

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2501/OR1
2.	Proposed Development:	RESERVED MATTERS FOR A THREE BEDROOMED DWELLING & DETACHED GARAGE FOLLOWING APPROVED OUTLINE PLANNING APPLICATION 4/18/2177/001
3.	Location:	PLOT 1, LAND AT GILGARRAN PARK, GILGARRAN
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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 <p>This application relates to Plot 1 situated on the land at Gilgarran Park, Gilgarran. The site has agricultural fields to the north and south, residential dwellings to the east and the road to Distington to the west.</p> <p>The land has been subject to an outline approval, along with Plot 2. This was approved in 2018 (application reference 4/18/2177/001 relates).</p> PROPOSAL <p>This application seeks approval of the reserved matters relating to layout, scale, access, appearance and landscaping for Plot 1, further to the previously approved outline application.</p>	

The proposed detached dwelling is designed as a bungalow, including a kitchen/diner, living room, utility room, bathroom and 3 bedrooms. There will be a detached double garage.

The dwelling will be 14.8 metres in overall width, narrowing to 10.4m at the front of the plot, 16.2 metres in length, an eaves height of 2.4 metres and an overall ridge height of 4.4 metres. The sloped roof will be 2.4m at the lowest point and 5m at the highest.

A detached double garage is proposed to the north of the plot to be 6m x 6m, 3.3m to the pitch and 2.3m to the eaves.

Access will be taken from Gilgarran Park Road, with parking, turning and amenity space provided to the front of the property with a large garden to the rear.

The application is accompanied by the following documentation:-

- Site Location Plan;
- Elevations;
- Floor Plans;
- Garage Specifications;
- Landscaping Information;
- Design and Access Statement;
- Drainage Information;
- Tree Survey;
- Preliminary Ecological Appraisal;
- Phase 2 Ground Investigation Report.

CONSULTATION RESPONSES

Distington Parish Council – Raised no objections but questioned whether the necessary drainage had been demonstrated, whether gravel was the best option for a driveway and considered that the gated driveway would not be in keeping with the other dwellings on the road that are open fronted.

Cumbria County Highways – No objections as it is considered that the proposal will not have a material effect on the existing highway conditions. Any works within the Highway must be agreed with the Highway Authority.

Local Lead Flood Authority – No objections as the proposal does not increase the flood risk on the site or elsewhere.

United Utilities – Raised no objections to the proposal but re-iterated the comments made on the outline application with regards to foul and surface water being drained on separate systems and the provision of a full surface water drainage plan prior to construction.

Flood and Coastal Defence Engineer - I note that the Reserved Matters do not include Drainage,

although, I will make the following comments about this:

- Foul and surface water are to be drained on separate systems, each with its own soakaway.
- Detailed design for the soakaways should be picked up in the Building regulations application.
- No details of surface water drainage for the detached garage and driveway appear to have been included.

Arboricultural Officer – Initially requested clarity with regards to the size, location and species of the replacement tree planting. Further to the provision of additional information, the details were considered to be acceptable.

Natural England – No objections.

Public Representations

The application has been advertised by way of a site notice and neighbour notification letters issued to 8 no. properties.

No responses have been received as a result on these advertisements.

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 DM12 – Standards for New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy 2019 (NPPF)

Copeland Interim Housing Policy May 2017 (IHP)

Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

Copeland Borough Council – Strategic Housing Market Assessment and Objectively Assessed Housing Need (SHMA)

National Design Guide (NDG)

Cumbria Development Design Guide (CDDG)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently 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

Outline planning permission was granted for two residential properties in 2018 under reference 4/18/2177/001, which established the principle of residential development on the site. Layout, scale, access, appearance and landscaping were reserved for future approval and this application seeks to address these matters.

Layout, Scale, Design and Appearance

The dwelling submitted is of a modest scale, being a bungalow with a low eaves and ridge height. This will not only reflect the existing residential development to the east of the site, but also help to soften the edge of Gilgarran, allowing for a gradual transition from the rural landscape to the built up area. It is considered that the dwelling sits neatly in the plot, allowing space for amenity and maintenance of the property.

The dwelling includes windows on the side elevation to serve the living room. These will face diagonally onto the adjacent plot which has been submitted in tandem for approval (application reference 4/20/2489/0R1 relates). There are no windows for habitable rooms on the west elevation of the dwelling proposed for the adjacent plot, which has already gained approval, therefore planning policy states that separation distances of at least 12 metres are required in order to avoid overlooking issues. These distances cannot be achieved due to the size of the plots, however the Applicant for the adjacent dwelling has confirmed that a 1.8 metre high close boarded timber fence will be erected along the boundary and the border of Plot 1 will be fully planted with trees. This will

ensure that there is no overlooking, and the angle of the dwelling will help to alleviate this issue. The separation between the properties will be approximately 11 metres and with the mitigation measures, this is considered to be acceptable in this instance

The detached double garage will be positioned to the north of the site on the corner of the plot at the junction between the Distington Road and the minor road which serves Gilgarran. Due to the small scale of the garage, the low eaves height and the proposed planting on the corner of the plot, it is considered that the garage will be well screened. The timber construction will allow the garage to retain some rural characteristics and help to soften the transition from open countryside to the built up area.

Details of the proposed materials have been provided with the application to include white render and timber cladded walls and a black/anthracite tiled roof. The materials chosen are modern and the timber cladding will contrast with the rendered properties on Gilgarran Park. The dwelling will be set back within the plot with planting around the edges in order to provide screening.

