

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2227/OF1
2.	Proposed Development:	INTERNAL ALTERATION TO FORM 3 X 1 BEDROOM STUDIO APARTMENTS
3.	Location:	SAWREY HOUSE, HIGH STREET, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Development Referral Area - 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 This application relates to Sawrey House, a terraced property situated within the town centre of Cleator Moor. The building was previously in use as a single residential property. PROPOSAL Planning Permission is sought for the conversion of the property to create 3 no. one bedroomed flats. There will be bicycle parking and a small amenity space to the rear. Two flats will include a bedroom, bathroom, living room and kitchen and will cover a total floor area of 48 square metres. The other flat will have an open plan living room/kitchen, bedroom and bathroom and cover 42 square metres. A single internal staircase will serve all three flats.	

The works to facilitate the conversion are all internal and there are no external alterations proposed.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications on the site.

CONSULTATION RESPONSES

Cleator Moor Town Council

No objections.

Strategic Housing

This is an application to renovate an empty 4 bedroomed terraced house in a central location in Cleator Moor town centre into 3 self-contained one bedroomed apartments. Cleator Moor is currently seeing significant investment through the Towns Fund and iSH (Industrial Solutions Hub) which will attract many professional people to the town who will be looking for good quality accommodation. There is a lack of one bedroomed property across Copeland and in Cleator Moor particularly, so good quality accommodation is welcomed.

Cumbria Highways

The existing dwelling does not appear to currently have off-street parking provisions. There would be a requirement of two spaces for a four bedroom dwelling which would mean for three one bedroom dwellings we would require another space to create one per one bedroom residence.

The parking bay area on the frontage of the building has a Traffic Regulation Order (TRO) in place restricting any parking for longer than 30 minutes at any one time between the hours of 08:30 and 18:00. It has, however, been stipulated in the Design and Access Statement that there are adequate public transport links in the area and there will be secure bicycle storage within the site boundary for residents which is acceptable to the Local Highway Authority.

I can therefore confirm that the LHA raise no objections to this proposal.

The Coal Authority

The submission to which this consultation relates falls on our exemptions list, you are therefore advised to consult the Coal Authority guidance (provided to all LPAs on 18/12/2020) on this issue and to include the necessary notes/advice on any consent granted.

Public Representation

The application has been advertised by way of a site notice and neighbour notification letters issued

to 3 no. properties.

One letter of objection has been received raising concerns with construction noise and parking issues.

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

Cumbria Development Design Guide

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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS3PU: Settlement Hierarchy
Strategic Policy DS4PU: Settlement Boundaries
Policy DS6PU: Design and Development Standards
Strategic Policy H1PU: Improving the Housing Offer
Policy H6PU: New Housing Development
Policy H13PU: Conversion and sub-division of buildings to residential uses including large HMO's
Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

ASSESSMENT

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 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 three residential flats will help to increase the housing supply within close proximity to the town centre of Cleator Moor which is defined within Policy ST2 as one of the Key Service Centres within the Borough.

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 without any external alterations and will not be subject to any extensions increasing the footprint. 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 this scale of development which occupies a town centre location. The Council's Strategic Housing team are supportive of the application stating that there is a lack of one bedroomed properties within both Cleator Moor and the Boriough as a whole.

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

Access and Parking

The building is within easy walking distance of the town centre with an on street parking provision to the front. The Applicant has included a cycle storage area at the rear of the property which will accommodate bicycles within the existing curtilage. Due to the existing use of the property, it is

	<p>unlikely that the proposal will have any significant material effect on the existing highway conditions and no objections were received from the Cumbria Highways Department on this basis.</p> <p>The proposals therefore accords with Policy DM22 of the Copeland Local Plan relating to accessible developments.</p> <p><u>Other Issues Raised</u></p> <p>An objection was received from a neighbouring property raising concerns relating to parking for the property. This has been addressed above.</p> <p>A further objection was received detailing noise during the construction period. This is not a material planning consideration and therefore does not form part of the decision making, however it is considered that any noise will be temporary.</p> <p><u>Planning Balance and Conclusion</u></p> <p>This application site lies within the centre of Cleator Moor which is designated under Policy ST2 as a Key Service Centre. The conversion of the dwelling to form three flats will provide suitable accommodation in this location and is supported by the Councils Housing Team.</p> <p>The conversion will help to improve the appearance of this building.</p> <p>Although there is limited parking and amenity space to serve the property, the site lies in close proximity to sustainable transport options and existing services.</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:</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>

	<p>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> <p>Site Location Plan, scale 1:1250, drawing number SNG-SH-P-SLP-01, received 25th May 2022; Block Plan, scale 1:500, drawing number SNG-SH-P-BP-01, received 25th May 2022; Proposed Floor Plans, scale 1:100, drawing number SNG-SH-P-PP-01, received 25th May 2022; Design and Access Statement, written by South North Group, received 25th May 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>Informative</p> <p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</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>
Case Officer: Sarah Papaleo	Date : 15/07/2022
Authorising Officer: N.J. Hayhurst	Date : 20/07/2022
Dedicated responses to:-	