

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2184/0F1	
2.	Proposed Development:	DETACHED SINGLE STOREY THREE BEDROOM DWELLING AND NEW ACCESS TO HIGHWAY	
3.	Location:	LAND ADJOINING LAKELAND VIEW, CHAUCER AVENUE, EGREMONT	
4.	Parish:	Egremont	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change, 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		
	<p>This application relates to a small grassed site, located within the north west section of Egremont. The site forms part of garden land associated with the large, detached dwelling to the west of the site which was granted planning permission in 2016 (ref: 4/15/2441/0F1) and is almost completed.</p> <p>The tapering site covers an area of 0.04 hectares and front onto Chaucer Avenue. The site is</p>		

bounded to the west by the new building dwelling, to the north and east by the James Park Homes site, and to the south by the existing highway. Access to the site is currently located within the eastern corner of the plot.

Relevant Planning History

4/11/2516/001 – Outline application for a detached dwelling – Resubmission of 4/11/2026/001 – Approved in Outline.

4/11/2026/001 – Outline application for erection of 4 detached dwellings (3 No. three bedroomed & 1 no. two bedroomed) – Withdrawn.

4/14/2467/001 – Outline application for renewal of approval for one detached dwelling, including minor amendment to garden – Approved in Outline.

4/15/2441/0F1 – Erection of one x 5 bedroomed detached house – Approved.

4/16/2274/0F1 – Erection of two dwellings (one 2 bedroomed and one 3 bedroomed) – Withdrawn.

4/17/2112/0F1 – Erection of three bedroomed bungalow and detached garage – Refused (decision upheld on appeal).

Proposal

This application seeks planning permission for a single storey three bedroom dwelling and new access to the highway.

The detached dwelling is to be located within the western section of the application site. It is proposed to reduce the ground level of the site by 0.6m to accommodate the dwelling.

The main part of the dwelling will measure 5.2m x 13.1m and will include a front projection which measures 0.4m x 4m and a rear projection that measures 2.2m x 10.9m. The detached dwelling will benefit from a flat roof with an overall height of 3.1m. The roof will also accommodate a roof light which will project 0.6m above the roof height.

Internally, the dwelling will accommodate an entrance hall, cloakroom, an open plan kitchen/dining/living room, bathroom, a single bedroom with store, a double bedroom, and a master bedroom with ensuite.

Externally, the dwelling will be finished with render, facing brick, vertical timber boarding, a felt rubber membrane roof, and UPVC windows and doors.

Access will be achieved from Chaucer Avenue, from a central position on the southern



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boundary of the site. The proposed access point will provide direct access onto a forecourt and two parking spaces.

The application also includes the erection of a 2m solid timber fence along the majority of the northern boundary of the site.

It is proposed that surface water from the development will be discharged to the existing water course and foul water to the main sewer.

Consultation Responses

Egremont Town Council

Councillors object - they consider this dwelling to be an over development of the site and the design and materials are not in keeping with neighbouring properties.

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. If you have a particular aspect of this application you wish us to consider, please feel free to contact me direct.

Informative:

The Environment Agency (EA) surface water maps indicate that the site is in flood zone 2. The applicant should consult with the Environment Agency regarding a flood risk assessment.

United Utilities

Following our review of the submitted Flood Risk & Drainage Statement (ref 15148/FRA.1, dated March 2016, Version 1), we can confirm that whilst the proposals are acceptable in principle, there is insufficient information on the detail of the drainage design.

Should planning permission be granted we request the inclusion of a condition relating to surface and foul water drainage.

Environment Agency

No comments received.

Cumberland Council – Countryside Access Officer

No comments received.

Cumberland & Westmorland and Furness Council – Resilience Unit

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.

The location of the land is situated outside of an area referred to as the Detailed Emergency Planning Zone (DEPZ), therefore no direct liaison with the applicant is required in relation to warning and informing information. However, it is advisable to signpost the applicant to the Cumberland Council Emergency Planning webpage which will assist with general information about the Sellafield Site, please see link below:

<https://legacy.cumberland.gov.uk/emergencyplanning/supportingpages/industrialsites.asp>

The location of the land does sit within a distance of 10km from the Sellafield site, an area known as the Outer Consultation Zone (OCZ) but after viewing the details of the application, the opinion is that the plan for this development is not of significance in relation to this particular zone, and, therefore, liaison with the applicant is not required.

