



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/20/2465/OR1	
2.	<b>Proposed Development:</b>	RESERVED MATTERS APPLICATION FOR A FOUR BEDROOMED DETACHED DWELLING (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) FOLLOWING ON FROM PREVIOUSLY APPROVED OUTLINE APPLICATION 4/19/2420/001	
3.	<b>Location:</b>	MEADOWFIELD LODGE, LITTLE MILL, EGREMONT	
4.	<b>Parish:</b>	Egremont	
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b>  <b>Site and Location</b>  This application relates to an area of garden land extending 0.14 hectares, which lies to the north of Meadowfield Lodge. The site is located within an existing group of 10 residential properties, known as Little Mill, located within the South East of Egremont.  <b>Relevant Planning History</b>  4/19/2420/001 – Outline for a single dwelling including approval of access – Approve  <b>Proposal</b>  This application seeks the approval of reserved matters for a single dwelling on this site, including landscaping, layout, and scale. This application following the approval of outline planning permission (ref: 4/19/2420/001) which included details of the proposed access.		

The proposed dwelling will measure 10.6m x 8m, and benefits from an eaves height of 4.9m and an overall height of 7.6m. The proposed development will also benefit from a single storey element which will project from the front of the dwelling by 9.3m and extend along this elevation by 6.3m. This element of the development will have an eaves height of 2.5m and a maximum overall height of 4.6m.

The ground floor of the proposed dwelling will incorporate an entrance hall, wc, boot room, utility room, tv lounge, kitchen/dining room/family area, and a double garage. The proposed first floor of the dwelling will accommodate a master bedroom, with a dressing room and ensuite bathroom, three bedrooms and a family bathroom. Externally the proposed dwelling will be finished with self-coloured k render, brick cills and heads, flat profile grey roofing tiles, and grey UPVC windows and doors.

### **Consultation Responses**

#### Egremont Town Council

No comments received.

#### Cumbria County Council – Cumbria Highways & Lead Local Flood Authority

No comments received.

#### United Utilities

No comments received.

#### Historic Environments Officer

No objections to the application but still considers that the archaeological works previously requested are undertaken secured in any new consent that may be granted.

#### Public Representation

This application has been advertised by way of a site notice and neighbour notification letters issued to seventeen properties. One letter of objection has been received, which raises the following concerns:

- The access to the proposed building is a single unadopted lane in a poor state of repair, the plans do not have anything in place to alleviate the problem.
- Building another dwelling add to the already poor state of the lane.

### **Planning Policy**

Planning law requires that 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 SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM22 – Accessible Developments

Policy DM26 - Landscaping

### **Other Material Planning Considerations**

National Planning Policy Framework (2019)

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

The Cumbria Landscape Character Guidance and Toolkit (CLCGT)

#### Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Preferred Options Consultation. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

### **Assessment**

### Principle of Development

The principle of new housing is supported in the Copeland Local Plan through strategic policies ST1 and ST2 along with policies SS1, SS2 and SS3. These policies seek to promote sustainable development to meet the needs and aspirations of the Boroughs housing market, as well as having consideration for the requirements of smaller settlements within the Borough, which respect their scale and function.

The application site falls within the designated settlement boundary for Egremont, which is listed as a Key Service Centre in Policy ST2 of the Copeland Local Plan. This policy allows for infill housing sites and moderate allocations to form extensions to the town to meet general needs, with larger sites required to offer a proportion of affordable housing. The previous outline approval at this site has already established the principle for developing this site for residential purposes.

### Design and Impact on Residential Amenity

Within the Copeland Local Plan, Policies ST1, DM10, DM11, and DM12 of the Local Plan, and section 12 of the NPPF seek to secure high standards of design for new residential properties. These policies seek to create and maintain a reasonable standard of amenity, and set out detailed requirements with regard to standard of residential amenity, including the provision of parking spaces, separation distances and open space.

