



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2532/OF1	
2.	Proposed Development:	SECOND FLOOR EXTENSION TO CREATE ADDITIONAL RESIDENTIAL ACCOMMODATION. WITH ASSOCIATED INTERNAL ALTERATIONS TO FORM 2 ONE BEDROOM APARTMENTS, 1 THREE BEDROOM APARTMENT AND 1 ONE BEDROOM SERVICED APARTMENT FOR SHORT STAY HOTEL USE.	
3.	Location:	STATION HOUSE, THE BANKS, SEASCALE	
4.	Parish:	Seascale	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM	
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 Station House, an end of terrace property located off a single access lane at The Banks within Seascale. The property lies on the eastern edge of the village overlooking the coastline, adjacent to the existing railway line and public right of way. The three storey property is currently split into two separate residential flats.		

Relevant Planning History

No relevant planning history for this site.

Proposal

The application site is currently utilised as two residential flat. Flat 1 is located within the ground floor of the property and comprises of a living/dining room, a kitchen, a toilet, a bathroom and a bedroom. Flat 2 is located within the first and second floor of the property and incorporates a living/dining room, a toilet, a kitchen, and two double bedrooms with ensuite bathrooms. The basement of this property is currently used for storage for flat 2.

The application seeks planning permission for a second floor extension to create additional accommodation. The proposed second floor extension will be built on the existing footprint/roof space of the building. The proposed extension will increase the eaves height of the rear/side element of the building to 6.75m and the ridge height of 9.2m, 1.1m below the ridge height of the front section of the dwelling. The existing side facing gable will be retained as part of this extension and two dormer windows are proposed within the south west roof slope of the proposed extension.

The application also seeks planning permission for associated internal alterations to form 2 x one bedroomed apartments, 1 x three bedroomed apartment, and 1 x one bedroomed serviced apartment for short stay hotel use.

Within this development the following will be provided:

- Flat 1 – Located within the ground floor of the property. The flat will incorporate a living/dining room, a kitchen, bathroom and bedroom. This flat will have its own separate entrance to the rear south east elevation.
- Flat 2 – Located within the first floor of the property. This flat will accommodate a kitchen, a living/dining room, a bathroom and a bedroom. This flat will have a shared entrance with flat 3 located within the south west elevation of the property.
- Flat 3 – Located within the first and second floor of the property. This flat will accommodate a double bedroom with an ensuite bathroom, a double bedroom, a bathroom, a single bedroom, and an open plan kitchen/living/dining room.
- Serviced Apartment – Located within the ground floor and basement of the property. This flat will incorporate an open plan kitchen/living/dining room, a bathroom, and a bedroom. It is proposed that this flat will be the serviced apartment which will have a separate entrance within the south west elevation of the property.

Consultation Responses

Seascale Parish Council

It has no issues with the development.

However, the access statement contains inaccuracies and there is no provision for adequate parking, which will need to accommodate up to 4 vehicles.

Cumbria County Council – Highway Authority & LLFA

Taking into account the property's central location and existing use, it is considered that the proposal will be unlikely to have a material effect on existing highway conditions. I can therefore confirm that the Highway Authority has no objection to the proposal subject to the inclusion of conditions relating to ground floor windows.

Cumbria County Council – Footpaths Officer

Section 7.7 of Policy ENV6 – Access to the Countryside within the Copeland Local Plan 2013-2028 recognises that existing Public Rights of Way are protected in law.

FP 426008 runs parallel to Station House, see attached plan.

We advise that:

- The granting of planning permission would not give the applicant the right to block or obstruct the right of way adjacent to Station House.
- The right of way as shown on the definitive map and statement must be kept open and unaltered for public use, unless or until an order is made to divert, stop up or to temporarily close it comes into effect.
- The applicant should contact Cumbria County Council's Countryside Access Team at countryside.access@cumbria.gov.uk to discuss an application for an order to temporarily close the right of way shown on the definitive map and statement for the duration of any works which would affect the public use of FP 426008.

