



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2419/OF1
2.	Proposed Development:	CHANGE OF USE OF A DWELLING/COMMERCIAL PROPERTY INTO ONE SINGLE DWELLING
3.	Location:	24 WELLINGTON STREET, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, 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:	<p>SITE AND LOCATION</p> <p>This application relates to 24 Wellington Street, a terrace property situated within the town centre of Millom. The property is located within the Millom Conservation Area.</p> <p>PROPOSAL</p> <p>The ground floor of the building was historically used as a small retail shop, but has been in residential use since 2008. This application seeks retrospective Planning Permission to regularise this use to enable the whole building to be used as a single dwelling. The change of use only involved internal alterations to change the shop area into a lounge/dining room. No external alterations have taken place or are planned to facilitate the single use as a dwelling.</p>

RELEVANT PLANNING APPLICATION HISTORY

Previous planning approval for the change of use from shop and flat to dwelling including external alterations (ref: 4/07/2187/0).

CONSULTATION RESPONSES

Consultees

Millom Town Council – No objections.

Highway Authority - No objections.

Lead Local Flood Authority - No objections.

Conservation Officer – No objections.

Public Representation

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

No objections have been received as a result of this consultation.

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 – Strategic Development Strategy

Policy ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

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

Policy DM22 – Accessible Developments

Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning (Listed Building and Conservation Areas) Act 1990 (LBCA)

ASSESSMENT

The key issues raised by this proposal are the principle of development and the potential impacts on amenity, parking provision and heritage assets.

Principle of Development

Policies ST2, DM13 and the NPPF seek to encourage new residential within sustainable locations.

Policy ST2 designates Millom as one of Copeland's Key Service Centres whereby moderate levels of development should be focussed. As a result, the proposed town centre location is considered to provide a suitable and sustainable location for housing. The existing street contains a mix of residential and retail shops. In addition, in 2007 the property was granted planning permission to change the shop and flat into a dwelling (application 4/07/2187/0 relates). On this basis, the principle of housing within the street and in this particular building is already established.

Impacts on Amenity and Parking Provision

Policy DM10 seeks to promote high quality designs and Policy DM13 permits the conversion of non-residential buildings to provide new residential accommodation within settlement limits providing the standard of achievable accommodation is appropriate and adequate parking and amenity space can be secured. DM22 also seeks to ensure developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking.

The proposed plans show the development does not require internal works to accommodate the change of use to the dwelling house. The kitchen and bathroom will remain the same and the shop area provides space for the lounge/dining room. The proposal is modest in scale and, as there are no external alterations, it is not considered that the proposal will cause any amenity issues for adjoining neighbours. Whilst the provision of outdoor amenity space and parking are limited to serve this dwelling, the proximity of the site to local parks and car parks mitigate this need.

The Highway Authority raised no objections as part of the consultation process and advised that given the existing use of the property, it is considered that the proposal will be unlikely to have a material effect on existing highway conditions.

On this basis, the proposal is considered to satisfy Policies DM10, DM13, DM22 and the NPPF guidance.

Heritage Assets

Policy ENV4 and DM27 seek to protect the built heritage and maximise the value. DM27 supports development proposals which protect, conserve and where possible enhance the historic and cultural

	<p>architectural character of the Borough's historic sites and their settings.</p> <p>Section 72 of the LBCA requires that in considering whether to grant planning permission for development which affects a conservation area, the Local Planning Authority shall pay "special attention... to the desirability of preserving or enhancing the character of appearance" of the conservation area.</p> <p>As the proposal is located within Millom Conservation Area the Council's Conservation Officer was consulted as part of the application. He was of the opinion that the house has received a number of unsympathetic alterations over the years and the result that has been created is harmful to its surroundings. In addition, he considers the loss of the shop unit on one of Millom's main shopping streets to be undesirable. However on balance as there are no proposed external alterations as part of this application, the Conservation Officer did not consider that the proposal entails unjustifiable harm.</p> <p>On balance, it is therefore considered that the proposed change of use would not harm the character and appearance of the conservation area and therefore the proposal is considered to meet Policy DM27(A) and DM27(C), thereby satisfying the duties set out in the LBCA.</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>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <p>1. 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: -</p> <p>Location Plan, scale 1:1250, received 20th October 2020; Existing and Proposed Floor Plans, received 20th October 2020; Design and Access Statement, received 20th October 2020.</p> <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>Should the owner propose any future works to the building in the future then they should seek advice</p>

from the Council's Conservation Officer to ensure they are appropriate given the location of the building within the Millom Conservation Area.

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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: Chloe Unsworth

Date : 14/12/2020

Authorising Officer:

Date :

Dedicated responses to:- N/A