

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2459/OF1
2.	Proposed Development:	CONVERSION OF EXISTING BUILDING TO FORM 7 ONE BEDROOMED STUDIO APARTMENTS INCLUDING SECOND STOREY FRONT EXTENSION WITH SINGLE GROUND FLOOR REAR EXTENSION, NEW STAIRCASE TO THE REAR & ERECTION OF SECURE & ENCLOSED CYCLE STORAGE STRUCTURE TO THE REAR
3.	Location:	12 ENNERDALE ROAD, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: YES Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>This application relates to 12 Ennerdale Road, a mid-terraced property situated within the town centre of Cleator Moor. The building was previously in use as 3 separate flats but is currently vacant.</p> PROPOSAL <p>Planning Permission is sought for the conversion of the property to create 7 one bedroomed studio apartments. The conversion will include the addition of a second storey extension, raising the roof height of part of the building by 2m, a single storey ground floor rear extension to square off the existing rear protrusion, the replacement of a staircase to the rear and erection of an enclosed cycle storage structure to the rear.</p>	

The window configurations will be changed to accommodate the change in roof height and these changes will make the front and rear elevations appear more symmetrical.

The materials to be used will match the existing with rendered walls, white UPVC windows and doors and grey concrete tiles, with the existing tiles to be re-used where possible.

Each apartment will include a bedroom, bathroom and open plan living/dining/kitchen room and will provide a minimum of 37 square metres.

The bicycle storage facility will be 2.4m in height and 1.2m x 3.2m. It will be constructed with a galvanised steel frame with timber panels and a steel roof.

RELEVANT PLANNING APPLICATION HISTORY

Change of use from public house to original house for multiple occupation, approved in February 1989 (application reference 4/88/1273/0 relates);

Change of use to licensed premises, approved in July 1992 (application reference 4/92/0399/0 relates);

Extension and alterations to a public house and maisonette above, approved in June 1993 (application reference 4/93/0281/3 relates);

2 projecting pub signs, approved in June 1996 (application reference 4/96/0360/0 relates);

Conversion and change of use of existing ground floor accommodation to a self-contained flat, approved in September 2012 (application reference 4/12/2381/0F1 relates).

CONSULTATION RESPONSES

Cleator Moor Town Council

1st response

Members raised concerns about overdevelopment of this property and the likely impact on an already busy street regarding traffic and parking. Questions were asked about the proposed 2nd floor front extension as this does not appear to be shown on the plans.

2nd response

The reaction of members to the explanations provided regarding the extension and the traffic issues seemed to satisfy their concerns on the matter.

Cumbria County Highways

It is noted that there is no onsite parking provision for this building, a point your Authority may wish

to consider when determining this application, however this has always been the case and given its past usage this is unlikely to adversely impact on the on-street parking situation overall.

Strategic Housing

The current building currently holds 3 self-contained flats, 1 x 2 bed and 1 x 3 bed and the proposal is to convert it to 7 one-bedroom flats, at around 38sq metres per flat. The application states all will be market housing, but it is not clear whether this is for sale or rent.

Cleator Moor is one of the most affordable areas in Copeland to rent or buy property, though the current SHMA records that 44% of people currently in private rented sector housing still cannot afford to buy in the area, so the provision of small, 1 bed accommodation may be attractive to this market, depending on the market cost.

There is a lack of modern 1 bed properties in Copeland and so we welcome more provision in one of our main towns. These flats are likely to be attractive to young professionals given the location, bringing economic benefits to the town, and our recent housing needs survey indicated that Cleator Moor has slightly more single adults than other parts of the borough which again suggests this is a good location for such properties.

Environmental Health

No objections

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 2 no. properties.

No objections have been received to the proposal as a result of this 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

Policy SS3 – Housing Needs, Mix and Affordability

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM13 – Conversions of Buildings to Residential Use within Settlement Limits

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework 2021 (NPPF)

Copeland Housing Strategy 2019

Copeland Borough-Wide Housing Needs Survey 2020

Copeland Strategic Housing Market Assessment 2019

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

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Principle of development

Planning policies ST1 and DM13 seek to encourage the re-development of existing buildings within the settlement boundary allowing in accordance with a list of criteria. Policies DM12 and DM22 ensure that new residential properties meet the minimum acceptable standards whilst including a suitable access and parking.