Cumbria County Council – Resilience Unit

No objections to the proposed works.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to two properties. Three letters of objections have been received which raise the following concerns

with the application:

- There is a lack of parking.
- The access road is private with limited room for parking.
- The site has space for one car if the application is approved it will require five spaces.
- There is no room for additional parking on this road.
- There is limited room for services, i.e. ambulances, to get down.
- The property would need to use Station car park which is 100 yards away which is not appropriate.
- There is no easy access to this property.
- There are a number of hotels in Seascale we don't want anymore.
- There would be potential noise problems from the hotel and contractors.
- The plans will alter the aesthetics of the building.

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 ER10 – Renaissance through Tourism

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy ER7 – Principal Town Centre, Key Service Centres, Local Centres and other Service Areas: Roles

and Functions

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy T1 – Improving Accessibility and Transport

Development Management Policies (DMP)

Policy DM8 – Tourism Development in Rural Areas

Policy DM9 – Visitor Accommodation

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

Policy DM22 – Accessible Developments

Other Material Planning Considerations

National Planning Policy Framework (2021)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. 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 Development

This application relates to an existing residential property currently split into two flat within the village of Seascale. The proposed development will increase the living accommodation at this site to allow the property to be converted into three flats and a serviced apartment. Policy DM18 supports extensions and alterations to residential properties subject to detailed criteria, which are considered

below.

Policy ST1 and ST2 of the Copeland Local Plan supports the principle of new housing and seeks to concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The principle of new housing is also supported by in the Copeland Local Plan through policies SS1, SS2 and SS3. 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 application site lies within the designated settlement boundary for Seascale, which is identified as a Local Centres in Policy ST2 of the Copeland Local Plan. This policy allows for new housing developments within the defined physical limits of the settlement, as such the principle of development is considered to be acceptable.

Scale, Design and Impact on Neighbouring Properties

Policy ST1, DM10, DM11, DM12 and section 12 of the NPPF seeks protection of residential amenity, a high standard of design, fostering of quality places, and proposals, which respond to the character of the site. Policy DM18 seeks to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The application seeks permission for a second floor extension to create additional living accommodation within the existing property. The proposed extension will be constructed upon the existing footprint of the property. Initially concerns were raised with regard to the overall design of the proposed extension, as the proposal sought permission for a flat roof extension on the second floor of the property, which was not considered to reflect the character of the existing property of the surrounding area. This element of the proposal was also considered to impact upon on neighbouring properties. Further to these concerns, and several discussion with the agent for this application the plans were amended to include a pitch roof with two dormer within the south west roof slope of the extension. These amendments were considered to reduce the bulk of the development, limiting the impacts on neighbouring properties. The alterations were also considered to reflect the character of the area and improve the overall design of the scheme which is located within a prominent location adjacent to the railway line and public right of way.

Based on the amendments to this scheme the overall scale and design of the development is acceptable in relation to the parent property and the neighbouring properties, and will not have a significantly detrimental impact on either residential amenity or the overall streetscene. On this basis the development is considered to comply with the requirements of Policies of the Copeland Local Plan and the provisions of the NPPF.

Creation of New Tourism Facility

Policy ST1, ST2, and ER6 of the Copeland Local Plan seek to facilitate growth of the Borough's local economy. The NPPF states that planning policies and decisions should help to create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 83 adds that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

Policy ST1, ER10, DM8 and DM9 of the Copeland Local Plan seeks to maximise the potential of tourism in the Borough and will seek to expand tourism outside of the Lake District National Park boundaries to take pressure off the National Park's busiest locations and deliver economic benefit in the Borough. The NPPF also states that planning policies and decisions should enable the sustainable growth and expansion of all types of businesses in rural areas both through conversion of existing and well-designed new buildings, and sustainable rural tourism developments which respect the character of the countryside.

The proposed development seeks to extend and convert this property to accommodate three residential flats for the private rental market and a single serviced apartment which will be used as short stay accommodation. The creation of a serviced apartment is supported by Local Plan Policies which seek to create tourism facilities through the conversion of existing buildings and expand the tourism offer outside of the National Park. On the basis of the above it is considered that the proposal complies with policies of the Copeland Local Plan and the NPPF.