There are no objections to the proposed works.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to twelve properties.

Two letters of objection were received to this application raising the following concerns:

- This is not the first application for planning permission submitted by this person for this plot.
- On two previous occasions planning permission has been refused for the same reason. An appeal was lodged by the applicant which was dismissed by the Planning Inspector.
- The Copeland Local Plan states the Council will expect high standards of design and development proposals will be required to create and maintain reasonable standards of amenity. The development would lead to overlooking and would result in loss of view. The outlook from a kitchen window would also be dominated by a wooden fence just a meter and a half from my dwelling resulting in oppressive living conditions.
- Policy DM12 requires minimum separation distances between dwellings. A minimum of 12m should be retained between the development and my property. It is difficult from the submitted plans to see how this minimum requirement will be achieved.
- The design and access statement states that the reapplication has addressed the reasons for previous refusal. This is not the case.



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- *"The dwelling is located in order that no overlooking from the Park Homes behind the site occurs. Only one window of a Park Home overlooks the site and that is a kitchen window".* So, which is it? There is no overlooking or there is overlooking from the Park Home? The view from my kitchen window looks directly onto the proposed site and will, if the scale of the plan is to be believed, be looking directly into the window of bedroom 2.
- *"Moreover, a 2m solid timber panel fence will be erected along the rear boundary to create privacy for the residents of the new dwelling, in the rear garden".* What about consideration of the existing residents and the outlook onto this wooden fence and building just beyond?
- *"The orientation of the new dwelling is also designed to minimise impact of the new dwelling on its neighbours".* I would argue that a bungalow constructed directly behind and in close proximity to an existing residence, would not result in a "minimal impact on its neighbours" but rather, would dominate the outlook.
- Whilst the Appeal Decision applies to a previous application for the same plot of land, many of the reasons quoted for the dismissal of the appeal are still applicable to this new proposal and the conclusion established is still relevant.
- I am a widow and due to health issues I rarely leave my house. One of my few enjoyments is sitting at my kitchen door taking in the unobstructed outlook, fresh air and sun light. This application if successful would remove this amenity and would have a negative impact on my living conditions.
- The proposed development would have a negative effect on the living conditions and well being of adjacent residents at 5, 6 and 7 James Park Homes with particular regard to comprising privacy and outlook to an unacceptable degree.
- The proposed development would have a negative impact on the character and appearance of the surrounding area, irrespective of the orientation of the bungalow.
- The flood risk and drainage assessment is dated March 2016 and was previously submitted with the application for a 5 bedroomed dwelling detached house (ref: 4/15/2441/0F1. The statement is therefore 7 years out of date and totally inappropriate with regard to the current application.
- The land subject to this application is actually garden land for the adjacent 5 bedroomed dwelling currently advertised for sale on Rightmove.
- This existing house and new bounded wall have an detrimental impact on my privacy and outlook.
- Though designated as a garden on the previous approval the land has never been developed as a garden. It is wasteland used as a tip and an eyesore.
- The proposed fence would have a negative impact on these residents with the sole

objective of benefitting the occupants of the proposed bungalow.

- The proposed bungalow would have 4 windows and patio door facing in close proximity to 6 James Park Homes. It seems incongruous to propose a plan that requires a fence higher than the existing wall in order to provide privacy for future occupants of the proposed bungalow, while ignoring and denying the rights of existing James Park Home residents.
- The application should be rejected.

Ten letters of support were also received in relation to this application which raised the following comments:

- The land would look great with a bungalow built there, it would make the estate look tidy instead of all the land wasted.
- Good improvement to the estate and Egremont.
- The applicant has done a fantastic job with the new build adjacent and would do the same with the bungalow if granted permission.
- Great idea to develop a waste land.
- It will be nice to see the corner blend in with the properties around it.
- It would make the area look more modern.
- The development will make the entrance to Chaucer Avenue look more pleasant.
- The application should be approved.

