

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2142/OF1
2.	<b>Proposed Development:</b>	SINGLE STOREY LOCK UP GARAGE BLOCK FOR THREE VEHICLES
3.	<b>Location:</b>	GARAGE PLOT AT JOHN STREET, MOOR ROW
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	
6.	<b>Publicity Representations &amp; Policy</b>	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: YES</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	<p><b>Report:</b></p> <p><b>SITE AND LOCATION</b></p> <p>This application relates to an area of land off John Street, Moor Row. The site is currently occupied by a number of small detached garages.</p> <p><b>PROPOSAL</b></p> <p>Planning Permission is sought for the erection of a single-storey garage block for three vehicles, adjacent to the existing garages. The proposed garage block will measure 9 metres in width and 6 metres in depth. It has been designed to include a mono-pitched with an overall height of 2.6 metres and an eaves height of 2.1 metres. The front elevation will include three garage doors and the side and rear elevations will be blank. The garage will be finished with dashed blockwork, metal profile roof sheeting and three metal frame clad doors.</p>	

## **RELEVANT PLANNING APPLICATION HISTORY**

There have been no previous planning applications on this site.

## **CONSULTATION RESPONSES**

Egremont Town Council – No objections.

Highways Authority - No objections, subject to the inclusion of a bituminous surfacing condition.

Lead Local Flood Authority – No objections.

### Public Representations

Public representations for this application have been advertised by way of site notice and neighbour notification letters issued to 3 no. properties

No objections have been received as a result of the consultation.

## **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

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

#### 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**

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity.

### Principle of Development

Policy ST2 seeks to direct development to the most sustainable locations. The proposal includes development within the existing garage site, which is located within the settlement boundary of Moor Row.

On this basis, the proposal represents an appropriate form of development in this location, consistent in principle with the provisions of Policy ST2 of the Local Plan.

### Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained, with appropriate scale and materials, responding to the character of the site.

The proposed garage block will be sited adjacent to existing garages along John Street and the garages will be modest in scale. The design respects the character of the overall garage site and the materials are considered to be appropriate in this location.

On this basis, the proposal is typical of the area and it is considered to meet Policy DM10 and the NPPF guidance.

### Residential Amenity

Policy ST1, DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity.

Due to the proposed location to the rear of Mid Street and relationship with the neighbouring garages on the site, it is considered that there will be no detrimental impact on residential amenity. The garage will not include any windows to overlook neighbouring properties and it is not materially different from the previous garages on the site. It is however appropriate to attach a planning condition to ensure the garages use remains domestic in nature and that non-conforming uses are not introduced into the area.

On this basis, the garage is considered to comply with Policy DM10 of the Local Plan.

### Highway Safety

Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The garage will be located on an existing garage site with a suitable access off an unclassified road. The Highways Authority have raised no objections to the proposal as it is unlikely the addition of the

	<p>garage block on the site will have an adverse impacts on the existing highway conditions. Although in the interest of highway safety, the Highway Authority recommended the access should be surfaced in bituminous or cement bound materials. This can be secured through a condition to ensure the surfacing is installed prior to the first use of the garages.</p> <p>The applicant might be required to apply for a permit from the Cumbria County Council Streetworks department to alter the driveway access and dropped kerb. It is therefore appropriate to include these details as an informative note.</p> <p>On this basis, the proposed garages are considered to meet Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed garage is of an appropriate design and would not have any detrimental impact on the amenities of the surrounding garages and residential properties. In addition, the proposal would not have an impact on existing highway conditions and highway safety.</p> <p>Overall, the proposal is considered to be an acceptable form of development within the existing garage site, which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</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> <p>The development hereby permitted must commence before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> </li> <li> <p>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: -</p> <p>Location Plan, scale 1:1250, drawing reference JS/4, received 31<sup>st</sup> March 2021;  Existing Block Plan, scale 1:500, drawing reference JS/2, received 31<sup>st</sup> March 2021;  Proposed Block Plan, scale 1:500, drawing reference JS/3, received 31<sup>st</sup> March 2021;  Proposed Floor Plan and Elevations, scale 1:50, drawing reference JS/1, received 31<sup>st</sup> March 2021.</p> <p>Reason</p> </li> </ol>

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 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 and the surfacing must be maintained in accordance with these details thereafter.

Reason

In the interest of highway safety.

4. The garage block must be used for the parking of private vehicles and the storage of domestic equipment only and for no commercial or business purposes whatsoever.

Reason

To ensure that non-conforming uses are not introduced into the area.

#### **Informative Notes**

1. Before any works are commenced, you might need to obtain a permit from Cumbria Highway's Street Works team to allow the vehicle access - [streetworks.west@cumbria.gov.uk](mailto:streetworks.west@cumbria.gov.uk).
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.

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)  
<<http://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.

<b>Case Officer: C. Unsworth</b>	<b>Date : 24/05/2021</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 26/05/2021</b>
<b>Dedicated responses to:- N/A</b>	