

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2287/0F1	
2.	Proposed Development:	ALTERATION AND CONVERSION OF THE ROYAL OAK PUBLIC HOUSE AND HOTEL TO FORM 2No. DWELLING HOUSES	
3.	Location:	ROYAL OAK, BECKERMET	
4.	Parish:	Beckermet with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Flood Area - Flood Zone 2, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Report	Yes
		Site Notice	Yes
		Press Notice	Yes
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	<p>This application relates to the Royal Oak public house and hotel, which is located within the centre of Beckermet. The site comprises of two detached buildings located on the northern side of Nursery Road. The buildings are separated by an existing access which leads to staff and customer parking to the rear of the site.</p>	

The site is located within the Beckermat Conservation Area and is bounded to the east and west by residential dwellings, to the south by Nursery Road, and to the north by Black Beck.

Relevant Planning History

4/94/0699/0 – Extension to kitchen and dining room – Approved.

4/15/2125/TPO – Works to sycamore, laurel and elder trees situated within a Conservation Area – Approved.

Proposal

This application seeks planning permission for the alteration and conversion of the Royal Oak Public House and Hotel to form two dwelling houses.

The proposed change of use will be accommodated within the existing footprint of both of the existing buildings and no extensions are proposed in order to accommodate the change to residential use. A number of external alterations are proposed to the buildings which include the following:

- Building 1:
 - o Front elevation – removal of existing door reinstatement of render to match existing.
 - o Rear elevation – removal of existing ground floor doors and windows within flat roof extension and insertion of new bifold doors.
 - o East elevation – removal of existing ground floor doors and windows within flat roof extension and insertion of new bifold doors. Insertion of first floor window to be fitted with obscure glazing.
- Building 2:
 - o Rear elevation – removal of fire escape external stairs and first floor door, and replacement with first floor window.
 - o West elevation – insertion of first floor window to be fitted with obscure glazing.

Externally each property will benefit from a large rear garden which will be enclosed by a new boundary fence. The area between the two buildings will be split to create two off street parking spaces for each dwelling and will also accommodate a bin store and bicycle parking rack. The parking area will be enclosed by a new gate along the frontage of the site.

Internally each dwelling will accommodate the following:

- Building 1:
 - o Ground floor – reception/living area, playroom, office, family bathroom, utility



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room, kitchen/dining room, and pantry.

- First floor – a master bedroom with ensuite bathroom and walk-in wardrobe, three bedrooms and a family bathroom.
- Building 2:
 - Ground floor – kitchen/living room, reception room, hallway, bathroom, and utility room.
 - First floor – four bedrooms, two with ensuite bathrooms, and a bathroom.

Consultation Responses

Beckermet with Thornhill Parish Council

20th October 2023

No objections/comments from Beckermet with Thornhill Parish Council.

Cumberland Council – Highway Authority & LLFA

17th October 2023

Further information is required for the following:

Detailed within the proposed block plan it is noted there is only one parking space provided for the dwelling to the East, as per CDDG appendix 1 Parking a dwelling of this size should provide two off road parking spaces.

According to our system a minor portion of the garden for both dwellings is within flood zone 2, therefore the applicant needs to provide a flood risk assessment.

Upon receipt of the above information, I would be able to provide a further response.

10th January 2024

LLFA:

We have noted that the majority of the site is in flood zone 1 including the buildings proposed as stated in the Planning Heritage Statement amended 0.

I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Highway:

The local highway authority have no objections to the proposed development subject to the inclusion of conditions relating to access/parking requirements, access gates, and surface

water drainage being included in any notice of consent.

United Utilities

No comments to make on this application.

Cumberland Council – Conservation & Design Officer

1st November 2023

Conclusion: Request further information

Assessment:

- I have no objection to the principle of the proposal, as the two buildings would appear to suit conversion to dwellings.
- Externally, little change is proposed other than the addition of a new pair of gates between the two buildings. I would consider these to be preferable in appearance to parked cars, but it's not clear from the documents if they are solid e.g. timber, or whether they are steel.
 - Clarity should be provided on the design of the gates, with consideration being given both to their ability to hide cars, and to the appearance of the conservation area.
- I note that the application form lists the external finishes, existing and proposed, as being brick when the building is obviously rendered and is presumably red sandstone beneath. Render is shown on the drawings, but the application form should be corrected to match.
- I note that the hotel building has a circular indented feature on the front, between the two signs. The heritage section of the statement included does not mention this (being boilerplate rather than a heritage assessment), so I'd be grateful for comment on this. What is it, what function does it serve, and what contribution does it make to significance? It is not shown on the existing or proposed drawings.

29th January 2024

Conclusion: No objection (condition suggested)

Assessment:

- The submitted documents have been updated to reflect one or two inconsistencies (the circular feature on the building frontage, which will be excluded from the re-rendering, and the as existing wall materials).
- The appearance of the new central gates is not clear from the attachments, and will likely be a conspicuous new element of the conservation area. I suggest, unless details are to be provided prior to determination of the application, that details showing the proposed appearance of these gates be submitted and approved via the use of a



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condition to be discharged prior to their installation. Thought should be given to the surrounding character and appearance of the environment when specifying them.

Public Representation

This application has been advertised by way of a site notice, press notice, and neighbour notification letters issued to twelve properties. Two objections have been received in relation to this statutory consultation process raising the following concerns:

- This pub holds a huge amount of meaning to residents of the village.
- It has a great history and to see it turned into houses would be a very big mistake and the wrong thing to do.
- The owners should sell the business and move on, letting the pub go to someone who can do it justice.
- Outside the boundary line of the new plan, but still on land belonging to the Royal Oak, there is a line of very large sycamore trees. These trees are overdue to be pollarded and pruned and urgently need to be done this winter. The trees that affect our property border the banks of the Blackbeck.
- The trees block the light into our conservatory, kitchen / living room, bedroom and garden. They cause a great deal of nuisance due to dropping seeds and leaves and general mess in our yard and garden and spoil some of the enjoyment of our property.
- The proposed plans do not allow access to the trees along the riverbank. The trees are the responsibility of the Royal Oak and are on their land.
- Ideally the trees should be pollarded before the planned alterations to the buildings and gardens go ahead, as it will be a lot easier to access them.
- To be able to keep the trees and the banks of Blackbeck under control in the future, there would need to be a means of access built into the plans.

