

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2297/OF1	
2.	Proposed Development:	ERECTION OF A DETACHED FOUR BED DWELLING	
3.	Location:	BEACH VIEW, BORWICK RAILS, MILLOM	
4.	Parish:	Millom	
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 an existing building plot located at Borwick Rails, located to the east of Millom. The site is accessed by a single lane which provides access to the four existing dwellings in this location. The site has previously been granted outline planning permission in 2006 (ref: 4/06/2182/0) for four detached dwellings, two of these plots have subsequently been granted full planning approval and are now occupied. The site is also located to the east of Millom's Sewage Treatment Works. Relevant Planning History 4/06/2182/0 – Outline application for residential development – Approved		

4/08/2021/0 – Erection of three bedroomed detached house – Approved Plot 2

4/08/2060/0 – Three bedroomed detached house – Approved Plot 1

Proposal

This application seeks full planning permission for the erection of a detached dwelling.

The proposed dwelling will measure 12.8m x 10.1m, with an eaves height of 5.3m and an overall height of 8.8m. The proposal has been designed with a front facing gable which will project from the front elevation of the dwelling by 1.3m and extend along this elevation by 4.5m, with an eaves height to match the main dwelling and an overall height of 7.95m. The proposal also includes a flat roofed rear extension measuring 3.5m x 6m with an overall height of 3m. The proposed dwelling also includes two rear dormer windows which will protrude 2.3m, in height from the existing roof plane and will be 4m deep. All side facing windows and doors will be fitted with obscuring glazing.

Internally the proposed development will incorporate a large hall, a lounge, a living room, a cloak room and an open plan kitchen/family/garden room within the ground floor of the property. The proposed first floor of the dwelling will accommodate a master bedroom with an ensuite bathroom, a double bedroom and a bathroom. The roof space of the property will be used for a third bedroom.

Externally the property will be finished with Burlington slate and white k-rend walls, Burlington slate lintels, cills and quoins, grey concrete interlocking roof tiles, and grey UPVC windows and doors. The front garden of the property will be utilised as a driveway surfaced in permeable materials, providing parking for three to four vehicles. To the front of the dwelling the boundary of the site will be finished with a 900mm masonry wall, with the rest of the site benefitting from a 1.8m-2.1m boundary wall.

Consultation Responses

Millom Town Council

No objections in principle.

Cumbria County Council – Cumbria Highways & Lead Local Flood Authority

28th July 2021

The access onto the private road adjacent to the site is considered substandard for the current number of dwellings that use it. With the proposed dwelling resulting in the lane accommodating 5 dwellings, the access therefore should be widened to a minimum of 4.1m for the first 10m into the site from the highway edge. This is in line with the information in Appendix 4 of the Cumbria Design Guide for Private/Shared driveways. Furthermore inadequate information has been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access, visibility splays, off-street parking, surface water drainage, and on site turning facilities.

The applicant should submit scaled plans that include all above and in line with the Highway

Authority standards.

5th October 2021

As the site is located on a private road, Highway Authority comments are advisory only. The access onto the private road adjacent to the site is considered substandard for the current number of dwellings that use it. With the proposed dwelling resulting in the lane accommodating 5 dwellings, the access therefore should be widened to a minimum of 4.1m for the first 10m into the site from the highway edge. This is in line with the information in Appendix 4 of the Cumbria Design Guide for Private/Shared driveways.

The visibility splays submitted are considered acceptable in respect to the Highway Authority's recommendations. We would advise the applicant to consider inter-visibility to be aware of other vehicles/pedestrians and consider turning points in order to leave the site in forward gear.

2nd December 2021

The response made on the 05/10/2021 should still apply.

4th May 2022

The response made on the 02.12.21 should still apply.

United Utilities

2nd September 2021

The site is adjacent to Millom Wastewater Treatment Works. United Utilities has concerns with the location of a new receptor close to an operational wastewater treatment works. Aside from odour, wastewater treatment works can emit noise and attract flies. It is important that the applicant understands these concerns and the need for appropriate assessment. We therefore object to the proposed development at this stage due to the absence of information to support the application. We request that the applicant submits field sniff tests and a screening level odour impact assessment for consideration by the local planning authority in liaison with the Council's Environmental Health Department and United Utilities. The information from the applicant must follow the Institute of Air Quality Management guidelines to ensure the risk of odour exposure in the proposed development area is minimised.

