

BPA Ref: 2018-04

Copeland Borough Council
The Copeland Centre,
Catherine Street,
Whitehaven,
Cumbria
CA28 7SJ

10th January 2023

Change of Use application from large country house (C3) to 11-bed short stay self-catering accommodation (C3) at Dunningwell Hall, The Green, Millom, LA18 5JT

Dear Development Management,

This covering letter accompanies the above planning application submitted via the Planning Portal under reference **PP-11674332**.

The following documents have been submitted for consideration:

- Site Location Plan (drg no. 2018-01-001);
- Access Plan (drg no. 2018-01-002);
- Existing Floorplans (drg no.1510-01, and drg no.1510-02); and
- Planning Statement (this document).

The Site

Dunningwell Hall is a large, detached house which comfortably sits within extensive garden land and contains a number of trees, some of which are subject to tree preservation orders. The property comprises a 11-bed dwelling which is of single occupancy. The site lies outside the nearby Lake District National Park and is not subject to any other land designations. As identified from the Government flood mapping service, the application site lies within Flood Zone 1 indicating a low probability of flooding.

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The Proposal

The proposed development comprises a change of use from large country house (C3) to 11-bed short stay self-catering holiday home (C3). No operational development is proposed. The house would be occupied on a short-stay self-catering holiday basis by single family units or groups.

Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning & Compulsory Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan covering the application site comprises the Copeland Local Plan 2013-2028 which is further supported by the emerging Copeland Local Plan 2021-2038. The guidance contained within the revised 2021 National Planning Policy Framework (NPPF) is also a material planning consideration. The key Development Plan policies relevant to this proposal are:

Policy DM8: Tourism Development in Rural Areas of the adopted Local Plan (2013-2028) is supportive of small scale tourism facilities in rural areas where it involves the re-use, conversion or replacement of existing buildings on site.

Policy T1PU: Tourism Development of the emerging Local Plan (2021-2038) supports proposals for tourism development outside of defined settlements where the proposal is for the change of use, or diversification of an existing building, to provide overnight or longer stay visitor accommodation. It continues to state all tourism development must be of an appropriate scale, located where the environment and infrastructure can accommodate the visitor impact, and where it does not result in unacceptable harm to environmental assets or the character of the area.

Paragraph 84 of the NPPF states planning policies and decisions should enable, inter alia, sustainable rural tourism developments which respect the character of the countryside and the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

Planning Assessment

The proposed development seeks to change the use of a large country house to short-term holiday let accommodation. The application site is owned by and forms part of the First Resort holding at Brockwood Hall which forms a material consideration of this proposal. At present, the First Resort Holding offers 33 Scandinavian-inspired, self-catering holiday lodges for short stay holiday let. The proposed development seeks to expand upon this provision by offering an 11-bed short-term holiday let to be rented as a single unit to families or groups. In doing so, this proposal seeks to support and expand the existing rural business and further contribute to the rural tourism in the area. Furthermore, the proposed development does not seek to make any changes to the external appearance of the building as to retain the traditional appearance of the existing building and respects the character of the countryside.

To confirm, Copeland District Council's online policy map indicates there are no TPOs on land on or adjacent to Dunningwell Hall. It is acknowledged that a collection of trees to the north of the site are designated as ancient woodland but wish to clarify the proposed development will not alter or impact any trees.

As such, this proposal would support the sustainable growth and expansion of this rural business, conserve the character of the countryside and provide accommodation for those wishing to visit the nearby National Park thereby supporting the aims of rural tourism in this area without detriment to or the setting of the National Park in line with Policy DM8 of the adopted Local Plan, T1PU of the emerging Local Plan and Paragraph 84 of the NPPF. Consequently, the proposal is considered a sustainable form of development that should be approved without delay (Paragraph 11, NPPF).

Summary

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,





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associates

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