

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2100/OF1
2.	<b>Proposed Development:</b>	PROPOSED SINGLE STOREY EXTENSION TO PROVIDE ADDITIONAL FACILITIES TO EXISTING BUILDING
3.	<b>Location:</b>	FRIZINGTON YOUTH CENTRE, VICTORIA STREET, FRIZINGTON
4.	<b>Parish:</b>	Arlecdon and Frizington
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - 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 Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>This application relates to the Frizington Youth Centre, situated on Victoria Street in Frizington. The Youth Centre is situated to the rear of the terrace of residential dwellings situated on Church Street, with further residential dwellings to the south and west. There is an area of open space to the east. Access is taken from Church Street onto Victoria Street.</p>  <b>PROPOSAL</b>  <p>Planning Permission is sought for the erection of an extension to the Youth Centre on the north side of the building. The proposed extension will be “L” shaped extension and will provide a further hall facility. There will also be the addition of three ramped accesses, two to the north and one to the south of the building.</p> <p>The existing roof will be replaced with Marley modern interlocking concrete roof tiles with matching</p>	

ridge tiles and integrated solar panels on the southern elevation. The new walls will be faced with sand cement render, the windows will be PVC with double glazed units and the doors on all elevations will be of a steel construction with a powder coat finish.

The north of the site will be paved with self-draining concrete pavements.

Four formal parking spaces will be provided to the north and west of the site with one marked in yellow for disabled users. There will be artificial grass laid to the south of the building.

### **RELEVANT PLANNING APPLICATION HISTORY**

Demolition and rebuilding youth centre, approved in August 1988 (application reference 4/88/0740/0 relates).

### **CONSULTATION RESPONSES**

Arlecdon and Frizington Parish Council – No objections.

#### Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 9 no. properties.

There have been no responses received as a result of 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 SS4 – Community and Cultural Facilities

Policy ENV1 – Flood Risk and Risk Management

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

## Policy DM24 – Development Proposals and Flood Risk

### **Other Material Planning Considerations**

National Planning Policy Framework 2019 (NPPF)

Planning Practice Guidance (PPG)

Cumbria Development Design Guide

#### Emerging Copeland Local Plan

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

The Policies in the Core Strategy and Development Management Policies DPD are a material consideration when determining planning applications and carry significant weight in the decision making process. The Borough's Strategic Development Principles are set out in Policy ST1 where the general thrust is to support access for everyone to community facilities. Policy ST2 identifies Frizington as a Local Centre where the emphasis is on the retention of existing services provision. Policy SS4 seeks to enhance the existing community facilities in order to meet the demand created by new development. Policy DM10 seeks to achieve a high standard of design whilst Policy DM22 ensures that developments are accessible for all.

On this basis the principle of development is considered to be acceptable.

#### Impacts on Visual and Residential Amenity

The extension to the community centre is proportionately acceptable with regards to the existing building and situated within the existing confines of the projection. This reduces its impact when viewed from any public viewpoints within the locality and it will be viewed in context with the existing building. The closest residential dwellings are situated 10 metres to the north on Church Street, however the windows on the side of the new extension will be on the ground floor and there is a high boundary fence between the site and the residential properties, therefore reducing any potential impact relating to loss of amenity or overlooking.

	<p><u>Hard and Soft Landscaping and Drainage</u></p> <p>The proposal includes the provision of a resurfaced parking area to the north of the building. This will be surfaced in permeable concrete pavements to allow surface water to drain. The artificial grass to the south of the building will also provide a permeable surface, therefore reducing the risk of flooding in and around the site.</p> <p>Overall, it is considered that the proposed hard landscaping works are acceptable for the location and will not increase the likelihood of flooding in accordance with Policies ENV1 and DM24 of the Copeland Local Plan.</p> <p><u>Access and Parking Provision</u></p> <p>The access will remain as existing from Victoria Street through the existing double gates. Although some of the existing parking facility will be lost to the extension, it is considered that there are enough spaces for use by the Youth Centre. Due to the location of the Youth Centre within Frizington, it is considered that there are opportunities for alternative parking and also sustainable transport options such as bus, cycling and by foot to access the facility.</p> <p>The ramped access points on either side of the building will provide suitable access for all users of the building. The addition of a disabled parking bay, marked in yellow will also ensure this facility is available for all users. An appropriate planning condition is proposed to ensure that this demarked space is retained for this purpose.</p> <p>Overall, it is considered that the proposal conforms to Policy DM22 of the Copeland Local Plan relating to accessible developments.</p> <p><u>Planning Balance and Conclusion</u></p> <p>There have been no objections received to the proposal. The extension will enhance an existing community facility which is situated within Frizington. This complies with the Policies of the adopted Local Plan which seek to retain and permit extensions to existing community facilities. The proposal will not have a negative effect on the surrounding properties, highway network or cause flood risk.</p> <p>This proposal is considered to be a sustainable form of development and complies with the policies set out in the Copeland Local Plan.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol>

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 Plan, scales 1:1250 and 1:200, drawing number PYP/KT/21/06, received 9<sup>th</sup> March 2021;

Proposed Scheme, scale 1:100, drawing number PYP/KT/21/02, received 9<sup>th</sup> March 2021;

Existing Survey, scale 1:100, drawing number PYP/KT/21/01, received 9<sup>th</sup> March 2021;

Marley Solar Roof System, received 9<sup>th</sup> March 2021;

Design and Access Statement, drawing number PYP/KT/21/04, received 9<sup>th</sup> March 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. Prior to the first occupation of the extension hereby approved an accessible parking space shall be created within the car park on site in accordance with the approved plan. The parking space shall be maintained at all times thereafter.

Reason

For the avoidance of doubt and to ensure that adequate parking provision is included for all users.

**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](http://www.gov.uk/government/organisations/the-coal-authority)

	<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: Sarah Papaleo</b></p>	<p><b>Date : 30/04/2021</b></p>
<p><b>Authorising Officer: N.J. Hayhurst</b></p>	<p><b>Date : 04/04/2021</b></p>
<p><b>Dedicated responses to:-</b></p>	