

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2479/OF1
2.	Proposed Development:	CHANGE OF USE FROM HOTEL/RESIDENTIAL TO RESIDENTIAL ONLY
3.	Location:	STORK HOTEL, ROWRAH ROAD
4.	Parish:	Arlecdon and Frizington
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 Planning Policies: See report
7.	Report: INTRODUCTION <p>This application relates to The Stork Hotel, located on Rowrah Road, Rowrah. The building is situated on a crossroads and has residential properties to the north and west.</p> PROPOSAL <p>This application seeks full planning permission for the change of use of the property to residential only. The existing upper levels are residential for the proprietors and it is proposed to change the ground floor for further living space. The ground floor is currently used as a public house, including a dining room, bar, office and kitchen. It is proposed to convert this to form a dining room, living room, TV lounge and kitchen.</p> <p>Parking will remain as existing with 2 spaces designated for the property.</p>	

RELEVANT PLANNING APPLICATION HISTORY

Replacement entrance steps, approved in June 2017 (application reference 4/17/2175/0F1 relates).

CONSULTATION RESPONSES

Arlecdon and Frizington Parish Council

No comments.

Cumbria Highways

No comments.

Local Lead Flood Authority

No comments.

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued to 3 no. properties.

No comments have been received as a result of this advertisement.

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 SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy SS4 – Community and Cultural Facilities and Services

Policy ENV1 – Flood Risk and Risk Management

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM21 – Protecting Community Facilities

Policy DM22 – Accessible Developments
Policy DM24 – Development Proposals and Flood Risk

Other Material Planning Considerations

National Planning Policy 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

Policies within the Copeland Local Plan seek to protect existing community facilities and direct new residential development into sustainable locations.

The main issues raised by this application are the principle of the change of use and parking facilities.

Loss of the community facility

Policies SS4 and DM24 of the Copeland Local Plan 2013- 2028 seek to resist the change of use of a community facility where there is evidence that there is a demand for that facility that is unlikely to be met elsewhere. Rowrah has the provision of a further drinking establishment at The Ennerdale Brewery, situated on the opposite side of the road and within close proximity to The Stork Hotel. This is likely to fulfill the needs of local residents.

The outbreak of Covid in the UK in 2019 has made the retention of public houses very difficult and it is understood that many are no longer viable or sustainable.

On this basis, the loss of the community facility is acceptable and the proposal complies with policies SS4 and DM24 of the Copeland Local Plan.

Principle of a residential dwelling in this location

The principle of new housing is supported in the Copeland Local Plan though strategic policies ST1 and ST2 along with policy SS1. These policies seek to promote sustainable development to meet the needs and aspirations of the boroughs housing market, as well as having consideration for the requirements of smaller settlements within the borough which respect their scale and function.

The building is existing and located within the development boundary for Rowrah. The village is

	<p>classed under Policy ST2 as a Local Centre where the conversion of existing buildings to residential use is acceptable within the confines of the settlement boundary.</p> <p>The building is surrounded by other residential dwellings therefore is considered to be an appropriate use in this location.</p> <p><u>Parking</u></p> <p>The building has the use of two parking spaces, which will be retained under the proposal. The use as a single residential dwelling is likely to reduce vehicle movements in and around the site, therefore creating a less intensive usage.</p> <p>Overall, it is considered that the proposal complies with Policy DM22 of the Copeland Local Plan and will provide an accessible development.</p> <p><u>Planning Balance and Conclusion</u></p> <p>No objections have been received to the application from either statutory or neighbouring consultees.</p> <p>The loss of the community facility is acceptable as there is another provision within the vicinity which will serve the communities needs. The principle of a dwelling in this location complies with planning policy due to its situation within the settlement boundary for the recognized local centre of Rowrah.</p> <p>On balance this is considered to be an acceptable form of development which will be consistent with the details set out in national and local policy.</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 shall be commenced before the expiration of three years from the date of this permission. <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> <ol style="list-style-type: none"> 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>Location plan and block plan, scales 1:1250 and 1:500, drawing number DWG01, received 4th</p>

	<p>November 2021; Existing Ground Floor Plan, received 4th November 2021; Proposed Ground Floor Plan, received 4th November 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>Statement</p> <p>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.</p>	
<p>Case Officer: Sarah Papaleo</p>	<p>Date : 21/12/2021</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 21/12/2021</p>	
<p>Dedicated responses to:- N/A</p>		