

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2137/0F1	
2.	Proposed Development:	PROPOSED CHANGE OF USE OF FORMER COACH HOUSE INTO A DWELLINGHOUSE WITH REAR EXTENSION; RETAINING WALLS TO RETAIN HIGHER GROUND AT TWO SIDES OF THE PROPOSED EXTENSION (REVISED SCHEME FOR 4/20/2141/0F1) (PART RETROSPECTIVE)	
3.	Location:	GATE HOUSE LODGE, THE VICARAGE, HAILE, EGREMONT	
4.	Parish:	Haile	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, 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 the vacant Gate House Lodge, located within the curtilage of The Old Vicarage, to the west of Haile. The Gate House Lodge fronts onto the single access road,	

which runs from Haile to the A595.

Planning History

4/18/2377/0F1 – Change of use from vacant former coach house into a dwelling including a living room extension at first floor – Withdrawn.

4/19/2008/0F1 – Conversion of former coach house into a dwelling including internal alterations and a small extension to living room at first floor level (resubmission of 4/18/2377/0F1) – Approved.

4/20/2141/0F1 – Proposed change of use of former coach house into a three bedroomed house with single storey extension and retaining walls to retain higher ground at two sides of the proposed extension – Approved.

4/23/2095/0G1 – Proposed removal of condition 5 relating to windows on planning permission reference 4/20/2141/0F1 – Withdrawn.

Proposal

This application seeks planning permission to change the use of the former coach house into a dwellinghouse with a single storey rear extension. The works also include the erection of retaining walls at 2m in height around the south east and rear of the development in order to retain higher ground surrounding the extension.

The proposal is a revision to the planning approval (ref: 4/20/2141/0F1) granted in June 2020. Works have commenced on the site to convert the building, and the previously approved retaining walls and extension have been constructed; therefore this current application is part retrospective. However, the works have not been completed in accordance with the approved plans, therefore a new application is required.

The following alterations are proposed to this scheme:

- Rear extension - height of rear extension raised by 500mm and removal of one roof light.
- North east elevation – addition of one rooflight and reinstatement of existing openings previously blocked up during construction.
- North west elevation – relocation of single rooflight and alteration to existing opening to create single door and double glazed opening.
- South west elevation – removal of first floor window and alteration of ground floor window to door.
- South east elevation – removal of ground floor window.
- Internal layout – Alteration to ground floor layout to relocate bathroom, and removal of



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third bedroom within first floor, relocation of bathroom and creation of storage area.

- Windows and doors – all windows and doors within the original former Coach House will be finished with chartwell green timber. Openings within the rear extension will be finished with UPVC.

Consultation Responses

Haile Parish Council

No comments received.

Cumberland Council – Highway Authority & LLFA

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.

United Utilities

No comments received.

Cumberland Council & Westmorland and Furness Council

Thank you for the opportunity to comment on the above planning application. This response from the Joint Emergency Management and Resilience Team relates to emergency planning arrangements in the unlikely event of an incident occurring at Sellafield Ltd. The Sellafield site is currently covered by the provision of the Radiation (Emergency Preparedness and Public Information) Regulations 2019.

There are no objections to the proposed works.

However, it should be noted that the location of the property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site.

In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) I would be grateful if you could advise the applicant to liaise with this office via emergency.planning@westmorlandandfurness.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Natural England

No comments received.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to one property. No comments have been received in relation to the statutory notification procedure.

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 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscape

Development Management Policies (DMP)



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Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM15b – Conversion of Rural Buildings to Commercial or Community Use

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Emerging Copeland Local Plan 2021 – 2038 (ELP):

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 their 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.

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS3PU: Settlement Hierarchy

Strategic Policy DS4PU: Settlement Boundaries

Strategic Policy H1PU: Improving the Housing Offer

Strategic Policy H2PU: Housing Requirement

Strategic Policy H3PU: Housing delivery

Strategic Policy H4PU: Distribution of Housing

Strategic Policy H5PU: Housing Allocations

Policy H6PU: New Housing Development

Policy H17PU: Conversion of Rural Buildings to Residential Use

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Policy DS6PU: Design and Development Standards

Policy DS7PU: Hard and Soft Landscaping

Strategic Policy DS8PU: Reducing Flood Risk

Policy DS9PU: Sustainable Drainage

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2PU: Local Nature Recovery Networks

Strategic Policy N3PU: Biodiversity Net Gain

Strategic Policy N6PU: Landscape Protection

Strategic Policy N9PU - Green Infrastructure

Strategic Policy CO4PU - Sustainable Travel

Policy CO5PU - Transport Hierarchy

Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (2023)

National Design Guide (NDG)

Cumbria Development Design Guide (CDG)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Wildlife and Countryside Act 1981

Assessment

The main issues raised by this application are the principle of development; scale, design and impact on amenity; highway safety; flood risk and drainage; and impact on ecology.

