

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2260/OR1
2.	Proposed Development:	RESERVED MATTERS APPLICATION FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING APPROVED OUTLINE APPLICATION 4/18/2178/001
3.	Location:	PLOTS 3 & 4, LAND BETWEEN GILGARRAN PARK AND PINEWOODS, GILGARRAN
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to a plot of land in the middle of Gilgarran which is currently vacant agricultural land. The land is bound by an existing post and wire fence and fronts onto Gilgarran Park, a private road which leads towards Pinewoods. There is residential development to the south, east and west of the site.</p> <p>Outline Planning Permission was granted for residential development comprising a maximum of 2 properties in June 2018 (application reference 4/18/2178/001 relates).</p> <p>PROPOSAL</p> <p>This reserved matters planning application follows the outline permission and seeks to approve the matters relating to access, appearance, landscaping, layout and scale.</p> <p>Each dwelling will be detached, 4 bedroomed, one and a half storey in height and have an attached single garage.</p>

They will both be 13.5 metres in length, 9.5 metres in width and have an overall height of 7.1 metres. The ground floor will have 2 bedrooms a bathroom and a games room with a further 2 bedrooms, kitchen, living room and shower room on the ground floor. The dwellings will mirror each other with the garages towards the centre of the two plots.

RELEVANT PLANNING APPLICATION HISTORY

Outline application for residential development comprising 2 maximum properties, approved in June 2018 (application reference 4/18/2178/001 relates).

CONSULTATION RESPONSES

Consultees

Arlecdon and Frizington Council - No objections.

Cumbria County Highways - No objections as the access road is private and therefore not for highways to comment on.

United Utilities – No comments.

Scientific Officer – No objections.

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 6 no. properties.

One letter has been received with makes comments relating to an infestation of Japanese Knotweed encroaching onto the neighbouring property.

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 SS1 – Improving the Housing Offer
Policy SS2 – Sustainable Housing Growth
Policy SS3 – Housing Needs, Mix and Affordability
Policy ENV1 – Flood Risk and Risk Management
Policy ENV5 – Protecting and Enhancing the Borough’s Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place
Policy DM11 – Sustainable Development Standards
Policy DM12 – Standards for New Residential Developments
Policy DM22 – Accessible Developments
Policy DM24 – Development Proposals and Flood Risk
Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species
Policy DM26 – Landscaping

Other Material Planning Considerations

The National Planning Policy Framework 2019 (NPPF)
Interim Housing Policy 2017 (IHP)
Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

ASSESSMENT

Introduction

The principle of this development was established when the outline application was approved in June 2018 (application reference 4/18/2178/001 relates). This reserved matters application seeks permission for matters relating to scale, layout, appearance, access and landscaping only. Planning legislation and the NPPF set out that Planning Permission must be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. This application raises a number of considerations including the scale and design of the dwellings, the impact on neighbouring amenity and the suitability of the access arrangements. As the dwellings are to be similar, they will be considered together throughout the assessment.

Scale of the dwellings

The dwellings will be one and a half storey and of a standard height for this type of dwelling. They will be orientated to face the road, but set back into the plots to reduce their visual impact and reflect the character and form of the surrounding dwellings.

The dwellings include attached garages which help to break up their scale and massing. The use of projecting gables on the front elevation also creates a focal point and provides relief to the main front wall, further reducing the effects of massing, especially when viewed from the main road frontage.

Layout and design

The dwellings have been situated within the plots in order to have minimal impact on the surrounding properties. There are acceptable separation distances between the existing and proposed properties and blank side elevations therefore ensuring there will not be any overlooking. The plots are of a sufficient size to ensure that adequate amenity spaces can be provided to serve each properties. It is proposed to define the boundaries with 1.8m high close boarded timber fences to the east and west of each property and a 1.2m high post and wire fence to the rear in order to define the garden from the existing open space.

The dwellings are of a modern design and of a similar style to those at Gilgarran Park. No details of the proposed materials to be used on the dwellings have been provided therefore it is considered that an appropriately worded planning condition should be added to any approval to ensure that details and samples are provided and agreed, prior to their use on the dwelling.

Overall, it is considered that the dwellings comply with Policies DM10 and DM12 of the Copeland Local Plan and the layout and design is satisfactory.

Access, parking and turning

The access will be taken from the private road which runs adjacent to the south of the sites. As the road is privately maintained, the Highways Authority had no comments to make on the application. Concerns were raised regarding to the initial plans showing an awkward parking and turning area for Plot 4 and as a result the Architect has amended the driveway in order to ensure that vehicles are able to access and egress the site in a forward gear. The amended arrangement is considered to be acceptable and it is unlikely that there will be a material effect on the existing highways. As a result, it is considered that the proposal complies with Policy DM22 of the Copeland Local Plan.

Landscaping

The boundary treatments and specific areas of planting have not been specified as part of this application, however, detailed conditions were included as part of the outline approval in order to ensure that this information is received and implemented appropriately. This will ensure that the visual impact of the dwellings will be softened as a result of the landscaping. On approval of these details, it is considered that the proposal will comply with Policy DM26 of the Copeland Local Plan.

Issues Raised by Neighbour

One letter has been received as a result of the consultation process which raised concerns with onsite Japanese Knotweed. The neighbour did not raise an objection to the development as proposed and the information has been passed on to the Applicant to take any action required.

Conclusion and planning balance

The proposed dwellings are considered to be modest in scale and have been carefully designed and positioned in order to be in keeping with the surrounding area. Planning Conditions were imposed

	<p>on the outline permission in order to ensure that the outstanding information with regards to landscaping is submitted and approved, prior to the first occupation of these dwellings.</p> <p>Overall, the proposal is deemed to be acceptable based on the information submitted and 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 with the NPPF.</p>
8.	<p>Recommendation: Approve Reserved Matters</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <li data-bbox="183 625 1505 898"> <p>1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.</p> <p>Reason</p> <p>To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <li data-bbox="183 940 1505 1318"> <p>2. 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: -</p> <p>Site Location Plan, scale 1:1250, drawing number 230 01003 03, received 22nd September 2020; Site Plan, scale 1:500, drawing number 230 01004 02, received 22nd September 2020; Plot 3 Plans and Elevations, scale 1:100, drawing number 230 04003 01, received 14th July 2020; Plot 4 Plans and Elevations, scale 1:100, drawing number 230 04004 01, received 14th July 2020.</p> <p>Reason</p> <p>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.</p> <li data-bbox="183 1570 1505 1856"> <p>3. 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.</p> <p>Reason</p> <p>To ensure a satisfactory appearance of the development in the interests of visual amenity and</p>

in accordance with Policy DM10 of the Copeland Local Plan.

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

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.

Case Officer: Sarah Papaleo

Date : 02/10/2020

Authorising Officer: N.J. Hayhurst

Date : 02/10/2020

Dedicated responses to:-