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.



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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 SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

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 DS5PU: Planning Obligations

Policy DS6PU: Design and Development Standards

Policy DS7PU: Hard and Soft Landscaping

Strategic Policy DS8PU: Reducing Flood Risk

Policy DS9PU: Sustainable Drainage

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 H7PU: Housing Density and Mix Strategic

Strategic Policy N6PU: Landscape Protection

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).

Strategic Housing Market Assessment 2021 (SHMA)

Assessment

The key issues raised by this application relate to the principle of the development; scale, design and impact of the development; access and highway safety; and drainage and flood risk.



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Principle of Development

The application site is located within the north east section of Egremont, which is classified as a Key Service Centre under Policy ST2 of the Copeland Local Plan. Policy ST2 seeks to support housing developments of moderate allocations in the form of extensions to the towns to meet general needs, and infill and windfall housing site. Larger housing sites within Key Service Centres are required to provide a proportion of affordable housing under Policy ST2.

Policies ST1 and ST2 along with Policies SS1, SS2, and SS3, seek to promote sustainable development to meet the need and aspirations of the Borough's housing market. These policies further concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The NPPF also seeks to support the Government's objective of significantly boosting the supply of housing through sustainable development.

Within the Emerging Local Plan, under Policy DS3PU Egremont continues to be identified as a Key Service Centre where the focus will be for town centre developments, employment development, and medium scale housing extensions, windfall and infill development.

Policy DS4PU of the ELP defines the settlement boundaries for all settlements within the hierarchy and states that development within these boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise. The application site is located within the existing and proposed settlement boundary for Egremont.

Based on the above the principle for developing the site for residential purposes would be considered acceptable subject to the development meeting other requirements within the Development Plan.

Scale, Design and Impact of Development

Policy SS1 of the Copeland Local Plan seeks to make Copeland a more attractive place to build homes and to live through requiring new development to be designed and built to a high standard.

Policy DM10 of the Copeland Local Plan expects high standards of design and the fostering of quality places. It is required that development responds positively to the character of the site and the immediate and wider setting and enhance local distinctiveness. It is required that development incorporate existing features and address vulnerability to and fear of crime and antisocial behaviour.

Within the Copeland Local Plan, Policies DM10, DM11, and DM12, and section 12 of the NPPF, seek to secure high standards of design for new residential properties. These policies seek to create and maintain a reasonable standard of amenity and set out detailed requirements with regard to standard of residential amenity, including the provision of parking spaces, separation distances and open space.

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.

Whilst the application site is located within the settlement boundary for Egremont, the proposed new dwelling is located upon an area of land which the Council have consistently considered to be unacceptable for further housing due to the restrictive nature of the site. The latest application for planning permission for the erection of a single dwelling on this site (ref: 4/17/2112/0F1) was refused in 2017 for the following reason:

‘The proposed development is considered to be contrary to the objectives of the NPPF and Policies DM10 and DM12 of the Copeland Local Plan 2013-28 due to the loss of residential amenity to the existing park homes to the rear, which are permanent dwellings, and the impact on the street scene of placing a house on this constrained site. Further the plans are not considered to demonstrate that a house could be placed on the site due to the discrepancy in the size of the site on the location plan and block plan.’

This refusal was appealed by the applicant (Appeal Ref: APP/Z0923/W/17/3187213). The appeal was dismissed by the Planning Inspectorate due to the effect of the development on the living conditions of adjacent residents with particular regard to privacy and outlook, and the effect of the development on the character and appearance of the surrounding area.

The current proposal has been submitted to address the previous reasons for refusal:

Impact on Residential Amenity:

The 2017 refused planning application, sought permission for a single dwelling with a pitched roof and a detached garage. The current application seeks permission for a single flat roof dwelling with forecourt and garage.