The applicant should contact us via email at Planning.liaison@uuplc.co.uk so that the scope of the assessment can be agreed. We anticipate a minimum of 3 days of sampling with each location sampled at least twice per day, split between am/pm. All surveys and modelling is to be at the cost of the applicant. The applicant should be aware that the results of the screening level assessment may result in a request for a further detailed assessment.

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We request that drainage conditions relating to surface water and foul water are attached to any subsequent approval to reflect the above approach.

5th November 2021

We have reviewed the amended plans and I can confirm that these do not result in any changes to our previous response.

With regard to our request for additional information prior to determination, concerning proximity to Millom Wastewater Treatment Works, I have discussed this matter with operational colleagues and can advise that this request for additional information still stands. We are aware from your email that the applicant has approached our Customer Services team to discuss the matter. Our Customer Services team have provided the applicant with information they have available to them through our corporate database. This is not exhaustive, and does not contain the information that my operational colleagues have available to them. As such in our letter we asked the applicant to contact Planning.Liaison@uuplc.co.uk in the first instance, and we can further discussions and provide additional advice as required.

2nd March 2022

Please note that the comments set out below supersede the previous comments we have submitted in relation to this planning application.

As set out in previous correspondence the site is located adjacent to Millom Wastewater Treatment Works. United Utilities has concerns with the location of a new sensitive receptor close to an operational Wastewater Treatment Works. We have liaised with the applicant directly and have clearly set out the potential amenity risks associated with odour, noise and flies emanating from the Treatments Works. The applicant has confirmed his acknowledgement and acceptance of these risks.

As the applicant has acknowledged the potential risk of development in close proximity to an operational Wastewater Treatment works we confirm that we do not object to the application proposals.

12th May 2022

Following our review of the submitted Drainage Strategy we can confirm the proposals are acceptable in principle to United Utilities and therefore should planning permission be granted we request the inclusion of a condition on any decision notice to ensure the proposed drainage is carried out in accordance with the submitted detail.

Copeland Borough Council – Environmental Health

4th February 2022

On explaining the concerns about foul and surface water drainage he explained he had information/could get information on the capacity and construction of the septic tank, the pipework construction including what is already in place for the new property to connect to.

The same information is available for the soakaway for surface water drainage.

He accepted that the hand drawn plans made statements only and that further information to detail the existing foul and surface water systems was needed.

There was no need to cover easement across other peoples land as he covered this himself by explaining solicitors letter which details these arrangements along with emptying and maintenance – again he offered to share this.

On the odour issue raised by UU – he understands the implication of the waste water treatment plant being nearby and is very familiar with the area and can reassure himself that there is no concern odour wise (reference to local farm odours being worse). He has lots of contact with people who live in the other houses. Him and UU have an agreement and again he said he would share this.

26th May 2022

No objections – the applicant confirmed by the amended site plan that the property is connecting to an existing foul drainage system on existing plot 1.

Cumbria County Council – Footpath Officer

No comments received.

Public Representation

This application has been advertised by way of a 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

Policy ST2 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM22 – Accessible Developments

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Other Material Planning Considerations

National Planning Policy Framework (2021)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local

Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Policy DS6PU: Design and Development Standards

Policy DS7PU: Hard and Soft Landscaping

Strategic Policy DS8PU: Reducing Flood Risk Policy DS9PU: Sustainable Drainage

Strategic Policy H1PU: Improving the Housing Offer

Strategic Policy H2PU: Housing Requirement

Strategic Policy H3PU: Housing delivery

Strategic Policy H4PU: Distribution of Housing

Strategic Policy H5PU: Housing Allocations

Policy H6PU: New Housing Development

Policy H7PU: Housing Density and Mix Strategic

Policy H8PU: Affordable Housing

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2PU: Local Nature Recovery Networks

Strategic Policy N3PU: Biodiversity Net Gain

Strategic Policy N6PU: Landscape Protection

Assessment

This application seeks planning permission for the erection of a single detached dwelling. The key issues raised by this application relate to the principle of the development; the scale, design, and impact of the development; impact on landscape and settlement character; access, parking and highway safety; ecology; Millom Wastewater Treatment Works; and drainage and flood risk.

