



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2389/OF1
2.	Proposed Development:	TO ALTER/ENLARGE THE TWO EXISTING GARAGES ON THE SITE
3.	Location:	LAND LYING TO THE SOUTH OF ALBERT STREET, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - 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: SITE AND LOCATION This application relates to a small area of land to the south of Albert Street in Millom that currently houses some garage buildings. PROPOSAL Planning Permission is sought for the demolition of two existing garages and their replacement with two larger garages. The overall replacement structure will be 6.7 metres in width and 5.6 metre in depth. It will be divided into two garages with internal widths of 3 metres and 3.4 metres. It will have an overall height of 4.1 metres, an eaves height of 2.4 metres and has been designed with a lean-to roof. The front elevation will include two white, roll-up metal garage doors which will be 2.8 metres in width and the side and rear elevations will remain blank. The garages will also be finished in grey wet-dashed blockwork and marley concrete roof tiles.	

RELEVANT PLANNING APPLICATION HISTORY

There have no previous planning applications on this site.

CONSULTATION RESPONSES

Millom Town Council – No objections.

Highways Authority - No objections.

Lead Local Flood Authority – No objections.

Public Representations

Public representations for this application have been advertised by way of site notice and neighbour notification letters issued to 5 no. properties.

No objections have been received in relation to the statutory notification procedure.

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

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity, highway safety and flood risk.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained, with appropriate scale and materials, responding to the character of the site.

The proposed garages will be located adjacent to an existing garage and will be modest in scale. The design respects the character of the overall site, which comprises a collection of small garage units. Externally, the building would be finished in wet-dashed blockwork to match the existing garages, and metal garage doors and concrete roof tiles, which are typical of the area. On this basis, the proposal is considered to meet Policy DM10 and the NPPF guidance.

Residential Amenity

Policy ST1, DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity.

Due to the proposals location and relationship with the neighbouring garages on the site, it is considered that there will be no detrimental impact on residential amenity. In addition, the proposal is not materially different from the existing garages and the existing boundary wall will help screen the development. It is however appropriate to attach a planning condition to ensure the use of the garages remains domestic in nature and that non-conforming uses are not introduced into the area. On this basis, the garage is considered to comply with Policy DM10 of the Local Plan.

Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The site access will not be affected by the proposal and the use of the garages will be for general domestic storage. It is therefore considered that the proposal will not have a material effect on the existing highway conditions.

On this basis, the Highway Authority raised no objection to the proposed development and the proposal is considered to meet Policy DM22.

Flood Risk

The NPPF and Policy DM24 seek to protect developments against risks of flooding.

The application is accompanied by a Flood Map which confirms that the site is located within Flood Zone 1, an area with a low probability of flooding. In addition, as the proposal will only be marginally larger than the existing building, it will not result in increased flood risk on the site or elsewhere.

On this basis, Cumbria County Council as the Lead Local Flood Authority raised no objection to the proposal and it is therefore considered that the proposal will meet Policy DM24 and the NPPG guidance.

Conclusion

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.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): <ol style="list-style-type: none"> The development hereby permitted must commence 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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: - Location Plan, scale 1:1250, received 1st October 2020; Block Plan, scale 1:200, received 1st October 2020; Existing and Proposed Front (North) Elevations, scale 1:100 at A4, sheet 1 Rev A, received 1st October 2020; Existing and Proposed Side (East and West) Elevations, scale 1:100 at A4, sheet 2 Rev A, received 1st October 2020; Existing and Proposed Rear (South) Elevations, scale 1:100 at A4, sheet 3 Rev A, received 1st October 2020; Existing and Proposed Floor Plans, scale 1:50 at A4, sheet 4 Rev A, received 1st October 2020; Flood Map, sheet 5, received 1st October 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. The garage must be used for the parking of private vehicles and the storage of domestic equipment only and for no commercial or business purposes whatsoever. Reason To ensure that non conforming uses are not introduced into the area.

	<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>
<p>Case Officer: Chloe Unsworth</p>	<p>Date : 24/11/2020</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 25/11/2020</p>
<p>Dedicated responses to:- N/A</p>	