

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2427/0F1
2.	Proposed Development:	DETACHED DWELLING WITH INTEGRAL GARAGE
3.	Location:	PLOT 2, CLARACK DRIVE, MOOR ROW
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: Introduction A full application relating to a self-build residential site in Moor Row known as Rusper Drive and Clarack Drive. Outline planning permission was granted for erection of 26 dwellings (4/16/2206/001 refers) on this site in 2017. A large number of the plots are now complete and occupied. Site and Location Plot 2, the subject of this application is centrally located on the north side of Clarack Drive, an offshoot from the main estate road to the west. It is flanked by the access road to the south, plot 1 (vacant) to the east and plot 3 (complete) to the west. At the rear it neighbours plots 13 and 14 to the north which are both complete and occupied.	

Proposal

Full permission is sought for the erection of a three bedroomed dormer bungalow with an integral single garage on a rectangular shaped plot. The majority of the living space will be provided on the ground floor with three bedrooms accommodated in the roof space on the first floor. Vehicular access will be directly off Clarack Drive to the front of the plot, leading onto a paved driveway providing parking and a single integral garage. Proposed external finishes to the dwelling include flat grey concrete tiled roof, facing brick walls comprising Weinerberger brick, continental range '*Hamlet Antique*', St Bees red sandstone mullions and cills and grey or white uPVC doors and windows.

Relevant Planning History

4/16/2206/001 Original outline approval for 26 dwellings on the estate, including 4 affordable. This was subject to a S106 Agreement to secure 4 affordable homes on the site and a traffic management scheme on the adjacent highway. The affordability element was later removed via a modification to the S106.

All relevant planning conditions of the outline permission have subsequently been discharged.

4/21/2012/0B1 Permission was granted to reduce the original approved width of this plot by 2 metres from 18 metres to 16 metres in 2021, an approved amended layout for this plot accompanied the application. This facilitated the erection of a dormer bungalow on neighbouring plot 3 to reasonable development standards.

Consultations

Egremont Town Council

No comments received.

CCC Highways and LLFA

No comments.

United Utilities

No objection. Originally requested a pre-commencement drainage condition requiring details of a sustainable surface water drainage scheme and a foul water drainage scheme to be approved. Drainage on site, however, has already been addressed by conditions 4,5 and 6

of the outline consent which required that such details be approved, and the conditions have subsequently been discharged. The approved drainage system has now been installed on the site. As such a pre-commencement condition is unnecessary as all the relevant drainage infrastructure has been approved and is now installed and complete on site. It is considered that a condition ensuring that the dwelling connects into the approved system would provide an adequate safeguard.

Public Representation

The application was publicised by both a site notice and individual notification letters to the adjoining properties/ plot owners. No representations have been received as a result of this consultation.

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

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan (CLP) 2013-2028, Adopted December 2013

Relevant policies comprise:

Core Strategy

- Policy ST1 – Strategic Development Principles

- Policy ST2 – Spatial Development Strategy
- Policy SS1 – Improving the Housing Offer
- Policy ENV1 – Flood Risk and Risk Management

Development Management Policies

- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards of New Residential Developments

Emerging Copeland Local Plan 2021 - 2038 (ECLP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and the report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

The following policies are relevant to this proposal:

- Strategic Policy DS1PU - Presumption in favour of Sustainable Development
- Strategic Policy DS2PU - Reducing the impacts of development on Climate Change
- Policy DS6PU - Design and Development Standard
- Strategic Policy DS8PU - Reducing Flood Risk



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- Policy DS9PU: Sustainable Drainage
- Strategic Policy H1PU - Improving the Housing Offer
- Policy H6PU - New Housing Development

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

National Design Guide (NDG).

Cumbria Development Design Guide (CDDG).

Copeland Borough Council Housing Strategy 2018-2023

Assessment

Principle of the Development

This is already secured by virtue of the outline approval for the development. This application is for detailed design of the dwelling and plot layout that would normally comprise reserved matters. It is only a full application because the timescale for submitting reserved matters has been exceeded.

