

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2262/OF1
2.	<b>Proposed Development:</b>	OUTBUILDING TO BE USED TO STORE GARDEN EQUIPMENT
3.	<b>Location:</b>	11 HIGHFIELD CLOSE, SEASCALE
4.	<b>Parish:</b>	Seascale
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>Site and Location</b> The application site relates to a detached dormer style bunaglow located within the main residential settlement of Seascale. The site has further detached properties located on 3 on its adjoining boundaries; the main access road to Highfield Close is located to the north-west of the site where vehicular access is gained.</p> <p><b>Proposal</b> Planning permission is sought for the erection of single storey detached outbuilding to be located within the rear gardens of the property. The proposed outbuilding is 3.6 metres in depth, 3 metres in width, 2.5 metres to the eaves and would have a dual pitched roof with an overall height of 4.5 metres.</p> <p><b>Relevant Planning Application History</b> There have been no recent applications for this property.</p>

## **Consultation Responses**

### Seascale Parish Council

Seascale Parish Council have confirmed that they have No Objection to the planning application.

### Public Representation

The application has been advertised by way of a neighbour notification letters issued to 2 no. properties

Two neutral replies have been made as a result of the above consultation process, these are:

- “I don't mind the request so long as it's not too close to the boundary line”
- “No concerns with the proposal”.

## **Planning Policy**

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

Copeland Borough Local Plan 2013 – 2028

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy

#### Development Management Policies (DMP)

- Policy DM10 – Achieving Quality Place
- Policy DM11 - Sustainable Development Standards
- Policy DM12 - Standards for New Residential Developments
- Policy DM18 – Domestic Extensions and Alterations

## **Other Material Planning Considerations**

NPPF 2019

## **Assessment**

The key issues raised by this proposed are its scale, design and the potential impacts on residential amenity.

### Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18

	<p>seek to ensure domestic outbuildings are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.</p> <p>The proposed outbuilding would be sited within the rear garden of the application site and located to the north-eastern side elevation of the property. In terms of size and design, the proposed building is of a modest size and of a common design for an outbuilding within the curtilage of dwelling house. The proposed materials of timber cladding to the side elevations, white UPVC windows and grey Marley roof tiles are in keeping with the character of the main dwelling house.</p> <p>With the proposed building being located behind a side extension to the main host property, the building would not be within the main view from the public realm to the front of the house and it is not considered that the building would cause any harmful impact upon the residential character of the local area.</p> <p>On this basis, the proposal is considered to meet DM18(A) policy and the NPPF guidance.</p> <p><u>Residential Amenity</u></p> <p>Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.</p> <p>There are two windows proposed within the rear and south-western side elevations. The floor level of the proposed building would be set slightly lower than that of the neighbouring property to the north of the site and therefore, it is considered that the building would not introduce any harm loss of privacy to the residential amenity of this neighbouring property. A comment was received during the consultation process that stated that they had no object to the proposal as long as the building was set far enough away from the boundary. In consideration of this point, it is considered that there is a sufficient level of separation between the proposed building and the adjacent site to ensure that the development would not cause any harm impact upon the neighbouring property.</p> <p>.</p> <p>On this basis, the proposal is considered to meet DM18 policy and the NPPF guidance.</p> <p><u>Conclusion</u></p> <p>Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol>

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. 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: -

Block plan received with the planning application dated the 14<sup>th</sup> July 2020

Rear Garden plan received with the planning application dated the 14<sup>th</sup> July 2020

Elevation plan 11 Highfield Close received with the planning application dated the 14<sup>th</sup> July 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.

**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: Adrian Adams**

**Date : 02.09.2020**

**Authorising Officer: N.J. Hayhurst**

**Date : 04/09/2020**

**Dedicated responses to:- N/A**