Highway Safety

DM13 of the Copeland Local Plan seeks to allow for the conversion of buildings within settlement limits to those which can provide off street parking in accordance with parking standards. 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. Section 9 of the NPPF promotes sustainable transport.

The application site does not include any provision for off street parking. The site is an end of terrace property, which is located at the end of a private road which has no parking restrictions. Concerns have been raised from residents about lack of parking for this development, however Cumbria Highways have confirmed that given the property's central location and existing use, it is considered that the proposal will be unlikely to have a material effect on existing highway conditions. It is therefore confirmed that the Highway Authority has no objection to the proposal subject to the inclusion of conditions relating to ground floor windows.

Although the site does not provide adequate onsite parking, the site is located within a central location and within close proximity to sustainable transport options, including a bus stop and train station. On this basis it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan and the NPPF.

	<p><u>Planning Balance & Conclusion</u></p> <p>This application seeks planning permission to extend and convert an existing dwelling within Seascale, which is identified as a Local Centres under Policy ST2 of the Copeland Local Plan, to accommodate three residential flats for the private rental market and a single served apartment which will be used as short stay accommodation.</p> <p>Whilst there is no onsite parking proposed as part of the development, the site is located within a central location with available on street parking and public transport links, therefore Cumbria Highways have offered no objections to the application despite concerns from residents.</p> <p>Extensive discussions have been undertaken with the agent for this application to secure design amendments to ensure the development has minimal impacts on neighbouring properties and the development responds to the character of the existing building and overall area.</p> <p>On this basis the proposal is therefore 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.	<p>Conditions:</p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must 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. 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:- <ul style="list-style-type: none"> - Site Location Plan, Scale 1:1250, Drw: SH-L-SLP, received by the Local Planning Authority on the 29th November 2021. - Existing Plans, Scale 1:100, Drw: SH-P-EP, received by the Local Planning Authority on the

29th November 2021.

- Proposed Plans (Amended), Scale 1:100, Drw: SH-P-PP-B, Rev B, received by the Local Planning Authority on the 24th January 2022.
- Existing Elevations, Scale 1:100, Drw: SH-P-EE, received by the Local Planning Authority on the 29th November 2021.
- Proposed Elevations (Amended), Scale 1:100, Drw: SH-P-PE-C, received by the Local Planning Authority on the 2nd February 2022.
- Design & Access Statement, received by the Local Planning Authority on the 29th November 2021.
- Proposed Roof Plan, Scale 1:100, Drw: SH-P-PRP, received by the Local Planning Authority on the 2nd February 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.

Other Conditions:

3. New ground floor windows and doors abutting the highway must be of a type which cannot open outwards into the highway.

Reason

To minimise possible danger to other highway users.

Informatives:

1. The applicant should liaise with the CCC resilience unit office via emergency.planning@cumbria.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors plus paying guests are aware of the appropriate information and actions to take should there be an incident at the Sellafeld site.
2. The granting of planning permission would not give the applicant the right to block or obstruct the right of way adjacent to Station House.
3. The right of way as shown on the definitive map and statement must be kept open and

	<p>unaltered for public use, unless or until an order is made to divert, stop up or to temporarily close it comes into effect</p> <p>4. The applicant should contact Cumbria County Council's Countryside Access Team at countryside.access@cumbria.gov.uk to discuss an application for an order to temporarily close the right of way shown on the definitive map and statement for the duration of any works which would affect the public use of FP 426008.</p> <p>5. You must not commence works, or allow any person to perform works, on any part of the highway until receipt of an appropriate permit allowing such works. Enquiries should be made to Cumbria Highways, Highways Depot, Joseph Noble Road, Lillyhall Industrial Estate, Workington, CA14 4JH, Tel: 01946 506550.</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: C. Burns</p>	<p>Date : 17.02.2022</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 17/02/2022</p>	
<p>Dedicated responses to:-</p>		