Whilst the overall height of the proposed dwelling has been reduced by the inclusion of a flat roof and the excavation of the site, the proposal now includes a larger footprint within the site and brings the development in much closer proximity to the James Park Home Site, particularly No.6. The application also includes the erection of a 2m solid timber fence along part of the northeast boundary with the James Park Home site and the only rear facing window serves a bathroom and would therefore be likely to be fitted with obscuring glazing. Despite the additional measure taken by the application to address previous concerns the proposed siting of this dwelling is not considered to achieve adequate separation distances, as set out within Policy DM12 of the Copeland Local Plan which would result in the development being overbearing and dominant for the properties to the rear. Whilst the proposed fence would prevent direct overlooking between rear gardens and existing/proposed windows, it would be located 2m from the rear kitchen window and door of No.6 James Park and would be 2.4m in height from the ground level of this dwelling in order



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to mitigate against overlooking. The proximity of the proposed dwelling, and the proximity and height of the proposed fence, would dominate the outlook from the rear of No. 6 James Park Homes and would result in oppressive living conditions for the existing and future occupiers.

Based on the above the proposed development is considered to result in harm to the living conditions of existing residential properties with particular regard to loss of amenity through the overbearing nature of the proposal and the negative impact on the outlook resulting in oppressive living conditions. On this basis the proposed Policies DM10 and DM12 of the Copeland Local Plan 2013, Policy DS6PU of the Emerging Local Plan, and the provisions of the NPPF which seek to create and maintain high levels of general amenity for existing and future occupants of land and buildings.

Impact on Character and Appearance:

The application site is located within a predominantly residential area with a variation in form and design of dwellings, including a large detached modern dwelling on the adjacent site, the single storey dwellings to the rear on the James Parks Home site, and two storey terraced and semi-detached properties on the surrounding estates.

The application site is located within a prominent location at the junction of three roads. Concerns have been raised with the agent with regard to the amended design for this proposed dwelling, however he has stated that individual design should be encouraged and there is no desire to match the style of the adjoining dwelling as it would not be appropriate given the scale of the development. Whilst there is no general uniformity within this part of Chaucer Avenue, the development does not reflect the scale or character of the properties within the surrounding area. The construction of a large detached dwelling on this site would constitute overdevelopment of the site given the proximity of the neighbouring properties, particularly those to the rear on the James Park Home Site. Furthermore, due to the use of a flat roof and the materials proposed, the development would not be considered to reflect the character of the surrounding area and would be considered to relate poorly to the immediate adjacent buildings. Although the development would utilise a poorly maintained area of grassland, the proposal is considered to result in harm to the character and appearance of the surrounding area.

Based on the above the proposal is considered to be in conflict with Policies DM10 and DM12 of the Copeland Local Plan, Policy DS6PU of the Emerging Local Plan, and the provisions of the NPPF which seek high standards of design, including requiring developments to respond positively to the character of the site and the immediate and wider setting, and creating developments which are appropriate in terms of size and arrangement.

Access and 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.

The proposed development will be accessed Chaucer Avenue, from the centre of the southern boundary of the site. The proposed access point will provide direct access onto a forecourt and two parking spaces.

The Highway Authority have been consulted on this application and have offered no comments. The development is however considered to comply with the parking standards set out within the Cumbria Design Guide. The access to the site is via an unclassified road and given the proposal is for a single unit the development is not considered to adversely impact on the existing highway.

On this basis the development is considered to comply 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 ST1 of the Copeland Local Plan and paragraph 159 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 for the lifetime of the development.

Policy ENV1 and DM24 of the Copeland Local Plan, and Policy DS8PU of the Emerging Local Plan state that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DM11 of the Copeland Local Plan and Policy DS9PU of the Emerging Local Plan requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

As part of the application, it is proposed that surface water from the development will be discharged to the existing water course and foul water to the main sewer. United Utilities have reviewed the proposal and have confirmed that whilst the proposal is acceptable in principle there is insufficient information on the drainage design, therefore they have requested conditions to secure a scheme for the surface and foul water for this development.

The majority of the application site is located within Flood Zone 1, however, a section to the western boundary of the site lies within Flood Zone 2. On this basis the application is supported by a Flood Risk and Drainage Statement. This statement was produced in March 2016 by RWO associates and was produced for a scheme for the adjacent site which was granted planning permission (ref: 4/15/2441/0F1) for a detached five bedroom dwelling, with the current application site identified as a garden area. Although no objections have been raised from statutory consultees in relation to this document, given the timescale since production and the fact it was produced for a separate development it is not considered that this assessment can adequately show the development will not increase the risk of flooding



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within the site or the surrounding area. The development also includes the excavation of the land in order to set the property down within the site by over 0.5m. This arrangement is not considered within this assessment, and, given the sites location within Flood Zone 2, could potentially create additional risk for the proposed dwelling.