Principle of Development

The site lies within the defined settlement boundary for Millom, which is classified within the Copeland Local Plan as a Key Service Centre in Policy ST2 of the Copeland Local Plan. This policy allows for infill housing sites and moderate allocations to form extensions to the town to meet

general needs, with larger sites required to offer a proportion of affordable housing. The application seeks to develop an existing brownfield site, which is supported by provisions within the NPPF and Policy ST1 of the Copeland Local Plan, which promotes the reuse of existing buildings and previously developed land wherever possible, directing development away from greenfield sites.

Policies ST1 and ST2 along with Policies SS1, SS2, and SS3, seek to promote sustainable development to meet the need and aspirations of the Borough's housing market. These policies further concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The NPPF also seeks to support the Government's objective of significantly boosting the supply of housing through sustainable development.

The principle of developing this site for residential purposes has already been established by the 2006 outline planning approval (ref: 4/06/2182/0) which granted permission for four residential plots, two of which have since been developed.

On this basis, it is therefore considered that the development would be in accordance with the aims and objectives of the NPPF which set a presumption in favour of sustainable development as well as the relevant policies of the adopted Copeland Local Plan. The principle of residential development is supported subject to site-specific matters.

Scale, Design and Impact of Development

Within the Copeland Local Plan, Policies DM10, DM11, and DM12, and section 12 of the NPPF, seek to secure high standards of design for new residential properties. These policies seek to create and maintain a reasonable standard of amenity and set out detailed requirements with regard to standard of residential amenity, including the provision of parking spaces, separation distances and open space.

Originally concerns were raised with regard to the level of information submitted to support this application. On the basis of these concerns the agent for this application submitted a number of amended/additional plans, including an amended site plan, and proposed elevations and floor plans.

Based on this amended and additional information it is considered that the proposed development is of a scale and design which reflects the completed developments at plots 1 and 2. The submitted drawings confirm that the proposed development will be built along the existing building line for these properties and will benefit from a large parking area within the front garden. The proposed dwelling will also benefit from a front facing gable to reflect the character of the adjacent properties. A plan has also been submitted, for discussion only, to show that the proposal will reflect the overall height of the dwelling currently located within plot 2.

The proposed development is therefore considered to have been designed to reflect the existing character of this group of dwellings and will not be overbearing or dominant within the streetscene. The original application made some reference to materials, however specific details were not

provided. Concerns were therefore raised with the agent that the proposal will utilise brickwork whilst the surrounding properties are finished with render. The agent has therefore submitted plans to show full details of the materials proposed within the development. An appropriately worded planning condition will be attached to any decision notice to ensure the development is carried out in accordance with the materials specified to ensure the proposed development reflects the materials within the adjacent sites creating a harmonious development.

Although the proposed dwelling will be located within close proximity of the adjacent dwelling at plot 2, existing windows within this dwelling are fitted with obscure glazing. The proposed location of this dwelling is considered to reflect the built form of this small group of properties. However to ensure development does not increase the potential for overlooking all side facing windows and doors are to be fitted with obscuring glazing. An appropriately worded planning condition will be attached to secure and retain this obscure glazing to further protect the amenity of the neighbouring dwellings. The proposed boundary treatment for this site will also be secured by condition to further safeguard the amenity of the neighbouring properties and to prevent overlooking from the proposed ground floor rear extension.

No objections have been received from any neighbouring properties.

On the basis of the submitted amended plans for this proposal the design and layout of the proposed dwellings is therefore considered acceptable for this location. It is therefore considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan and the NPPF.

