



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2284/OF1
2.	Proposed Development:	CONVERSION OF DOMESTIC LOCK UP TO SINGLE STOREY RESIDENTIAL DWELLING
3.	Location:	32 MAIN STREET, DISTINGTON
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: YES</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p>Report: Report:</p> <p>SITE AND LOCATION</p> <p>This application relates to an existing building currently used as a domestic lock up, situated at 32 Main Street, Distington.</p> <p>The building is situated in a terrace, with residential properties on either side. It is set back from the road with an access drive off Main Street. Parking is available at the front of the building.</p> <p>PROPOSAL</p> <p>This full planning application seeks approval for the conversion of the building from a domestic lock up to a residential dwelling.</p> <p>The dwelling will be a bungalow and consist of 2 bedrooms, an open plan kitchen and living room and a bathroom. An area to the rear will be demolished in order to create a yard (3.8m x 1.2m) and a small extension will be added to the front to allow for the living room projecting 2.3m and 4.2m in</p>	

length. The existing garage door on the front elevation will be removed and a window and door added and the existing window will be increased in size to serve the living room.

RELEVANT PLANNING APPLICATION HISTORY

There are no relevant previous applications.

CONSULTATION RESPONSES

Consultees

Cumbria County Council Highways – No objections subject to conditions relating to access gates and the removal of the existing access to Main Street.

Local Lead Flood Authority – No objections.

Natural England – No comments.

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 3 no. properties.

No comments have been received as a result of this consultation process.

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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM13 – Conversions of Buildings to Residential Use within Settlement Limits

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Other Material Planning Considerations

National Planning Policy (NPPF)

Interim Housing Policy (IHP)

The Wildlife and Countryside Act 1981 (as amended)

ASSESSMENT

Policy DM13 of the Copeland Local Plan supports the conversion of buildings to residential use within the settlement limits subject to a number of criteria.

The main issues raised by this application are the adequacy of the building for conversion and parking arrangements.

Principle of development

Distington is categorized as a Local Centre in Policy ST2 of the Copeland Local Plan whereby the provision of new housing is encouraged within the limits of the settlement boundary. Policy DM13 relates to the conversion of buildings within the settlement boundary and supports this change subject to a number of criteria.

The building is small with a footprint of approximately 60 square metres on a single storey. The proposal includes a modest extension to the front of the property which will project to be in line with 40 and 42 Main Street to the south of the building. With this small extension, the submitted floor plan demonstrates that a 2 bedroomed bungalow can be created with its own facilities and without extensive alterations or additions to the property.

Part of the building to the rear will be demolished in order to create a yard for use by the occupants. Although this is to be small in scale, it is considered to be adequate and typical of a terrace property close to the village centre. The amenity space is considered to be appropriate for the size of the property.

It is considered that these details are in accordance with Policy DM13 of the Copeland Local Plan and therefore the principle of the development is acceptable.

Design and Impacts on Amenity

The overall character of the building will remain the same with the addition of a single door and window in place of the garage door and the increased size of the existing window to the front elevation. The addition of the small extension to the front has been designed to be in keeping with the surroundings including the use of a pitched roof, an eaves height to match the existing and similar materials to the existing building. The overall height of the building will remain the same and

alterations at the rear of the property will not be visible from any public viewpoints.

The addition of the extension to the front of the dwelling is unlikely to affect the amenity of the surrounding properties. There are no windows proposed on the side of the new extension to overlook the adjoining properties and the windows at the rear will be contained within the courtyard which has high boundary walls.

Overall, it is considered that the addition of a dwelling in this location will not have a negative effect on the street scene or create amenity issues for the surrounding properties.

Parking

The proposal does not include the provision of any off street parking for use by the occupants. Although this is not ideal, there is ample on street parking on this stretch of Main Street and the adjacent terraced dwellings have a similar arrangement. The Highways Authority raised no objections to the proposal subject to conditions relating to any access gates being hung to swing away from the highway and the removal of the existing access on the front of the property in order that an unsafe access is not retained.

Bats and birds

As the building is currently vacant, a Preliminary Roost Assessment has been submitted in order to identify whether there are any bats or birds nesting in the building. The document concludes that no evidence of roosting bats were recorded during the survey and that the building had negligible suitability to support roosting bats. Furthermore, no evidence was found that there were any breeding birds present within the building.

The report sets out some mitigation measures that can be adequately secured by an appropriately worded planning condition. An informative can also be included on the decision notice which recommends that care is taken during the construction process in case any bats or birds are discovered during the construction works. If they are then work should halt and advice taken from The Bat Conservation Trust or an experienced Ecologist. In accordance with requirements to achieve Ecological Net Gain within the NPPF the report recommends that integrated swift boxes are incorporated into the building.

The mitigation measures will ensure that bats and birds are protected as per the Wildlife and Countryside Act 1981 (as amended).

Conclusion

Overall, the proposal is deemed to be acceptable and, based on the information submitted, will result in an appropriate form of development which will be consistent with the details set out in local policy and Government guidance. No objections have been received to the application and therefore it is

	considered that planning permission should be approved.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): <ol style="list-style-type: none"> The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 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: - Site Location Plan, scale 1:1250, received 20th July 2020; Site Plan, scale 1:100, received 20th July 2020; Existing Elevations and Floor Plan, scale 1:50, drawing number MG/001, received 20th July 2020; Preliminary Roost Assessment, document number FE-070-001-400-R-01-V1, received 20th July 2020; Design and Access Statement, written by Ray Ford, received 20th 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. Prior to the first occupation of the dwelling hereby approved, the existing redundant access to the highway must be permanently closed and the highway and boundary must be reinstated in accordance with details to be submitted to and approved by the Local Planning Authority. The reinstated boundary must be retained as such at all times thereafter. Reason To minimise highway danger and in the avoidance of doubt in accordance with Policy DM22 of the Copeland Local Plan. Access gates, of provided, must be hung to open inwards only away from the highway. Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

5. All development hereby approved must be carried out in accordance with the mitigation and recommendations set out within the submitted Preliminary Roost Assessment, written by FALCO Ecology, document number FE-070-001-400-R-01-V1, dated July 2020.

Reason

In order to ensure that protected species are not harmed and in accordance with Policy DM25 of the Copeland Local Plan.

Informatives

- 1) 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

- 2) All wild birds and bats are protected under the Wildlife and Countryside Act 1981. Should evidence of these creatures be found during construction then works should cease and professional advice be sought from a qualified ecological consultant.

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: S.Papaleo

Date : 14/09/2020

Authorising Officer: N.J. Hayhurst

Date : 14/09/2020

Dedicated responses to:- N/A