Principle of Development

Policy ST1 and ST2 of the Copeland Local Plan seeks to concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The application site is located to the north west of Haile within the open countryside. Policy ST2 restricts development outside of defined settlement boundaries other than that which have a proven requirement, including conversion of rural buildings to residential use. Policy DM15a aims to restrict development that involves the conversion of rural buildings, to those that are



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structurally sound and capable of conversion works, conserve the traditional appearance and character, incorporate reasonable standards of amenity, and are within or well related to a village or existing group of buildings.

Within the Emerging Local Plan, under Policy DSPU3 the application site continues to be identified as within open countryside. Policy DM4PU allows for a number of types of developments within open countryside where there is a proven need, including agriculture, forestry, farm diversification, or tourism proposals. Emerging Policy H17PU allows for the conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries will be supported where: the building is redundant or disused, is of traditional design and the proposal would not have an adverse effect on the historic environment, the character of the local landscape or its setting; the building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction; the development conserves the essential character of the buildings and enhances the immediate surroundings; safe road access is in place or can be created without damaging the rural character of the surrounding area; the proposed curtilage area is appropriate in scale to the character of the building and will not result in adverse visual impacts or adverse harm to the landscape character; and appropriate protected species surveys have been carried out and details of proposed mitigation to deal with any harm identified have been agreed with the Council.

The principle of converting this barn to a residential property has already been established by the previous permissions at this site. 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, the Emerging Local Plan, and the NPPF.

Scale, Design and Impact on Amenity

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 DM15a aims to restrict development that involves the conversion of rural buildings, to those that are structurally sound and capable of conversion works, conserve the traditional appearance and character, incorporate reasonable standards of amenity, and are within or well related to a village or existing group of buildings.

Policy DS6PU of the Emerging Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

Emerging Policy H17PU allows for the conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries will be supported where: the building is redundant or disused, is of traditional design and the proposal would not have an

adverse effect on the historic environment, the character of the local landscape or its setting; the building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction; the development conserves the essential character of the buildings and enhances the immediate surroundings; safe road access is in place or can be created without damaging the rural character of the surrounding area; the proposed curtilage area is appropriate in scale to the character of the building and will not result in adverse visual impacts or adverse harm to the landscape character; and appropriate protected species surveys have been carried out and details of proposed mitigation to deal with any harm identified have been agreed with the Council.

The proposal is a revision to the planning approval granted at this site in June 2020 (ref: 4/20/2141/0F1) to convert the building to a dwelling with a rear extension. The main modification to the previous approval relates to the rear extension. Whilst the overall footprint of the extension has not been altered the overall height of the development has been increased by 500mm. As the extension is located to the rear and still reflects the form of that previously approved the works are considered to conserve the essential character of the building and will not detract from the traditional appearance of the Gate House.

The current application also seeks variations to the fenestration patterns previously approved and the materials utilised within the development. The previous approvals at this site were subject to conditions that any window openings had to be of a timber construction, however the agent requested that UPVC window be allowed as the site is a Coach House and not a barn. As both current and emerging policies relate to the conversion of traditional buildings within rural areas and not specifically barns, the requirement to utilise traditional materials to conserve the traditional appearance of the building is relevant. Based on this, discussions were undertaken with the agent, and amended plans were submitted to show the use of timber windows within the main Coach House building, however a compromise position was reached to allow the use of UPVC frames within the openings in the rear of the buildings as these opening aren't visible from the public vantage point and will therefore not impact on the character of the building. This detail will be secured by an appropriately worded planning condition.

A number of the proposed window openings have also been amended including the removal of additional windows and retention of existing openings, this will help to retain the traditional appearance of the building.

Works to the openings within the main front elevation have also not been completed in accordance with the planning approved under ref: 4/20/2141/0F1. Within this elevation two of the main openings have been partly blocked up, which this application sought to retain. Concerns were raised with these alterations as the works were not considered to retain the traditional character of the building, therefore following discussions with the agent plans have been submitted to show the openings reinstated to their original form. In order to secure that these works are undertaken within an appropriate timescale an appropriately worded planning condition will be attached to any planning decision.



