

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2345/OF1	
2.	Proposed Development:	CHANGE OF USE FROM GUEST HOUSE TO DOMESTIC RESIDENCE	
3.	Location:	TOMLIN GUEST HOUSE, BEACH ROAD, ST BEES	
4.	Parish:	St. Bees	
5.	Constraints:	ASC;Adverts - ASC;Adverts	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location This application relates to Tomlin Guest House, an end of terrace property which fronts onto Beach Road and is located within the west of St Bees village. Proposal This application seeks planning permission to change the use of the Guest House to a domestic dwellinghouse. The proposed change of use will utilise the existing building with no alterations externally or internally. Consultation Responses <u>St Bees Parish Council</u> No objections.		

Cumbria County Council – Cumbria Highways & Lead Local Flood Authority

No objection to the proposed development as it is considered that the proposal does not affect the highway nor does it increase the flood risk on the site or elsewhere.

Public Representation

This application has been advertised by way of neighbour notification letters issued to four properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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 DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

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

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (2019)

Interim Housing Policy

Council Housing Strategy

	<p>Emerging Copeland Local Plan (ELP):</p> <p>The emerging Copeland Local Plan 2017-2035 is currently the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.</p> <p>Assessment</p> <p>The application site falls within the designed settlement boundary for St Bees, which is listed as a Local Centre under policy ST2 of the Copeland Local Plan. This policy allows for new housing developments within the defined physical limits of the settlement. The principle of new housing is supported in the Copeland Local Plan through strategic policies ST1 and ST2 along with policies SS1, SS2 and SS3. These policies seek to promote sustainable development to meet the needs and aspirations of the Boroughs housing market, as well as having consideration for the requirements of smaller settlements within the Borough, which respect their scale and function. Development Management policies DM10, DM11, DM12 and DM13 which seek to ensure that the proposed development can provide quality places to live, are also relevant to this scheme.</p> <p>The proposed change of use from a Guest House to a residential dwelling is considered to be appropriate for this property as the site is situated within an existing group of residential properties. The proposed change of use will retain the character and appearance of the existing building as it does not seek to make any internal or external alterations to the property to facilitate its change to a private residential dwelling. The property currently benefits from a large rear garden, a garage, and onsite parking and therefore provides a reasonable standard of amenity in line with Policy DM13 of the Copeland Local Plan. The change of use is not considered to have a detrimental impact on any nearby residential properties.</p> <p><u>Conclusion</u></p> <p>The proposal is considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> 1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

	<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> <p>2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-</p> <ul style="list-style-type: none"> - Location Plan, H.M. Land Registry: CU53600, Scale 1:1250, received by the Local Planning Authority on the 9th September 2020. - Plot Details, received by the Local Planning Authority on the 22nd September 2020. <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> <p>Informative:</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> <p>Statement:</p> <p>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.</p>
Case Officer: C. Burns	Date : 04.11.2020
Authorising Officer: N.J. Hayhurst	Date : 04/11/2020
Dedicated responses to:- N/A	