



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2442/OF1
2.	Proposed Development:	EXTENSION TO SHOP FLOOR AREA AND WORKSHOP FLOOR AREA
3.	Location:	LAKELAND MOTORCYCLES, PICA
4.	Parish:	Distington
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.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to Lakeland Motorcycles, a detached building in Pica. The building is in use as a sales room and garage for motorcycles.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the extension to the existing workshop and sales room to include the demolition of the existing single garage.</p> <p>The existing building will be extended from 8.8m to 12.2m in length and 11.7m in width with an additional attached workshop to be 6.9m in length and 4.6m in width to the south east of the site. The overall height will remain as existing at 3.1m at the highest point.</p> <p>The proposal will provide an additional workshop and sales area to allow for the expansion of the</p>

business.

Access and parking will remain as existing with ample off street parking available to the north of the property.

RELEVANT PLANNING APPLICATION HISTORY

Fitting of motorcycle MOT facility, approved in 1996, application reference 4/96/0205/0 relates;

Erection of workshop extension, approved in 2002, application reference 4/02/0181/0 relates;

Outline for demolition of garage and erection of single bungalow, approved in 2005, application reference 4/05/2680/0 relates.

CONSULTATION RESPONSES

No consultation responses have been received.

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 ER6 – Location of Employment

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework 2019 (NPPF)

ASSESSMENT

Principle of the development

Planning policies ST1 and ST2 seek to encourage the expansion and retention of existing employment opportunities and services. This proposal will allow the existing business to expand which is supported by Policy. The demolition of the existing garage and its replacement with an extension that reflects the existing building form is acceptable.

Design and impact on residential amenity

Although the proposal will increase the floor space significantly, the overall height of the building will remain as existing and is considered to be modest. The extension on the west elevation of the building will not have any effect on any properties as there is open space immediately adjacent. On the eastern side where the small workshop extension is proposed, a separation distance of 10m will be retained from the closest dwelling known as Loughrigg. As there are no windows proposed on the side of the workshop and with no windows in the side elevation of Loughrigg and a detached garage between the dwelling and the workshop, it is considered there is unlikely to be an adverse impact on the amenity of the occupiers of the neighbouring property. No objections have been received from the surrounding properties.

The proposed materials will match the existing building with white dry dash rendered walls and a steel sheet roof. These materials are considered to be acceptable and will not change the existing situation.

Overall, it is considered that the proposal complies with Policy DM10 of the Copeland Local Plan.

Access and parking

Access to the facility will remain as existing and be taken from the C4006 which runs through Pica. Ample off street parking is available at the front of the unit and will be unaffected by the proposal. It is considered that the proposal is unlikely to have a material effect on the highway and therefore complies with Policy DM22 of the Copeland Local Plan.

Conclusion

There have been no objections to the proposal.

	Overall, it is considered that the proposal accords with the policies set out within the Copeland Local Plan and will allow the expansion and retention of a local business. It is considered therefore that the application should be approved.
8.	Recommendation: Approve (commence within 3 years)
9.	Condition(s): 1. The development hereby permitted shall be commenced 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. 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: - Location and block plans, scales 1:1250 and 1:500, drawing number PB-PE-001, received 2 nd November 2020; Existing floor plan, roof plan and elevations, scale 1:100, drawing number JB-PE-002, received 2 nd November 2020; Proposed floor plan, roof plan and elevations, scale 1:100, drawing number JB-PE-003, received 2 nd November 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. 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 : 21/12/2020
Authorising Officer: N.J. Hayhurst		Date : 22/12/2020
Dedicated responses to:- N/A		