

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2084/OR1
2.	Proposed Development:	RESERVED MATTERS APPROVAL FOR ONE DETACHED BUNGALOW (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE) FOLLOWING OUTLINE APPROVAL 4/17/2028/001
3.	Location:	LAND AT BARWISE ROW, ARLECDON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - 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 a plot of land situated on Barwise Row in Arlecdon. The site has agricultural fields to the west, a further plot for development to the south and a residential garden to the north. There is a playing field on the opposite side of Barwise Row to the east which is associated with the Community Centre.</p> <p>The land has been subject to an outline approval, approved in 2018 (application reference 4/17/2028/001 relates).</p> PROPOSAL <p>This application seeks approval of the reserved matters relating to layout, scale, access, appearance and landscaping for the plot, further to the previously approved outline application.</p>	

The proposed detached dwelling is designed as a dormer bungalow, including a kitchen/diner, utility room, 2 bedrooms, an en-suite bathroom and garage on the ground floor and two further bedrooms, two en-suite bathrooms and a walk in wardrobe on the first floor.

The dwelling will be 11.5m in width, 20.6 metres in length, with an eaves height of 2.8 metres and an overall ridge height of 6.5 metres.

Access will be taken from Barwise Row, with parking, turning and amenity space provided to the front of the property with a large garden to the rear. The site will be bound by a 1.8m high close boarded timber fence to the northern and southern boundary, a 1m high post and wire fence to the western boundary and the retention of the hedgerow to the east along Barwise Row.

The application is accompanied by the following documentation:-

- Site Location Plan;
- Elevations;
- Floor Plans;
- Landscaping Information;
- A Parking and Turning Plan.

CONSULTATION RESPONSES

Parish Council – No comments received

Cumbria Highways Authority - Initially requested plans to show the appropriate visibility splays and parking and turning arrangements for the site. On receipt of this information, raised no objections to the proposal, subject to conditions relating to the provision of the visibility splays, the surfacing of the access drive, the reduction of height of the boundary treatments adjacent to the highway, the provision of parking and turning before the development is brought into use, the construction of the footway and the provision of opening inwards only access gates.

Public Representations

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 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 a single residential property in 2017 under reference 4/17/2028/001, 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 proposed 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 north of the site, but also help to soften the edge of Arlecdon, 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 elevations of the ground floor. These will face towards the existing garden land to the north and the development plot to the south. Policy DM12 of the Copeland Local Plan outlines the minimum acceptable separation distances as 12m between habitable windows to blank elevations and 21m between two sets of habitable windows. Due to the distance between the proposed dwelling and the adjoining property "Stepping Stone" to the north, these windows are considered to be acceptable. The proposed property has been positioned to the north of the plot, therefore retaining 21m between it and the adjacent plot to the south. This will allow for the required separation distances to be achieved and will ensure that there are no amenity issues or overlooking for either property. Furthermore, a high 1.8m close boarded fence is proposed on the side boundaries of the plot which will further mitigate any impact.

There is a balcony proposed on the rear elevation of the property to serve the master bedroom. This will be set back into the property to allow views across the fields to the rear, without any vision to the north and south sides. This will ensure that there are no issues of overlooking created due to the design of the property.

Details of the proposed materials have been provided with the application to include render and feature timber cladded walls and a dark grey slate roof. The materials chosen are modern and the timber cladding will contrast with the rendered properties in Arlecdon. The dwelling will be set back within the plot with the retention of the existing hedgerow along the highway frontage which will help to soften the impact of the new dwelling.

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 Barwise Row. This is considered to be acceptable as it mirrors the layout of the existing dwellings in the immediate vicinity. Cumbria Highways have raised no objections to the proposal however asked for a suitable parking and turning provision inside the site.

Amended plans were received to show how cars can be accommodated within the plot and ensure that they can enter and egress in a forward gear. This therefore ensures that there will be no compromise to highway safety on Barwise Row for either motor vehicles or pedestrians. Cumbria Highways raised no further concerns, subject to several conditions to secure visibility splays and the construction of the access, parking, turning and footways, prior to the use of the development.

	<p>Provided the access is constructed in accordance with the submitted plans, the proposal complies with Policy DM22 of the Copeland Local Plan.</p> <p><u>Landscaping</u></p> <p>The boundary treatments specified include the retention of the existing hedgerow to the front of the site, a high 1.8m boundary fence to the sides and a post and wire fence at the rear. The driveway will be permeable, with a patio and turfed area to the rear. The proposals are considered to be typical of a residential property and will be in-keeping with this location in Arlecdon without having a negative effect on the adjacent properties.</p> <p>Overall, the landscaping is considered to be acceptable and complies with Policy DM26 of the Copeland Local Plan.</p> <p><u>Drainage</u></p> <p>No information has been submitted in relation to drainage therefore this will be required to be submitted in order to satisfy the conditions imposed at the Outline Planning Stage.</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 satisfactorily scaled, 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 within the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve Reserved Matters</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. 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>

To comply with Section 92 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 Plan with Visibility Splays, scale 1:500, drawing number 7270-103B, received 11th May 2021;

Proposed Site Plan, scales 1:200 and 1:100, drawing number 7270-102C, received 11th May 2021;

Proposed Turning Head Layout, scale 1:50, drawing number 7270-107A, received 11th May 2021;

Proposed Ground Floor Layout, scale 1:50, drawing number 7270-100C, received 11th May 2021;

Proposed First Floor and Roof Layout, scales 1:100 and 1:50, drawing number 7270-101, received 23rd February 2021;

Proposed Elevations, scale 1:50, drawing number 7270-104, 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.

Pre-commencement conditions

3. The development must not commence until visibility splays providing clear visibility of 60 metres in both directions measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway, in accordance with *Plan 7270-102 RevC*. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays must be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

4. Prior to the commencement of the development hereby approved, any existing highway fence, wall or hedge boundary must be relocated or reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with *Plan 7270-102-RevC* submitted to the Local Planning Authority and must not be raised to a height exceeding 1.05m thereafter.

Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

5. The access and parking/turning requirements must be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason

The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and in accordance with Policy DM22 of the Copeland Local Plan.

Pre-occupation conditions

6. A footway must be provided across the sites whole frontage to the public highway, this will be to current Cumbria County Council standards, all associated costs will be paid for by the applicant and works completed prior to occupation of the dwelling hereby approved.

Reason

To secure public amenity for extending future development and in accordance with Policy DM22 of the Copeland Local Plan.

7. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is brought into use. This surfacing must extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

<p><u>Other conditions</u></p> <p>8. Access gates, if provided, must be hung so they do not open over or into the public highway and be retained as such at all times.</p> <p>Reason</p> <p>In the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.</p> <p>Informatives</p> <p>1) No works and/or any person performing works on any part of the Highway, including Verges, will be permitted, until in receipt of an appropriate permit allowing such works. Enquires should be made to Cumbria County Councils Streetwork's team. Streetworks West streetworks.west@cumbria.gov.uk</p> <p>2) 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>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>	
Case Officer: Sarah Papaleo	Date : 24/05/2021
Authorising Officer: N.J. Hayhurst	Date : 24/05/2021
Dedicated responses to:-	