Impact on Landscape and Settlement Character

Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

The application site is a brownfield site which lies on the edge of a residential area and is directly adjacent to a number of existing residential properties. As the development is surrounded by existing development the proposal is not considered to have an impact on the overall landscape and, as the site is an infill plot, the development is complementary to the existing built form of this part of the settlement.

The proposal is therefore considered to comply with policies ST1, ENV5 and DM26 of the Copeland Local Plan and provision of the NPPF.

Access, Parking and Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

The application site is currently accessed by a single track which serves the existing four residential properties within the area. Initially Cumbria Highways stated that this private access road is considered to be substandard for the current number of dwellings that use it and should be widened. They also stated that inadequate information had been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of access, visibility splays, off-street parking, surface water drainage, and on site turning facilities. Following the submission of amended plans Cumbria Highways confirmed that the visibility splays are acceptable, however they still raised concerns regarding the standard of the private road which they do not deem suitable to serve the current amount of dwellings which use it. Again Cumbria Highways requested that this access be widened but noted that, as the site is located on a private road, the Highway Authority comments are advisory only.

Whilst the concerns from Cumbria Highways have been considered the site is the third plot within a larger site that has previously been granted planning permission for four residential plots. The previous permission has therefore established the principle of developing four new dwellings in addition to the existing two dwellings using this access which equates to six in total. As only two of these plots have been developed, the current proposal will not result in use of this access to the capacity previously approved and it is therefore not deemed appropriate to request that this access road is widened as per Cumbria Highway comments. However, in order to ensure the proposed parking is installed and retained at this site, an appropriately worded planning condition has been included within this decision notice.

Based on the previous approval and the inclusion of conditions it is considered that the proposal complies with Policies T1 and DM22 of the Copeland Local Plan and will provide an accessible development with an acceptable parking provision.

Ecology

Policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF outline how the Council will protect and enhance the biodiversity and geodiversity within the Borough. These policies set out the approach towards managing development proposals that are likely to have an effect on nature conservation sites, habitats and protected species.

The application site is identified as a potential area for natterjack toads. The application is not supported by any ecology details. As the site is not located within 200m of a watercourse (as

indicated within the ALGE trigger list) and has been significantly altered in the past including the deposition of hardcore that now covers the site, it is considered that this is not a habitat that is likely to contain natterjack toads. Consequently, it would not be necessary to seek an ecological survey for this single dwelling application which the principle has previously been established.

It is therefore considered that the development complies with policies ST1, ENV3 and DM25 of the Copeland Local Plan and NPPF.

Millom Wastewater Treatment Works

The application site is located to the east of Millom Wastewater Treatment Works. Initially United Utilities stated that they had concerns with regard to the location of the development as aside from odour, wastewater treatment works can emit noise and attract flies. They therefore objected to the development due to lack of information to support the application and requested that the applicant submitted a “field sniff test” and a screening level odour impact assessment for consideration by the local planning authority in liaison with the Council’s Environmental Health Department and United Utilities.

Following extensive discussions with the applicant regarding this matter UU have confirmed that they have clearly set out the potential amenity risks associated with odour, noise and flies emanating from the Treatments Works. UU have therefore confirmed that they no longer object to the application as the applicant has acknowledged the potential risk of development in close proximity to an operational Wastewater Treatment works.

Drainage and Flood Risk

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

As part of the original planning application for this site limited information was provided with regard to foul and surface water drainage. On this basis UU requested the inclusion of pre commencement conditions relating to surface water and foul drainage be attached to any planning permission for this development to ensure that the site is drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. Based on these comments amended plans were submitted to indicate how the site would be drained, however, concerns were raised to this information by the Council’s Environmental Health Team as this document only provided statements and did not detail the proposed drainage scheme for this site.