On this basis, it is considered that the application has not demonstrated that the proposal will not have a detrimental impact on flood risk in accordance with Policies ST1, ENV1 and DM24 of the Copeland Local Plan, Policies DS8PU and DS9PU of the Emerging Local Plan, and the provisions of the NPPF.

Planning Balance and Conclusions

The application site is located within the settlement boundary for one of the Borough's Key Service Centres, where infill and windfall housing are supported. Whilst the principle of the development is therefore considered to be acceptable, the application site is located upon an area of land which the Council consistently considered to be unacceptable for further housing due to the restrictive nature of the site. The latest refusal of planning permission for this site for a single dwelling (ref: 4/17/2112/0F1) was refused in 2017 and was upheld on appeal by the Planning Inspectorate (Appeal Ref: APP/Z0923/W/17/3187213).

The current proposed has been submitted to address the previous reasons for refusal and includes amendments to the overall design of the dwelling, including the use of a flat roof.

Whilst the overall height of the dwelling has been reduced, the property occupies a larger footprint bringing the proposal closer to the properties to the rear of the site. The development is not considered to be able to achieve the required separation distances and would result in the development being overbearing and dominant on the outlook of these existing properties resulting in oppressive living condition for existing and future occupiers. The development would also not be considered to reflect the character of the surrounding area and would be considered to be overdevelopment of the site and would relate poorly to the immediate adjacent buildings, resulting in harm to the character and appearance of the surrounding area.

The development is not considered to have an adverse impact on highway conditions. Although United Utilities have indicated that issues relating to drainage could be resolved via condition the submitted Flood Risk and Drainage Assessment was produced in 2016 for a separate development it is not considered that the application has adequately demonstrated that the proposal will not have a detrimental impact on flood risk at the site or the surrounding area. It also does not reflect the current recommendations to accommodate climate change.

On the basis of the above the proposal is considered to be in conflict with Policies ST1, ENV1, DM10, DM12, and DM24 of the Copeland Local Plan, Policies DS6PU, DS8PU and DS9PU of the Emerging Local Plan, and the provisions of the NPPF.

8.	<p>Recommendation:</p> <p>Refuse</p>	
9.	<p>Reason for Refusal</p> <ol style="list-style-type: none"> 1. The proposed development, due to its scale and siting within a constrained site, would exert an overbearing and dominant effect on and would result in loss of amenity and oppressive living conditions for the existing and future occupiers of adjacent residential properties. The overall design of the proposed development would also be out of keeping with the character of the adjacent residential properties and would be considered to be overdevelopment of the site resulting in harm to the character and appearance of the surrounding area. As a consequence, the proposal would be considered to be contrary to Policies ST1, DM10, and DM12 of the Copeland Local Plan, Policy DS6PU of the Emerging Local Plan, and the provisions of the NPPF. 2. The submitted application has not adequately demonstrated that the proposed development would not have a detrimental impact on the flood risk within the site or the surrounding area, due to the supporting Flood Risk and Drainage Assessment being outdated and produced for an adjacent development. As a consequence, the proposal is considered to be contrary to Policies ST1, ENV1, and DM24 of the Copeland Local Plan, Policies DS8PU and DS9PU of the Emerging Local Plan, and the provisions of the NPPF. <p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in accordance with Copeland Local Plan policies and the National Planning Policy Framework in determining this application by identifying matters of concern with the proposal and raising those with the applicant/ agent. However, in this case it has not been possible to arrive at a satisfactory resolution for the reasons set out in the reason for refusal.</p>	
<p>Case Officer: C. Burns</p>		<p>Date : 30.10.2023</p>
<p>Authorising Officer: N.J. Hayhurst</p>		<p>Date : 31.10.2023</p>
<p>Dedicated responses to:-</p>		