Scale, Layout and Design/ Residential Amenity

The submitted house design, being a compact dormer bungalow, (including window positioning and separation distances with existing residential properties (plot 3 complete to the west and two existing properties behind) as well as any future development on neighbouring plot 1) is such that it will ensure that any adverse impacts upon the residential amenity of the existing residents and new via loss of light, overshadowing, or potential for overlooking will not be significant. Policy ST1 of the CLP includes provisions in this respect requiring that development provides or safeguards good levels of residential amenity and security. Also, Policy DM12 (CLP) is relevant in that it sets out specific design standards for new residential development including the need to retain appropriate separation distances. As regards the ECLP Policy H6PU requires that in respect of new housing development, an acceptable level of amenity is provided for future residents and maintained for existing neighbouring residents in terms of sun lighting and daylighting.

On the whole the dwelling design and positioning on the plot raises no contentious issues and will fit in generally on the estate. The proposed external finishes Wienerberger facing brick, a flat grey tiled roof and either white or grey UPVC windows and doors are typical of those used elsewhere on the estate and are considered acceptable.

Drainage

Policy DM11 of CLP and Policy DS9PU of the ECLP require that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate. As explained previously UU requested approval of a surface water and foul water drainage scheme for the proposed dwelling as a pre-commencement condition. However, as the drainage infrastructure has already been installed on the estate in accordance with these policies as part of the outline approval there will instead be a condition on the consent requiring that the dwelling connects into the approved scheme.

The plot falls within flood zone 1 and as such there is minimal risk of flooding.

Highway Safety

Vehicular access is proposed directly off the Clarack Drive, a spur off the main estate road with on-site parking for two vehicles directly in front of the proposed single garage which is acceptable. The amended block plan shows an ACO drainage channel proposed on the edge of the drive to prevent surface water run off affecting the adjacent road and an open plan frontage in compliance with the relevant local plan policies. This raises no highway issues and the proposal is considered to accord with Policy DM12 of the CLP and Policy H6PU the ECLP.

Planning Balance and Conclusion

It has been demonstrated that the application raises no contentious issues in terms of principle of development, design, layout and residential amenity, drainage and highway safety. Whilst there were initial issues relating to drainage on the plot it is considered that these have been satisfactorily mitigated via the imposition of a condition ensuring that drainage connects into the existing system.

On balance therefore, taking the above assessment into account it is considered that the proposed erection of a dormer bungalow on this plot constitutes an acceptable form of



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	development and as such generally accords with local and national policies and guidance.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <ol style="list-style-type: none"> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <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>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>Amended Completed Application Form, dated 31/10/2022, received 31/10/2022 Location Plan – Plot 2, drawing no. 22/05/1022-01, scale 1:1250, dated Oct 2022, received 28/10/2022. Amended Site Plan – Plot 2, drawing no. 22/05/1022-02b, scale 1:500, updated 27/03/2023, received 27/03/2023 Amended Plans and Elevations, drawing no. 22/05/1022-07a, scale 1:100, updated 20/02 2023, received 10/03/2023.</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><u>Drainage</u></p> <p>The dwelling hereby approved shall connect into the installed drainage system that was approved under outline planning permission reference 4/16/2206/001 in accordance with the details set out in the e-mail from the Agent, Glen Beattie, dated 4/04/2023. The drainage system shall be maintained and in use for the lifetime of the</p>

development`

Reason

To ensure the new dwelling connects into the approved and installed drainage system on the site.

Highways

4. The dwelling hereby approved shall not be occupied until the vehicular access and driveway has been constructed in accordance with the approved plans and brought into use. The vehicular access and driveway shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use in accordance in the interests of highway safety.

5. The dwelling shall not be occupied until the estate road including footways serving the dwelling has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety.

External Finishes

6. The facing brick to be used for the development shall comprise Weinerberger 'Hamlet Antique' as per the details set out in the email from the Agent, Glen Beattie, dated 20/02/2023.

Reason

To safeguard the appearance of the development on this plot in the interests of amenity.

Boundary Treatment

7. Before the dwelling is occupied a 1.8m high close boarded timber fence or wall shall be erected on the eastern side boundary of the plot up to the front building line/front elevation, details of which shall be submitted to and approved in writing by the Local Planning Authority before they are erected. The approved boundary treatment shall be retained thereafter in perpetuity.

Reason

To safeguard neighbouring amenities.

Informative – Coal Mining Area

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.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Statement

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.

Case Officer: H.S. Morrison	Date : 11/04/2023
Authorising Officer: N.J. Hayhurst	Date : 13/04/2023
Dedicated responses to:- N/A	