



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/20/2439/0F1
2.	Proposed Development:	SUB DIVISION OF EXISTING DWELLING INCLUDING MINOR EXTERIOR ALTERATIONS TO CREATE TWO DWELLINGS
3.	Location:	91-92 TRUMPET TERRACE, CLEATOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 91-92 Trumpet Terrace, situated in Cleator. The dwelling is surrounded by other residential properties. PROPOSAL This planning application seeks approval for the conversion of the single residential property into 2 dwellings. Each dwelling will have 3 bedrooms over the first and second floor, one bathroom and an open plan kitchen/diner lounge on the ground floor. All alterations will be internal, other than the opening up of an external door on the front of the property to provide separate entrances.	

Each dwelling will have its own amenity space to the rear. No parking for the properties has been identified.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications on the site.

CONSULTATION RESPONSES

Flood and Coastal Defence Engineer

The development does not increase flood risk and creates no additional impermeable surfaces, therefore the main consideration is for the inclusion of flood resistance measures for the development where appropriate.

On receipt of mitigation measures for the property, no further objections were raised.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 4 no. properties.

No responses have been received as a result of these consultations.

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 SS2 – Sustainable Housing Growth
Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards
Policy DM12 – Standards for New Residential Developments
Policy DM22 – Accessible Developments
Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy 2019 (NPPF)
Copeland Housing Strategy 2018-2023

ASSESSMENT

The main issues raised by this application relate to the impact on the street scene, the impact on the neighbouring properties, highway safety relating to parking provision and flooding issues.

Principle of Development

The application seeks to convert a single residential dwelling into 2 separate dwellings. The site lies within the settlement boundary of Cleator, which is identified as a Local Centre under Policy ST2 of the Local Plan where the provision of residential dwellings within the defined limits is encouraged.

On this basis it is considered that the principle of the development is acceptable in the context of Policy ST2 of the Local Plan.

Impact on the street scene

Other than the addition of a second entrance door on the front elevation, all alterations are internal and will therefore not have an effect on the appearance of the property. Overall, it is considered that the alterations and design comply with policy DM10 of the Copeland Local Plan.

Effect on neighbouring amenity

The proposal will increase the number of dwellings on the site from one household, to two households. However, the dwellings will not increase the existing bedroom provision. On the whole, it is considered that there is unlikely to be a material change from the existing situation which comprises a 6 bedroomed single dwelling and therefore this proposal is unlikely to create amenity issues for the neighbouring properties.

Highway safety and parking provision

The plans do not include any off street parking for the property, as is the existing situation. There is existing on street parking to the front of the site and given its close proximity to Cleator and Cleator Moor where there are a range of services and transport options, this is considered to be acceptable. On this basis, it is considered that the proposal complies with Policy DM22 of the local plan and is therefore considered to be acceptable in highways terms.

	<p><u>Flood Risk</u></p> <p>The dwelling is situated within flood zones 2 and 3, therefore a flood risk assessment was submitted by the Applicant. The Flood and Coastal Defence Engineer requested that the resilience measures and mitigation identified in the FRA are put in place in order to provide betterment for the property going forward. The Applicant has confirmed the following measures:</p> <ul style="list-style-type: none"> • External doors will be fitted with a flood barrier; • The external walls are all pebbledash rendered which provide protection outside of the blockwork. • There will be internal render lining installed • Replace any air vents with specially designed products to prevent water ingress • Fit kitchen appliances above the ground • Fit electrical services and meters above the flood risk level. <p>These measures were considered to be acceptable and the Flood and Coastal Drainage Engineer raised no objections to the proposal. Overall, it is considered that the development will comply with Policies ENV1 and DM24 of the Copeland Local Plan with respect to flood risk.</p> <p><u>Conclusion</u></p> <p>No objections have been received to the development.</p> <p>Overall, the proposal is deemed to be acceptable and based on the information submitted, will result in an acceptable form of development which will be consistent with the general form and appearance of this residential area and meets the requirements of Local Plan Policies ST1, ST2, ENV1, DM10, DM12, DM22 and DM24 of the Copeland Local Plan.</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> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none"> 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 1:200 and 1:1250, received 27th October 2020;
Existing floor plans, elevations and section, scale 1:100, received 27th October 2020;
Proposed ground and first floor plans, scale 1:50, received 27th October 2020;
Proposed second floor and roof plan, scale 1:50, received 27th October 2020;
Proposed elevations and section, scale 1:50, received 27th October 2020;
Flood Risk Assessment, written by WSP, received 27th October 2020;
Planning Statement, written by WSP, received 27th October 2020;
Email from Michael Wood of WSP, received 9th December 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. Prior to the first occupation of the dwellings hereby approved, all flood mitigation and resilience measures set out by Michael Wood from WSP in the email received 9th December 2020, must be fitted and brought into use. These measures must remain in place and operational at all times thereafter.

Reason

To mitigate and manage flood risk in accordance with Policies ENV1 and DM24 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 : 18/12/2020
Authorising Officer: N.J. Hayhurst	Date : 21/12/2020
Dedicated responses to:- N/A	