

LAKE DISTRICT NATIONAL PARK AUTHORITY PLANNING APPLICATION CONSULTATION

Planning application consultation received from the Lake District National Park Authority regarding the proposed demolition of existing garage and flat and replacement with 10 new dwellings at Valley End, Silecroft, Millom

The Proposal

- 1.1 A welcomed proposal to redevelop this vacant dilapidated site adjacent to the A595 junction with the A5093, at Silecroft near Millom. Formerly occupied by a commercial garage and flat the site has been vacant for a number of years and the building has fallen into disrepair. As a consequence it is on this Council's Dilapidated Buildings List and is considered an eyesore.
- 1.2 The application (7/2011/4111 refers) seeks to demolish the garage building and erect 10 new dwellings on this rectangular shaped site, situated between the existing detached dwelling, 'Valley End', to the south east and the John Bull Public House to the north west. The new buildings will take the form of :
 - 1 x 5 bedroom detached dormer bungalow on the site of the garage building
 - 3 pairs x 3 bedroom semi detached houses
 - 3 x 3 bedroom detached dormer bungalows
- 1.3 Vehicular access would be directly off the A595, which the site fronts, via the existing single access which formerly served the commercial garage. This would lead to a central access road servicing the development. In terms of layout it is proposed that the three x 3 bedroom bungalows would be positioned in a linear form fronting onto the trunk road but facing inward into the site with the large five bedroom bungalow alongside, occupying the site of the former garage building. To the rear, on the lower part of the site, would be located the three pairs of semi detached houses.
- 1.4 As regards design the dwellings have been designed to reflect the local vernacular insofar as the external finishes will comprise part rendered part stone elevations under a natural slate roof with composite doors and windows.

- 1.5 There are currently highway issues relating to visibility and minor landscaping which need to be addressed before the Lake District National Park Authority determine this application.

Policy Context & Assessment

- 1.6 Although situated outside any settlement boundary, the site as a former commercial garage, constitutes brownfield.
- 1.7 As regards Copeland Local Plan policies, key Policy EMP 7 of the plan in particular is material to the consideration of this application. It permits the change of use of employment land, such as this former commercial garage site, to non employment land in certain circumstances. The most relevant ones in this respect include where there is no current or likely future demand for the site and where the wider community benefits outweigh the loss of the employment land.
- 1.8 In view of the fact the site has been semi derelict for a number of years, is on the Dilapidated Buildings List and there is no likely prospect of it being brought back into commercial use in the foreseeable future, this proposal is considered to represent an acceptable form of residential development in compliance with Policy EMP 7 of the Copeland Local Plan. The recommendation therefore is to support the application to redevelop this brownfield site subject to the outstanding highway issues being satisfactorily resolved.
- 2.0 **Recommendation:** No objection subject to the outstanding highway issues being satisfactorily resolved.

Heather Morrison, Senior Planning Officer