (ii) (CLP) Adopted December 2013
- (iii) Copeland Local Plan 2001-2016 “Saved Allocations”

3.2 The application site is located within the settlement boundary for the borough’s principal settlement Whitehaven. Policy ST2 of the CLP confirms that there is a presumption in favour of acceptable infill development.

3.3 Policy DM12 relates to design standards new residential development. All the standards set by Policy DM12 are exceeded.

3.4 The site is located within the Corkickle Conservation Area and as such Policy DM27 applies. Policy DM27 requires development to preserve or enhance a Conservation Area and preserve landscape features including walls and trees. The threshold to determine whether a development preserves or enhances a Conservation Area is whether or not the proposal causes harm to the appearance of the Conservation Area.

3.5 The NPPF provides a strong presumption in favour of sustainable development. The site constitutes an infill site within the borough’s principal settlement. It is located close to local services including shops, sources of employment and health and education services. Accordingly, the site is considered to be sustainable in the context of paragraph 8 of the NPPF.

4.0 Highways

4.1 The proposed access arrangements reflects the relocation and improvement of the existing access as approved under Planning Application 4/20/2048/0F1, together with ample

car parking to serve a single dwelling of this size. This involves modifying the highway sandstone wall to reduce to a height no greater than 1.05m above carriageway level to improve visibility, repositioning of the access and creating a surfaced access and turning area. This area will provide sufficient space to allow the parking of vehicles, turning and manoeuvring arrangements within the site.

4.2 The site is located on a section of road which provides one of the main access routes to Whitehaven town centre. Accordingly, at peak times the road carries significant a traffic flow. The traffic volumes in turn result in relatively slow traffic speeds which are further mitigated by the traffic lights located immediately to the north. The access approved under 4/20/2048/0F1 has been assessed as a safe and improved means of access. The addition of one dwelling will not affect the capacity of the local highway network.

4.3 The site is located within walking distance of local services and public transport. This includes bus stops on the nearby A595 and transport hubs within Whitehaven town centre.

5.0 Conservation Area

5.1 The proposal will not have an adverse effect on the appearance of the Conservation Area. The front boundary will be retained together with the boundary planting. The proposal does not affect the layout or pattern of the Conservation Area. Indeed, the development follows logical pattern of development along Inkerman Terrace which is characterised by large dwellings. The proposed dwelling is very modern in design but the introduction of a frontage courtyard bounded by local sandstone walls means that the dwelling will not be immediately visible from the outside the site.

6.0 Conclusion

6.1 The proposal represents a logical form of sustainable infill development to provide a single dwelling. Issues of highway safety have been carefully considered and addressed. Similarly, the design and layout is such that it is not detrimental to the character and setting of the Conservation Area is . The proposal is an acceptable form of development which complies with local and national planning policies.

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