Based on these comments further amendments have been made to this application with the updated site plan showing that the foul water from this site will be drained to the existing multi-property septic tank, located within the rear garden of plot 1, which was designed and installed to deal with all four plots previously granted outline planning permission. The proposed site plan also indicates that

	<p>surface water will be dealt with by soakaway to the rear of the property and the use of a permeable driveway surface.</p> <p>No objections have been received from any statutory consultees on this proposal, and UU have requested that this drainage scheme is conditioned as part of any approval at this site.</p> <p>The proposed drainage strategy for this application will be conditioned to secure proper drainage within the site to manage the risk of flooding and pollution, ensuring that the development complies with Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028 and the provisions of the NPPF.</p> <p><u>Planning Balance</u></p> <p>The principle for developing this site for a single dwelling has previously been established by the previous outline permission granting permission for four residential plots within this location, two of which have already been developed. The site is located within the Key Service Centre of Millom where new housing is supported. The proposed development is of a scale and design which reflects the two previously developed plots on this site and is not considered to have a detrimental impact on the nearby residential properties.</p> <p>The application site is a brownfield site located on the edge of the settlement adjacent to existing properties. The development is considered to be an infill plot that complements the existing built form of this part of the settlement.</p> <p>Concerns have been raised by Cumbria Highways with regard to the width of the private access road to this development however, as previous approvals at this site have established the principle of these four new dwellings using this access, the current proposal will not result in use of this access to the capacity previously approved.</p> <p>Concerns regarding parking, and drainage can be secured by appropriately worded planning conditions.</p> <p>On balance, the proposal is considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>

9. **Conditions:**

Standard Conditions

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 shall be carried out in accordance with them:-
 - Location Plan (Amended), Scale 1:1250, Drg Ref: 1955/50, received by the Local Planning Authority on the 14th September 2021.
 - Elevations (Amended), Scale 1:100, Drg Ref: SK/150/2G, received by the Local Planning Authority on the 12th April 2022.
 - Floor Layouts (Amended), Scale 1:100, Drg No: 150/1E, received by the Local Planning Authority on the 12th April 2022.
 - Site Plan (Amended), Scale 1:200, Drg No: SK/250A 1955/53, Rev D, received by the Local Planning Authority on the 12th April 2022.
 - Section, Scale 1:100, received by the Local Planning Authority on the 14th September 2021.
 - Splay 2, Drawing No 1955/52, received by the Local Planning Authority on the 14th September 2021.
 - Splay 1, Drawing No 1955/51, received by the Local Planning Authority on the 14th September 2021.
 - Email from applicant: 4/21/2297/0F1 - BEACH VIEW, BORWICK RAILS, MILLOM, received by the Local Planning Authority on the 7th March 2022.

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.

Prior to Use/Occupation Conditions:

3. The drainage of the development hereby approved, must be carried out in accordance with the following approved documents:

- Site Plan (Amended), Scale 1:200, Drg No: SK/250A 1955/53, Rev D, received by the Local Planning Authority on the 12th April 2022.

For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer.

Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

4. The development hereby approved must not be occupied until the parking requirements have been constructed in accordance with the approved plan 'Site Plan (Amended), Scale 1:200, Drg No: 1955/53, Rev D, received by the Local Planning Authority on the 12th April 2022'. The approved parking provision must be retained at all times thereafter and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

In the interests of highway safety.

5. Prior to the first occupation of the dwelling hereby approved all side windows and doors must be fitted with grade 5 obscuring glazing in line with the approved plan 'Elevations (Amended), Scale 1:100, Drg Ref: SK/150/2G, received by the Local Planning Authority on the 12th April 2022'. Once installed the obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties

6. Prior to the first occupation of the dwelling hereby approved the proposed boundary treatment must be installed in accordance with the approved plan 'Site Plan (Amended), Scale 1:200, Drg No: 1955/53, Rev D, received by the Local Planning Authority on the 12th April

2022'. Once installed the boundary treatment must be retained in accordance with these approved details at all times thereafter.

Reason

In the interest of residential amenity.

Other Conditions

7. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:

- Elevations (Amended), Scale 1:100, Drg Ref: SK/150/2G, received by the Local Planning Authority on the 12th April 2022.
- Email from applicant: 4/21/2297/0F1 - BEACH VIEW, BORWICK RAILS, MILLOM, received by the Local Planning Authority on the 7th March 2022.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the area.

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 : 26.05.2022
Authorising Officer: N.J. Hayhurst		Date : 27.05.2022
Dedicated responses to:- N/A		