Overall, it is considered that the dwelling is of an appropriate scale, design and appearance and complies with Policy DM10. Its siting within the plot will help to reduce its impact at this entrance into the village

Access and parking

The plans show a single access point onto the road to Gilgarran Park. This is considered to be acceptable as it mirrors the layout of the existing dwellings. Cumbria Highways have raised no objections to the proposal.

Parking and turning space has been provided within the plot, with ample space for off road parking and a further 2 spaces within the detached garage. Cars are able to exit the site in a forward gear, therefore ensuring that there will be no adverse impact on highway safety.

The Parish Council raised concerns with the proposed gravel driveway leading to the dwelling. This is considered to be acceptable in this location as it is permeable and will help with the drainage for the site. Concerns were also raised with regards to the gates on the front of the property, however these are likely to be desirable for security and it is not considered necessary or reasonable to have them removed from the scheme.

Provided the access is constructed in accordance with the submitted plans, the proposal complies with Policy DM22 of the Copeland Local Plan.

Landscaping

The boundary treatments specified include a low level rendered wall to the front of the plot with the retention of the hedgerow to the south and west of the site. Further trees will be planted at various points around the plot, with some a small group on the corner of the plot at the entrance to the village which will help to screen the detached garage. The proposed landscaping is considered to be

	<p>acceptable in this location and will help to ensure that the dwelling respects the character and appearance of this part of Gilgarran.</p> <p><u>Drainage</u></p> <p>Some information has been submitted in relation to drainage, however in order to further consider this, the Applicant's Agent has requested that this be dealt with at a later stage by way of condition. This information should satisfy the concerns raised by Distington Parish Council in relation to drainage for the site.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The principle of the development was established by the granting of outline planning permission in 2018.</p> <p>The submitted details show a modest, modern bungalow which has been appropriately sited within the plot to reduce its impact on the character and appearance of this entrance to the village. Although modern materials are proposed these are appropriately detailed and are likely to produce an appropriate finish that reflects the contemporary nature of the design. The addition of landscaping and the retention of the existing hedgerow will help to soften the appearance of the proposed development.</p> <p>The proposed access point is appropriately sited to achieve a safe and convenient entrance to the plot and adequate provision of parking and turning can be achieved to serve a single dwelling.</p> <p>No objections have been received to the proposal.</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 policy requirements set out in the Local Plan and the guidance contained with the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve Reserved Matters</p>
9.	<p>Condition(s):</p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"> The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission. <p>Reason</p> <p>To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the</p>

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: -

Site Plan, scale 1:100, drawing number NR/SO/20/001, received 15th December 2020;
Location Plan and Proposed Ground Floor Plan, scale 1:1250 and 1:50, drawing number NR/SO/20/002, received 15th December 2020;
Location Plan and Proposed Roof Plan, scale 1:1250 and 1:50, drawing number NR/SO/20/003, received 15th December 2020;
Proposed Elevations, scale 1:50, drawing number NR/SO/20/004, received 15th December 2020;
Visibility Splays, scale 1:100, drawing number NR/SO/20/005, received 15th December 2020;
Double garage specification, received 15th December 2020;
Design and Access Statement, written by Solo Timber Frame, received 15th December 2020;
Drainage Strategy, written by Kingmoor Consulting, received 15th December 2020;
Tree Survey, written by Openspace, received 15th December 2020;
Phase 2 Ground Investigation Report, written by Kingmoor Consulting, received 15th December 2020;
Tree Size Statement, received 21st February 2021;
Proposed Drainage and External Works Layout, scale 1:100, drawing number 21-052-DWG001A, received 10th February 2021;
Detailed Drainage Design, written by Kingmoor Consulting, received 10th February 2021;
Position and Type of Trees, received 10th February 2021;
Planting and Landscaping Scheme, written by Alan Robin, received 10th February 2021.

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.

Pre-Occupation Conditions

3. Prior to their use on the dwelling hereby approved, representative samples of the materials to be used on the external surfaces of the development must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in

accordance with Policy DM10 of the Copeland Local Plan.

4. Prior to the first occupation of the dwelling hereby approved, full details of the foul and surface water drainage scheme must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must become operational before the development is brought into use and shall be so maintained thereafter.

Reason

To ensure the provision of a satisfactory drainage scheme in accordance with policies ENV1 and DM24 of the Copeland Local Plan.

5. Prior to the first occupation of the dwelling hereby approved, the hard and soft landscaping works must be carried out in accordance with the Planting and Landscaping Scheme, written by Alan Robin, received on 10th February 2021. The planting and landscaping must be retained as such at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policies DM26 and DM28 of the Copeland Local Plan.

Other Conditions

6. The existing hedgerows on the site must be retained at all times in accordance with the Planting and Landscaping Scheme, written by Alan Robin, received on 10th February 2021

Reason

To enhance the appearance of the development in the interests of visual amenities and to ensure a satisfactory landscaping scheme in accordance with Policy DM26 of the Copeland Local Plan.

7. Foul and surface water must be drained on separate systems and retained as such at all times.

Reason

To ensure a satisfactory scheme of surface water disposal from the site in accordance with policies ENV1 and DM24 of the Copeland Local Plan.

	<p>Informatives</p> <p>1) 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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> <p>2) Any works within the Highways must be agreed with the Highways Authority. No works and/or person performing works on any part of the Highway, including verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria County Councils Streetworks's team.</p> <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: Sarah Papaleo</p>	<p>Date : 19/03/2021</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 19/03/2021</p>
<p>Dedicated responses to:- N/A</p>	