



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2230/OF1	
2.	Proposed Development:	ERECTION OF A PRE-FABRICATED CONCRETE GARAGE	
3.	Location:	LAND TO THE REAR OF 8 CRINGLETHWAITE, EGREMONT	
4.	Parish:	Egremont	
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 Policies	See Report
7.	Report: Site and Location This application relates to 8 Cringlethwaite, a mid-terrace property located within the south east of Egremont. The property has a small rear yard and a larger garden detached from the main dwelling by an access road. Proposal This application seeks planning permission for a pre-fabricated concrete garage located within the detached rear garden. The proposed garage will be located adjacent to a number of existing outbuildings and will measure 7.59m x 3.81m. The proposed development will benefit from an eaves height of 2m and an overall height of 2.5m. The garage will be set back from the access road by 4.9m to provide a parking area for the property. Externally the proposed garage will be finished with		

concrete pebble dash, concrete roof sheets, and an up and over front door.

Consultation Responses

Egremont Town Council

No objections as long as there is a neighbour consultation.

Cumbria County Council – Cumbria Highways & LLFA

The Highway Authority and Lead Local Flood Authority has no objection to the proposed development as it is considered that the proposal will not have a material effect on existing highway conditions nor does it increase the flood risk on the site or elsewhere.

Public Representation

This application has been advertised by way of site notice and neighbour notification letters issued to four properties. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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

Development Management Policies (DMP)

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (2019)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. 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

	<p>Framework.</p> <p>Assessment</p> <p><u>Principle of Development</u></p> <p>The proposed application relates to a residential dwelling within Egremont and will provide a detached garage and parking space for the property. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.</p> <p>On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18 and the NPPF guidance.</p> <p><u>Scale, Design and Impact on Amenity</u></p> <p>Policy ST1 and section 12 of the NPPF seek to safeguard good levels of residential amenity. Policy DM18 seeks to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.</p> <p>The proposed detached garage is located within the rear garden of the property, separated from the main dwelling by an access road. The proposed garage will be sited adjacent to a number of other similar outbuildings and will be set back from the access road to allow for parking provision. The overall scale and design of the proposed development is considered to be appropriate with regard to the parent property and is unlikely to cause any demonstrable harm. It is considered that the overall design of the development is acceptable in relation to the parent property and the neighbouring properties, and will not have a detrimental impact on the overall streetscene. As the garage will be sited in a rear garden adjacent to a number of other similar development, the proposal is not considered to have a significant detrimental impact on the amenity of the neighbouring properties.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The proposed detached garage is of an appropriate design and will not have any detrimental impact on the amenities of the adjoining properties. It represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</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 must be commenced before the expiration of three years

from the date of this permission.

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. 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:-

- Site Block Plan, Scale 1:1250, received by the Local Planning Authority on the 20th May 2021.
- Site Plan, Scale 1:200, received by the Local Planning Authority on the 20th May 2021.
- Proposed Elevations, Scale 1:100, received by the Local Planning Authority on the 20th May 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.

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: C. Burns

Date : 05.07.2021

Authorising Officer: N.J. Hayhurst

Date : 05/07/2021

Dedicated responses to:- N/A