This application seeks the approval of reserved matters for the erection of a single detached four bedroom dwelling on this site. The submitted layout and design of the proposed dwelling is considered acceptable for this site. As part of the original outline application concerns were raised from a neighbouring property with regard to potential overlooking. The submitted plans meet the required separation distances and include no side facing windows therefore the development is not considered to create amenity issues for the neighbouring dwellings. The only side facing window with the ground floor south elevation of the dwelling is not considered to create overlooking issues for the adjacent dwelling due to the significant change in levels between the two sites.

On this basis, the proposed development is considered to comply with Policies ST1 and DM18 of the Local Plan and section 12 of the NPPF.

### Landscape and Visual Impact

Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

	<p>The application site lies within the existing settlement boundary for Egremont, bounded by existing properties. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 0 'Urban Area'. It is considered that a single dwelling at this site would be viewed against the backdrop of the existing properties, therefore the development is not considered to result in intrusion into the open countryside and would result in infilling between existing dwellings.</p> <p>The proposal is therefore considered to comply with policies ST1, ENV5 and DM26 of the Copeland Local Plan and provisions of the NPPF.</p> <p><u>Highway Safety and Access</u></p> <p>Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context. Section 9 of the NPPF promotes sustainable transport. Paragraph 102 states that transport issue should be considered from the earliest stages of development proposals, so that the potential impacts of development on transport networks can be assessed, opportunities to promote walking, cycling and public transport are identified and pursued, environmental impact of traffic can be identified, and patterns of movement, street and parking are integral to design of schemes, and contribute to making high quality places.</p> <p>As part of this development it is proposed to utilise the existing access that serves the existing properties at Little Mill from Vale View, located to the west of the application site. Concerns have been raised by a neighbouring property with regard to the use of this access, however this detail was approved under the previous outline approval at this site.</p> <p>Cumbria Highways have offered no comments on the current application, however as part of the original outline application they requested the submission of a Construction Management Plan, which they deemed satisfactory. It is conditioned as part of the outline application that the development will need to be completed in line with this approved document.</p> <p>On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan and the NPPF.</p> <p><u>Conclusion</u></p> <p>On the basis of the above, I consider the submitted details of the proposed dwelling to be acceptable in terms of scale and design. The development is therefore compliant with the above Policies of the Copeland Local Plan.</p>
8.	<p><b>Recommendation:</b> Approve Reserved Matters</p>

9.	<p><b>Condition(s):</b></p> <ol style="list-style-type: none"> <li>1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.</li> </ol> <p>Reason</p> <p>To comply with Section 92 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"> <li>2. 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:- <ul style="list-style-type: none"> <li>- Block Plan and Location Plan (Amended), Scale 1:200, Dwg No 20/0275/2, received by the Local Planning Authority on the 5<sup>th</sup> January 2021.</li> <li>- Ground Floor Plan (Amended), Scale 1:50, Dwg No 20/0275/2, received by the Local Planning Authority on the 5th January 2021.</li> <li>- First Floor Plan (Amended), Scale 1:50, Dwg No 20/0275/4, received by the Local Planning Authority on the 5th January 2021.</li> <li>- Elevations (Amended), Scale 1:100, Dwg No 20/0275/5, received by the Local Planning Authority on the 5th January 2021.</li> <li>- 3D Images (Amended), received by the Local Planning Authority on the 5th January 2021.</li> <li>- Design and Access Statement, received by the Local Planning Authority on the 25th November 2020.</li> </ul> </li> </ol> <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><b>Informative:</b></p> <ol style="list-style-type: none"> <li>1. Prior to the commencement of this development, the requirements of Planning Conditions 7 &amp; 8 of Outline Planning Approval Ref: 4/19/2420/001 are required to be submitted and approved in writing by the Local Planning Authority.</li> <li>2. The development hereby approved must be carried out in accordance with condition 5 of Outline Planning Approval Ref: 4/19/2420/001.</li> </ol>
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	<p><b>Statement:</b></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><b>Case Officer:</b> C. Burns</p>	<p><b>Date :</b> 11.01.2021</p>
<p><b>Authorising Officer:</b> N. J. Hayhurst</p>	<p><b>Date :</b> 12/01/2021</p>
<p><b>Dedicated responses to:-</b> N/A</p>	