

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2351/OF1
2.	Proposed Development:	REFURBISHMENT OF EXISTING STORE INCLUDING MINOR EXTERNAL ALTERATIONS TO WINDOWS
3.	Location:	121 ENNERDALE ROAD, CLEATOR MOOR
4.	Parish:	Cleator Moor
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:</p> <p>SITE AND LOCATION</p> <p>This application relates to 121 Ennerdale Road, a mid-terraced property situated on the main road leading out of Cleator Moor to the south. The building was previously in use as a Post Office and is now a store.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the refurbishment of the existing store including minor external alterations to windows.</p> <p>On the ground floor, the front elevation will be rearranged to include the entrance door being moved further to the north west and the existing large window and door to the far west being replaced with windows. On the first floor, the three windows will be moved further to the west. On the projection to the rear, a window will be installed in place of the current double doors at the point closest to the</p>	

rear of the building and double doors will be installed in place of the existing window.

On the rear projection it is proposed to change a window to a door opening and an existing door opening into a window. A garage door will be included on the southern extent of the projection.

The refurbishment will include a replacement roof and the re-dashing of the exterior.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

CONSULTATION RESPONSES

Consultees

Cleator Moor Town Council – No objections.

Cumbria County Highways – Raised no objections subject to a condition to require new ground floor windows and doors to hang to open inwards to minimize any danger to pedestrians.

Local Lead Flood Authority – No objections.

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 1 no. properties.

No responses have been received as a result of this advertisement.

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 SS4 – Community and Cultural Facilities and Services

	<p><u>Development Management Policies (DMP)</u></p> <p>Policy DM10 – Achieving Quality of Place Policy DM22 – Accessible Developments</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework 2019 (NPPF)</p> <p>ASSESSMENT</p> <p>Planning policies ST1 and ST2 seek to encourage the re-use of existing buildings within the settlement limit of Cleator Moor. Policy SS4 supports the retention of services whilst Policy DM10 ensures good design.</p> <p>The refurbishment of this building aligns with Policies ST1 and ST2 of the Copeland Local Plan.</p> <p>The proposed alterations are modest, with most of the works on a like for like basis. The reconfiguration of the windows is considered to be acceptable and will allow the front elevation to remain in keeping with the surrounding properties. The replacement roof and exterior dash will be in materials to match the existing.</p> <p>Access to the property and parking will remain as existing, with the addition of a garage to the rear for off street parking. The Cumbria Highways Authority raised no objections to the proposal, but requested that windows should not open out onto the highway in order to protect highway safety.</p> <p><u>Conclusion</u></p> <p>There have been no objections to the proposal.</p> <p>Overall, it is considered that the proposal accords with the policies set out within the Copeland Local Plan and therefore should be approved.</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 hereby permitted shall be commenced before the expiration of three years from the date of this permission. <p>Reason</p>

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: -

Site Location Plan, scale 1:1250, received 11th September 2020;

Site Plan, scale 1:100, received 11th September 2020;

Existing Ground and First Floor Layouts, scale 1:100, received 24th October 2020;

Proposed Ground and First Floor Layouts, scale 1:100, received 24th October 2020;

Existing and Proposed Elevations, scale 1:100, received 24th October 2020;

Existing and Proposed Front and Rear Elevations, scale 1:100, received 11th September 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.

3. All new ground floor windows and doors abutting the highway must be of a type which cannot open outwards into the highway. Once installed they should remain as such at all times thereafter.

Reason

To minimise possible danger to other highway users and in accordance with ST1 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 : 02/11/2020
Authorising Officer: N.J. Hayhurst		Date : 04/11/2020
Dedicated responses to:- N/A		