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Based on the above and the inclusion of appropriately wording conditions, it is considered that the development conserves the traditional appearance and character of the building and is considered to comply with the requirements of Policy ST1, DM10, DM11, DM12 and DM15a of the Copeland Local Plan, Policy DS6PU and H17PU of the Emerging Local Plan and the provisions of the NPPF.

Access & Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. 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.

Policies CO4PU, CO5PU and CO7PU of the ELP promotes active travel.

Access to the site will be as previously approved under application ref: 4//20/2141/0F1, via the existing access associated with The Vicarage. Parking is also as previously approved with four off street parking spaces located to the north west of the application site, with the curtilage previously associated with The Vicarage.

The Highway Authority have offered no comments to this current application. No objections were raised by the Highway Authority to the original permission at this site. As the access and parking arrangement are to remain unaltered they are considered to be acceptable and to not have an adverse impact on existing highway conditions subject to the inclusion of conditions to secure the installation and retention of parking, and windows/doors opening onto the highway.

It is therefore considered that, the proposal will not have a detrimental impact on highway safety in accordance with Policies T1 and DM22 of the Copeland Local Plan, Policies CO4PU, CO5PU and CO7PU of the Emerging Local Plan and provisions of the NPPF.

Drainage and Flood Risk

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

The application site is located within Flood Zone 1, therefore a Flood Risk Assessment has not been submitted to support this application.

It is proposed as part of this development that foul water will be dealt with via a treatment package plant and surface water will be disposed of via soakaway. This is the same as previously approved under application ref: 4/20/2141/0F1. No objections have been received from UU or the LLFA to the original or the current application. A condition will be attached to any permission to secure the proposed drainage is installed prior to occupation and retained for the lifetime of the development. 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,

Emerging Local Plan and the NPPF.

Ecology

Policies ST1, ENV3, and DM25 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

Policy N1PU of the Emerging Local Plan LP defines a mitigation hierarchy.

Policy N3PU of the Emerging Local Plan requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1PU above. This is in addition to any compensatory habitat provided under Policy N1PU. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

The building to which this application relates falls within the planning and development trigger list for bat surveys contained within the Bat Conservation Trust Bat Surveys Good Practice Guidelines. The bat and bird survey submitted to support this application is the same as submitted with the original approval at this site (ref: 4/20/2141/0F1). This report was carried out in 2018 and concludes that the building had no field signs of barn owls but there were minor swallow and bat activity observed with large brown long eared bat roost in the main house roof. Furthermore, there is potential for bats to be present in the area there were inaccessible to the survey, including under any gaps ridge tiles and roof junctions and under slates behind roof timbers in wall gaps. The report therefore states that extreme care should be taken when working on these areas and on the roof, with crevices checked with a torch prior to pointing to ensure no bats are entombed with downward facing exit tubes to allow any bats to escape. Bats will be encouraged on the site by allowing them access to the building post works and by erecting a bat box for relocating any bats found during works by the ecologist.

Given that this original survey was carried out in 2018, it was requested that an updated survey was submitted to support this application. This supplementary report found no bat or bird activity in or on the building, and whilst some works have been carried out there is no evidence to suggest the habitat around the building has suffered any serious changes since the building survey in 2018. The survey confirmed that whilst there was no sign of a box for bat relocation by there is sufficient remaining roost potential with bat access also still available to the roost on the main house.

Conditions will be attached to this permission to secure the development is completed in accordance with the proposed mitigation measures set out within these reports. An informative will also be included within the decision notice to ensure that if any bats, or evidence of this species, are found during construction works the applicant informs the relevant bodies.



