



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2075/OF1
2.	Proposed Development:	ERECTION OF A DETACHED 1.5 STOREY GARAGE
3.	Location:	NO 4 THE DOWER HOUSE, RHEDA PARK, FRIZINGTON,
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Listed Building - Listed Building, 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 This application relates to No 4 The Dower House, a dwelling located within a courtyard of other dwellings. The site is accessed by a private road which runs through Rheda Park. PROPOSAL Planning Permission is sought to erect a detached building on land to the south of Dower House. The building will measure 7m x 7.5m and have an overall height of 6.8m. The eaves height will be 3m. There will be two sets of garage doors on the front elevation facing north with a single pedestrian door on the west elevation. Two skylights are proposed in the north elevation roof and a	

small window in the west elevation.

The proposal includes a double garage on the ground floor and space for a gym on the first floor.

This application has been submitted in tandem with an application for Listed Building Consent due to the site being within the curtilage of a Listed Building (application reference 4/21/2076/OL1 relates).

Applications for Planning Permission and Listed Building Consent were approved in 2020 for the same development. This application seeks to change the materials utilized in the build.

RELEVANT PLANNING APPLICATION HISTORY

Renovation of Dower House to form 4 dwellings, approved in 2011 (application reference 4/11/2310/OF1 relates);

Listed Building Consent for works associated with renovation of Dower House to form 4 dwellings, approved in 2011 (application reference 4/11/2311/OL1 relates);

Amendment of conditions 6, 11, 12, 13 and 15 of planning approval 4/11/2310/OF1 (renovation of house to form 4 dwellings, approved in 2014 (application reference 4/14/2504/OF1 relates);

Listed Building Consent to install a painted metal railing system fixed to the top of the existing parapet, approved in 2019 (application reference 4/19/2565/OL1 relates);

Erection of a detached 1.5 storey garage, approved in April 2020 (application reference 4/20/2076/OF1 relates);

Listed Building Consent for the erection of a detached 1.5 storey garage, approved in April 2020 (application reference 4/20/2077/OL1 relates).

CONSULTATION RESPONSES

No consultation responses have been received.

Public Representations

The application has been advertised by way of a site notice and neighbour notification letters issued to 6 no. properties.

No representations have been received.

PLANNING POLICIES

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles
ENV4 – Heritage Assets

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place
Policy DM18 – Domestic Extensions and Alterations
Policy DM22 – Accessible Developments
Policy DM27 – Built Heritage and Archaeology

Other Material Planning Considerations

National Planning Policy Framework (NPPF)
Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

Emerging Copeland Local Plan

The emerging Copeland Local Plan 2017-2035 is currently 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 the development

The principle of the development was established with the approval of the application for planning permission in 2020. This application seeks to amend the materials to be used only and all other details will remain the same.

Design and effect on the surrounding area

The proposed garage is significantly sized, however has been designed in order to create as little impact on the surroundings as possible. The garage has been designed with a steeply pitched roof, with a low eaves height but high ridge in order to allow for the roof space to be utilized. The low eaves allows the garage to remain subservient to the surrounding properties.

The chosen materials include a slate roof, rendered walls with sandstone features and timber doors which match the external materials of the Listed Building known as Dower House to the north of the proposal. This will allow the garage to blend in with the surroundings and maintain the character of

	<p>the heritage asset.</p> <p>The previous application included fully sandstone walls, this has been amended to include sandstone quoins, coping and ridge with the use of sandstone on the whole elevation facing the road. As the other elevations will not be visible from public viewpoints, this is considered to be an acceptable change. Overall, the development is considered to comply with Policies DM18 and DM10 of the Copeland Local Plan.</p> <p><u>Access</u></p> <p>The garage is to be sited to the north of the private spine road which runs through the centre of Rheda Park. No response has been received from Cumbria Highways with regards to the application, however the comments on the previous application stated no objections. It was considered that the garage will not have an effect on the road and has sufficient space for parking and turning to the north. As the garage will remain in the same position as previously approved, it is considered that the proposal complies with Policy DM22 of the Copeland Local Plan relating to accessible developments.</p> <p><u>Use of the garage</u></p> <p>Due to the size of the garage, it is considered prudent to include a condition to limit its use to domestic purposes only, in order to ensure that commercial uses are not introduced into the area which may affect the neighbouring amenity.</p> <p><u>Planning Balance and Conclusion</u></p> <p>On balance, it is considered that the change in materials on the external surface of the garage is a minor change and is acceptable in this location.</p> <p>No objections to the proposal have been received.</p> <p>Overall this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the policies within the adopted Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</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</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 Location Plan, scale 1:1250, drawing number 03, received 23rd February 2021;
Site Plan, scale 1:200, drawing number 02, received 23rd February 2021;
As Proposed Plans and Elevations, scale 1:100, drawing number 10B, received 23rd February 2021;
Heritage and Design and Access Statement, prepared by Stuart Woodall, received 23rd 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.

3. The detached garage building hereby approved must only be used in association with and ancillary to the residential property known as 4 The Dower House and shall not be used for any commercial or business purposes or as a separate residential unit whatsoever.

Reason

To ensure that non conforming uses are not introduced into the area in accordance with Policies ST1 and DM18 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 : 26/03/2021
Authorising Officer: N.J. Hayhurst	Date : 15/04/2021
Dedicated responses to:- N/A	