The conversion of this building to full residential use is acceptable in principle as it is located within the defined settlement limits for Cleator Moor and would result in the re-use of an existing building. Bringing vacant buildings back into use is supported throughout national and local planning policy and the provision of residential flats will help to increase the housing supply for Copeland, close to the town centre of Cleator Moor which is defined within Policy ST2 as a Key Service Centre.

Policy DM13 of the Copeland Local Plan seeks to ensure that any conversions can provide adequate standards of living without the need for significant alterations and additions to the property. Furthermore, any works to be undertaken should maintain the character of the building and

adequate amenity space should be provided. The building will be converted with extensions to the overall height and at the rear. The overall character of the terraced property will be maintained and the finish will reflect the surrounding dwellings. Amenity space has been provided to the rear of the property and is considered to be satisfactory for the use proposed given its town centre location.

Copeland's Strategic Housing team have identified a lack of one bedroomed properties within the Borough, which this development will help to fulfil.

On this basis, it is considered that the development satisfies policies ST1, ST2, SS3, DM12 and DM13 of the Copeland Local Plan.

Design

The conversion of the property requires the reconfiguration of the internal layout and changes to the external fenestration of the building. The front elevation will have a uniform design, with the existing door being replaced by a window and the lower central window being changed to a door. The windows to be created in the new three storey part of the building will mirror the existing, including repeating the banding detail and vertical emphasis.

On the rear, the windows will be made uniform with 4 large symmetrical windows on the 1st and 2nd floors and rear patio doors on the ground floor. The single storey extension will square off the ground floor projection and will be in keeping with the character of the existing building.

Overall, it is considered that the design of the alterations and extensions accord with the requirements of Policy DM10 of the Copeland Local Plan and will complement the surrounding area.

Access and Parking

The building is located within easy walking distance of the town centre and there is currently some provision of on street parking to the front. The proposal includes cycle storage to the rear of the property which will accommodate 5 bicycles within the existing curtilage. Due to the existing use of the property, it is unlikely that the proposal will have a material effect on the existing highway conditions and no objections were received from the Cumbria Highways Department on this basis.

Concerns were raised by the Cleator Moor Town Council with regards to on street parking, however, on receipt of the comments from Cumbria Highways, these concerns were alleviated.

The proposals therefore align with Policy DM22 of the Copeland Local Plan relating to accessible developments.

Planning Balance and Conclusion

	<p>There have been no objections to the proposal from neighbouring properties.</p> <p>The regeneration of the vacant building is welcomed and the provision of small flats within the town centre of Cleator Moor is acceptable within this Key Service Centre. This will help to boost housing supply within the Borough and is supported by the Councils Housing Manager.</p> <p>The external alterations proposed are considered to be practical and acceptable in design, providing uniformity to the front of the property. This will reflect the character and appearance of this part of the town centre.</p> <p>Overall, it is considered that the proposal accords with the policies set out within the Copeland Local Plan and therefore should be approved.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> <p>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>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 1:1250, drawing number 12ER-P-SLP, received 18th October 2021; Existing Site Plan, scale 1:200, drawing number 12ER-P-ESP, received 18th October 2021; Proposed Site Plan, scale 1:200, drawing number 12ER-P-PSP, received 18th October 2021; Existing Plans, scale 1:100, received 18th October 2021; Proposed Plans, scale 1:100, received 18th October 2021; Existing Elevations, scale 1:100, received 18th October 2021; Proposed Elevations, scale 1:100, received 18th October 2021; Bicycle Storage, scale 1:50, drawing number 12ER-P-BS, received 18th October 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>

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 : 13/01/2022

Authorising Officer: N.J. Hayhurst

Date : 17/01/2022

Dedicated responses to:- N/A