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	<p>Natural England have also offered no comment to this application.</p> <p>Subject to the planning conditions set out above the proposal is considered to achieve the requirement of Policies ST1, ENV3 and DM25 of the Copeland Local Plan, Policies N1PU and N3PU of the Emerging Local Plan and the provisions of the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>This application seeks permission to revise the previous approval at this site (ref: 4/20/2141/0F1) granted in June 2020. Works have commenced on the site to convert the building however, they have not been undertaken in accordance with the approved plans. The principle of converting this property to a residential use has therefore been established.</p> <p>The main modifications to the scheme include the raising the height of the rear extension and alterations to the fenestrations patterns previously approved for the development. The slight increase in height of the approved extension, removal of additional windows, and retention of existing openings is not considered to have a detrimental effect on the traditional character and appearance of the Coach House. Concerns were raised with regard to the use of non traditional materials within the development and the reduction of existing openings within the main elevation and non-compliance with policies. Amended plans were therefore submitted to ensure the main openings were reinstated and materials within the main building were of traditional materials. Conditions will be utilised to secure these details.</p> <p>The access, parking, and drainage for the development is to remain as previously approved, with no objections received from any statutory consultees.</p> <p>An additional bat/bird survey was submitted to ensure up to date information was provided to support the application. Conditions will also be utilised to ensure the development is completed in accordance with the details within these reports.</p> <p>The proposal is 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. 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:-<ul style="list-style-type: none">- Site Location Plan/Block Plan, Scale 1:1250, Drwg No:01003, Rev: 04, received by the Local Planning Authority on the 11th May 2023.- Block Plan, Scale 1:500, Drwg No: 01002, Rev: 07, received by the Local Planning Authority on the 11th May 2023.

- Existing Plans, Scale 1:50, Drwg No: 01001, Rev: 01, received by the Local Planning Authority on the 11th May 2023.
- Proposed Ground Floor (Amended), Scale 1:50, Drwg No: 04010, Rev: 08, received by the Local Planning Authority on the 24th October 2023.
- Proposed First Floor, Scale 1:50, Drwg No: 04011, Rev: 07, received by the Local Planning Authority on the 11th May 2023.
- Existing Elevations, Scale 1:100, Drwg No: 02001, Rev: 02, received by the Local Planning Authority on the 11th May 2023.
- Proposed Elevations (Amended), Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 6th November 2023.
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 11th May 2023.
- Design and Access Statement (Amended), received by the Local Planning Authority on the 6th November 2023.
- External Design Amendments to Gate House Lodge (Amended), received by the Local Planning Authority on the 8th November 2023.
- Proposed Ground Floor Plan with Window Details, Scale 1:50, Drwg No: 04010, Rev:08, received by the Local Planning Authority on the 8th November 2023.
- Proposed Elevations with Window Details, Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 8th November 2023.
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 21st December 2023.

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.

Prior to First Use/Occupation Conditions:

2. The development hereby approved must not be occupied until the parking requirements have been constructed in accordance with the following approved plans:
 - Site Location Plan/Block Plan, Scale 1:1250, Drwg No:01003, Rev: 04, received by the Local Planning Authority on the 11th May 2023.
 - Block Plan, Scale 1:500, Drwg No: 01002, Rev: 07, received by the Local Planning Authority on the 11th May 2023'.



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The approved parking provision must be retained at all times thereafter and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

In the interests of highway safety.

3. The drainage for the development hereby approved, must be carried out in accordance with the following approved documents:

- Block Plan, Scale 1:500, Drwg No: 01002, Rev: 07, received by the Local Planning Authority on the 11th May 2023.

Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

Other Conditions:

4. Within three months of the date of this permission, the openings within the north east elevation of the property must be reinstated in accordance with the following approved plans:

- Proposed Elevations with Window Details, Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 8th November 2023.
- Proposed Elevations (Amended), Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 6th November 2023.

The openings must be retained in accordance with these approved details at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

5. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:

- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 11th May 2023.
- Survey for Bats, Barn Owls & Breeding Birds, Prepared by Steve Wake, received by the Local Planning Authority on the 21st December 2023.

Reason

To protect the ecological interests evident on the site, in accordance with policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF.

6. The windows and doors within the conversion hereby approved must be fitted with the materials specified on the approved plans:

- Proposed Ground Floor Plan with Window Details, Scale 1:50, Drwg No: 04010, Rev:08, received by the Local Planning Authority on the 8th November 2023.
- Proposed Elevations with Window Details, Scale 1:100, Drwg No: 05001, Rev: 15, received by the Local Planning Authority on the 8th November 2023.

All openings must be retained in accordance with the approved details at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

7. All rooflights to be installed within the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and must be retained as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

8. The roof of the converted building shall be finished with slates and shall be maintained



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as such at all times thereafter.

Reason

To safeguard the traditional appearance of the converted building in the interests of visual amenity

9. 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the converted barn, nor shall any building, enclosure, extension, porch, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the traditional appearance of the barns / buildings in the interests of visual amenity.

Informatives:

1. In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the resilience unit office via emergency.planning@westmorlandandfurness.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.
2. During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

	<p>Statement:</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
Case Officer: C. Burns	Date: 24.01.2024
Authorising Officer: N.J. Hayhurst	Date: 24.01.2024
Dedicated responses to:- N/A	