

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2372/OF1
2.	Proposed Development:	PROPOSED DETACHED DOUBLE GARAGE, STORE AND GYMNASIUM
3.	Location:	MOUNTAIN VIEW, ASBY ROAD, WORKINGTON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to the dwelling known as Mountain View, situated on Asby Road, Asby. The dwelling sits on a large plot and is set back from Asby Road, accessed by a private road. There are open fields surrounding the dwelling.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the erection of a detached double garage, store and gymnasium on land to the north east of the existing dwelling.</p> <p>The building will be 15.3m in length and 6.5m in width. It will have an eaves height of 2.3m and an overall height of 5.5m. There will be bi-fold doors, a pedestrian door and two garage doors on the south west elevation and bi-fold doors on the north west elevation.</p>

The building will be constructed from materials to match the existing dwelling including a mix of random red local stone and off white roughcast render for the walls, dark grey slate for the roof and white UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

Demolition of existing dwelling and associated range of outbuildings and the erection of a replacement dwelling with detached garage/swimming pool was approved in January 2018 (application reference 4/17/2423/0F1 relates).

CONSULTATION RESPONSES

Arlecdon and Frizington Parish Council

No objections.

Cumbria Highways

No objections as it is considered there will not be a material effect on the existing highways.

Local Lead Flood Authority

No objections as it is considered that the proposal will not increase the risk of flooding on site or elsewhere.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 18 no. properties.

No representations have been received.

PLANNING POLICIES

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 DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework 2021 (NPPF)

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 the development

The principle of the development was established in 2018 as the planning permission for the erection of a replacement dwelling included the erection of an outbuilding for uses ancillary to the parent dwelling. This application seeks to amend the location and scale of the building as well as the use which will no longer include a swimming pool.

Design and Impact on the Surrounding Area

The proposed building is of a significantly scale although it has been designed to limit its impact on the locality as far as possible. The garage has been designed with a steeply pitched roof, with a low eaves height but high ridge. The low eaves height allows the garage to remain subservient to the existing dwelling and the steep pitch reduces the overall bulk of the building. Its siting has also been carefully considered, with the building orientated so that its width is viewed on approach to Mountain View therefore lessening its visual impact when viewed from the highway.

The chosen materials will match the existing dwelling, contextualizing the whole site as a single unit.

The garage will not create any amenity issues for surrounding properties as the closest residential dwelling lies 79 metres to the south.

Overall, the development is considered to comply with Policies DM10 and DM18 of the Copeland Local Plan.

Access

The garage is to be sited to the north of the private driveway which serves the property from Asby Road. Cumbria Highways raised no objections to the proposal, stating that it is unlikely to have a material effect on the surrounding highway network. Ample space for parking and turning has been retained between the dwelling and the garage and as the building will remain in the same position as previously approved, it is considered that this proposal complies with Policy DM22 of the Copeland

	<p>Local Plan.</p> <p><u>Use of the garage</u></p> <p>Due to the size of the garage, it is considered appropriate to include a condition which limits its use to domestic purposes only. This will ensure that commercial uses are not introduced into the area which may affect the neighbouring amenity and character of the area.</p> <p><u>Planning Balance and Conclusion</u></p> <p>On balance, it is considered that the change in location, scale and use of the garage is acceptable as it will have limited impact on the surrounding properties and it will be viewed in context with the parent dwelling.</p> <p>No objections to the proposal have been received.</p> <p>Overall this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the policies within the adopted Local Plan.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p>1. The development hereby permitted shall be commenced 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> <p>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: -</p> <p>Site Location Plan, scale 1:2500, drawing number 16/12/895-01, received 17th August 2021; Proposed Site Plan, scale 1:250, drawing number 16/12/895-02b), received 17th August 2021; Revised Detached Garage/Gymnasium Plan and Elevations, scale 1:50, drawing number 16/12/895-18 b), received 17th August 2021.</p> <p>Reason</p> <p>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.</p> <p>3. The detached garage building hereby approved must only be used in association with and</p>

ancillary to the residential property known as Mountain View and must not be used for any commercial or business purposes or as a separate residential unit whatsoever.

Reason

To ensure that non conforming uses are not introduced into the area in accordance with Policies ST1 and DM18 of the Copeland Local Plan.

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

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: Sarah Papaleo

Date : 11/10/2021

Authorising Officer: N.J. Hayhurst

Date : 11/10/2021

Dedicated responses to:- N/A