

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/22/2007/OF1
2.	<b>Proposed Development:</b>	REPLACEMENT OF EXISTING GARAGE WITH A NEW PRE-FABRICATED GARAGE
3.	<b>Location:</b>	GARAGE PLOT 13, 13 EAST ROAD (ALLOTMENT SITE), EGREMONT
4.	<b>Parish:</b>	Egremont
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: NO  Site Notice: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to garage plot 13, located on East Road Allotment Site in Egremont. The site is currently occupied by a number of small detached garages and allotments.  <b>PROPOSAL</b>  Planning Permission is sought for the replacement of an existing pre-fabricated garage. The proposed garage will be 2.896m x 5.867m in size and it will include a pitched roof with an overall height of 2.4m and an eaves height of 1.981m.  The garage will be constructed out of concrete sectional panels and finished in pebble dash, cement	

b5 fibre sheeting on the roof and the garage door will be a horizontal rib up and over door.

### **RELEVANT PLANNING APPLICATION HISTORY**

There have been several previous approved applications for garages on this site.

### **CONSULTATION RESPONSES**

#### Egremont Town Council

No objections.

#### Highways Authority

Standing advice.

#### Lead Local Flood Authority

Standing advice.

#### Cumbria County Council Footpath Officer

No objections.

#### Public Representations

Public representations for this application have been advertised by way of site notice and no objections have been received.

### **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

#### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

**Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 has recently been 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**

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity and highway safety.

Principle of Development

Policy ST2 seeks to direct development to the most sustainable locations. The proposal includes development within the existing garage and allotment site, which is located within the settlement boundary of Egremont.

On this basis, the proposal represents an appropriate form of development in this location, consistent in principle with the provisions of Policy ST2 of the Local Plan.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 seeks to ensure high standards of design are maintained, with appropriate scale and materials, responding to the character of the site.

The proposed garage will be sited adjacent to existing garages and will be modest in scale. The design respects the character of the overall site, which comprises a collection of small garage units. Externally, the building would be finished in pebble dashed panels, with a metal garage door and roof sheeting, which is typical of the area.

On this basis, the proposal is considered to meet Policy DM10 and the NPPF guidance.

Residential Amenity

	<p>Policy ST1, DM10 and section 12 of the NPPF seek to safeguard good levels of residential amenity.</p> <p>Due to the proposed location and relationship with the neighbouring garages on the site, it is considered that there will be no detrimental impact on residential amenity. The garage will also be sited a considerable distance from the nearest existing dwellings and the proposal is not materially different from the existing garage. It is, however, appropriate to attach a planning condition to ensure the garages use remains domestic in nature and that non-conforming uses are not introduced into the area.</p> <p>On this basis, the replacement garage is considered to comply with Policy DM10 of the Local Plan.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 requires developments to be accessible to all users and encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The garage will be located on an existing garage site with a suitable access off an unclassified road. The Highway Authority provided standing advice and therefore it is considered that the replacement garage is unlikely to have an adverse impact on the existing highway conditions.</p> <p>On this basis, the proposed replacement garage is considered to meet Policy DM22 and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed replacement garage is of an appropriate scale and design and would not have any detrimental impact on the amenities of the surrounding garages and residential properties. In addition, the proposal would not have an impact on existing highway conditions and highway safety.</p> <p>Overall, the proposal is considered to be an acceptable form of development within the existing garage site, which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <p>Application Form, received 6<sup>th</sup> January 2022;  Location Plan, scale 1:1250, received 6<sup>th</sup> January 2022;  Proposed Floor Plan and Elevations, received 6<sup>th</sup> January 2022;  Garage Order Details and Specifications, received 6<sup>th</sup> January 2022.</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 garage must be used for the parking of private vehicles and the storage of domestic equipment only and for no commercial or business purposes whatsoever.</p> <p>Reason</p> <p>To ensure that non-conforming uses are not introduced into the area.</p> <p><b>Statement</b></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>
<b>Case Officer: C. Unsworth</b>	<b>Date : 18/02/2022</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 18/02/2022</b>
<b>Dedicated responses to:- N/A</b>	