



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2331/OF1
2.	Proposed Development:	RETENTION OF HARD SURFACED PARKING AREA AND INSTALLATION OF DROPPED KERB TO THE FRONT OF THE PROPERTY
3.	Location:	29 GOSFORTH ROAD, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Potential areas for Natterjack Toads,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Drigg 3KM,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations & Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	Report:	
	LOCATION	
	<p>This application relates to 29 Gosforth Road, a semi-detached property located within the Seascale. The site benefits from a large front garden and the site is accessed via a layby off the B5344.</p>	
	PROPOSAL	
	<p>This application seeks retrospective planning permission for the driveway installation and planning</p>	

permission for the vehicle access with dropped kerb to the front of the property.

The driveway measures 12 metres in width and 6 metres in depth and it has been surfaced with a combination of concrete and pavements. It also includes an aco-drain along the front of the driveway adjacent to the pavement.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Seascale Parish Council

No objection.

Highway Authority and Lead Local Flood Authority

As the proposal includes a dropped kerb, this will need the relevant permits from Cumbria County Council.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No objections have been received as a result of this consultation process.

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 DM18 – Domestic Extensions and Alterations

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 Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft 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.

The following policies are relevant to this proposal:

Policy DS1PU – Presumption in favour of Sustainable Development

Policy DS6PU – Design and Development Standards

Policy H14PU – Domestic Extensions and Alterations

Policy CO7PU – Parking Standards and Electric Vehicle Charging Infrastructure

ASSESSMENT

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

Principle of Development

The proposed application relates to a residential dwelling within Seascale and it will provide off-street parking. Policy DM18 supports alterations to residential properties subject to detailed criteria, which are considered below and Policy DM22 encourages developments to include off-street parking.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2, DM18, DM22 and the NPPF guidance.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek 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 development is modest in scale and appropriately located within the front garden. The design is suitable for its use and the choice of materials are considered to be appropriate. This will ensure it

	<p>will not be excessively prominent in the locality and it will reflect other driveways along the street.</p> <p>On this basis, the proposal is considered to respect the character and appearance of the dwelling and therefore it satisfies Policies DM10, DM18 and the NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy DM22 encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site visit confirmed that there are existing off-street parking and driveways within the front gardens along Gosforth Road and therefore the principle of off-street parking is acceptable. In addition, the creation of off-street parking is supported by the Copeland Local Plan and the Cumbria Development Design Guide.</p> <p>In the interest of highway safety, planning conditions are attached to ensure suitable pedestrian visibility splays and boundary fences are installed and maintained.</p> <p>In addition, the applicant will be required to apply for a permit from the Cumbria County Council Streetworks department to alter the driveway access and dropped kerb. It is therefore appropriate to include these details as an informative note.</p> <p>On this basis, the off-street parking 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>This application seeks retrospective planning permission for the retention of a hard surfaced driveway and planning permission for the installation of a vehicle access with dropped kerb.</p> <p>The off-street parking is of an appropriate scale and design and will not have any detrimental impact on highway safety. Adequate drainage measures have been installed to ensure that surface water will not run onto the highway.</p> <p>On this basis, the proposal represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. 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>Application Form, received 6th October 2022; Site Location Plan, scale 1:1250, received 9th August 2022;</p>

Site Plan, received 9th August 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.

2. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the footpath boundary must be installed on both sides of the vehicular access prior to the installation of the dropped kerb. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Reason

To ensure that adequate visibility is provided in accordance with Policy DM22 of the Copeland Local Plan.

3. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.05 metres above the carriageway level of the adjacent highway prior to the installation of the dropped kerb. Once lowered the boundary shall not be raised to a height exceeding 1.05 metres at any time thereafter.

Reason

In the interests of highway safety in accordance with Policy DM22 of the Copeland Local Plan.

Informative Notes

1. Any works within the Highway must be agreed with the Highway Authority.

Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain an appropriate permit.

Enquires should be made to Cumbria County Councils Streetwork's team
streetworks.south@cumbria.gov.uk

2. Access gates, if provided, must be hung to open inwards only away from the highway.

	<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. Unsworth</p>	<p>Date : 11/10/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 12/10/2022</p>
<p>Dedicated responses to:- N/A</p>	