



## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/21/2503/OF1
2.	<b>Proposed Development:</b>	APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED CHANGE OF USE FROM COMMERCIAL TO A DWELLING INCLUDING REPLACEMENT OF MAIN ROOF STRUCTURE & REPLACEMENT OF ROOF ON GREENHOUSE STRUCTURE
3.	<b>Location:</b>	LANE HEAD GARDENS, LANE HEAD, SANDWITH
4.	<b>Parish:</b>	Whitehaven
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: NO  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>PROPOSAL</b></p> <p>This application provides notice for prior approval for the change of use of a horticultural building to form a single dwelling at Lane Head Gardens, Sandwith.</p> <p>The site is accessed from High Road which leads from Whitehaven to Sandwith. There is a dwelling and an outbuilding on the site which is surrounded by agricultural fields. The outbuilding was previously in use as a greenhouse for plant and flower sales as part of a horticulture business on the site.</p> <p>The building that is to be converted is a rendered outbuilding and the application states that it is currently sectioned into a nursery and showroom, plant/workshop, store and office.</p>

This notice proposes the change of use of the building into a single dwelling. The proposal would require the replacement of the roof and the reconfiguration of all doors and windows. Parking and amenity space has not been specified by the Applicant.

## **CONSULTATION RESPONSES**

### Whitehaven Town Council

No objections.

### Cumbria County Highways

As the proposed dwelling will increase the use of the current access, we would request that a plan is provided showing the maximum achievable visibility splays measured from a point of 2.4m from the carriageway edge.

Along with this, we ask that adequate parking is shown on a plan, in line with the Highway Authority's requirements.

1 Bedroom = 1 Parking Space

2, 3 & 4 Bedrooms = 2 Parking Spaces

5+ Bedrooms = 3 Parking Spaces

## **ASSESSMENT**

The proposal is for the conversion of an existing horticultural nursery for use as a residential dwelling. Under Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) this development can be completed under Permitted Development provided that the works meet a number of criteria and the Local Planning Authority receive a Prior Approval application.

On the basis of the information submitted, I am of the opinion that the proposal meets the criteria for conversion under Class MA. In relation to this site:

- The building has been vacant for at least 3 months immediately prior to application;
- The building was used as a shop for a continuous period of at least 2 years;
- The cumulative floor space does not exceed 1500 square metres;
- The building has no statutory designation, nor is it within the curtilage of one or designated area;
- There is no agricultural tenancy;
- There are no known contamination risks on the site;
- The site is within flood zone 1 therefore does not pose a flood risk;
- There are no noise concerns associated with the development;

	<ul style="list-style-type: none"> <li>• Natural light has been provided to all habitable rooms;</li> <li>• The increase in cars accessing and egressing the site is acceptable and there is suitable parking.</li> </ul> <p>In my opinion, the proposal meets the above criteria. It has an existing access which serves an existing dwelling. The highways impact from an additional small dwelling as proposed would be minimal and would not materially increase the use of the access to a point that would raise highway safety issues. The site has ample space for the parking of vehicles and it is unlikely that the proposal will create any on street parking issues.</p> <p>There will be no noise impacts in relation to the proposed use and the building has not been used for anything that would be likely to lead to contamination. The property is within the lowest category flood zone, and the location/siting is considered appropriate for a change of use.</p> <p>On the basis of the above, no objections are raised to the application.</p>	
8.	<b>Recommendation:</b>  PRIOR APPROVAL NOT REQUIRED	
Case Officer: Sarah Papaleo		Date : 10/01/2022
Authorising Officer: N.J. Hayhurst		Date : 10/01/2022
Dedicated responses to:- N/A		