Two letters of support were also received making the following comments:

- The village cannot support two pubs open at the same time, and to force this to reopen would only be detrimental to the Whitemare.
- In the existing and proposed plans the East and West elevations are the wrong way around (East should be West and West should be East). A window seems to be missing from the elevation nearest to No 1 Croft View (the hotel block side that faces East to No 1 Croft View).
- The historic public lane/laning to the east of the hotel block - between the block and No 1 Croft View - is essential access for Numbers 1, 2, 3 and 4 for wheelie bins, building materials and vehicles (inc tractor and motorcycle). It also carries rather fragile water pipes to these 4 properties. For example, Numbers 2, 3 and 4 are on a

very old common water supply along this lane, it also carries foul water drains and some electrical power. It is of course fully appreciated that some use of this lane/laning might need to be made by the developers (e.g. for scaffolding). It is simply requested that work on this side of the development proceed as efficiently and quickly as possible minimising the time the lane is partially obstructed and that it can be opened fully as quickly as possible, esp as No 3 Croft View is undergoing major renovation.

- The trees that border the eastern boundary of the Royal Oak car park that site in the public lane/laning are part of that laning and subject to tree preservation orders (TPO). In particular the ancient magnificent forked trunk ash is an important tree. The trees are due pruning and with the Royal Oak owners permission it is hoped that access can be granted to do some of the work from the pub car park (the residents of Croft View will meet the tree work costs). The relevant paperwork for works is due to be submitted shortly (by myself) with a view to doing the work in Jan 2024.

Following a reconsultation on this application one letter of concern was received which raises the following comments:

- Unauthorised excavation works carried out by the current tenants of the Royal Oak has caused significant damage to my retaining wall, resulting in the wall being at significant risk of collapse, how will this be addressed and rectified by the proposed building works outlined in the planning application?
- Also in order to prevent my property from being overlooked a fence or wall of sufficient height should be built / erected on aforementioned boundary, I cannot see this detailed on the latest planning application.
- Can you please ensure the two above points are addressed as part of the planning application and consent process and keep me posted on any updates.

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



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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 SS3 – Housing Needs, Mix and Affordability

Policy ER7 – Principal Town Centre, Key Service Centres, Local Centres and other Service Areas: Roles and Functions

Policy ER9 – The Key Service Centres, Local Centres and other small centres

Policy SS4 – Community and Cultural Facilities and Services

Policy T1 – Improving Accessibility and Transport

Policy ENV4 – Heritage Assets

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 DM13 – Conversion of Buildings to Residential Use within Settlement Limits

Policy DM22 – Accessible Developments

Policy DM26 – Landscaping

Policy DM27 – Built Heritage and Archaeology

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

Policy DS6PU: Design and Development Standards

Strategic Policy DS8PU: Reducing Flood Risk

Policy DS9PU: Sustainable Drainage

Strategic Policy R1PU: Vitality and Viability of Town Centres and villages within the Hierarchy

Strategic Policy R2PU: Hierarchy of Town Centres

Policy R9PU: Non-Retail Development in Town Centres

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 H13PU: Conversion and sub-division of buildings to residential uses including large HMOs

Policy SC5PU: Community and Cultural Facilities

Strategic Policy N6PU: Landscape Protection

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

Policy CO4PU - Sustainable Travel

Policy CO5PU - Transport Hierarchy

Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure



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Other Material Planning Considerations

National Planning Policy Framework (2023)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA)

Strategic Housing Market Assessment 2021 (SHMA)

Assessment

The key issues raised by this application relate to the principle of the development; loss of community facility; scale, design and impact on residential amenity; highway safety/parking standards; flood risk and drainage; and impact on the conservation area.

Principle of Development

Policy ST1 and ST2 of the Copeland Local Plan supports the principle of new housing and seeks to concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The principle of new housing is also supported by in the Copeland Local Plan through policies SS1, SS2 and SS3. These policies seek to promote sustainable development to meet the needs and aspirations of the Boroughs housing market, as well as having consideration for the requirements of smaller settlements within the Borough, which respect their scale and function.

The application site lies within the designated settlement boundary for Beckermest, which is identified as a Local Centres in Policy ST2 of the Copeland Local Plan. This policy allows for new housing developments within the defined physical limits of the settlement. Within the Emerging Local Plan, under Policy DS3PU Beckermest is identified as a Sustainable Rural Village which are identified as offering a limited number of services but could supported a limited amount of growth to sustain communities.

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 Beckermest

The principle of developing the site for residential purposes is therefore considered to be acceptable subject to site-specific matters.

Loss of Community Facility

Policy ST1, SS4, DM12 and DM21 seek to encourage and retain good quality services and facilities which meet the needs of the local community. These policies also state that developments or change of uses which would result in the loss of a community facility will be

resisted unless the demand for the facility is like to be met elsewhere.

Policy SC5PU of the Emerging Local Plan states that the loss of existing community facilities through change of use or new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that its continued use as a community or cultural facility is no longer feasible, having had regard to appropriate marketing, or there is sufficient provision of such facilities in the area, or that sufficient alternative provision has been, or will be made elsewhere which is equally accessible and of the same quality or better than the facility being lost.

This application seeks to change the use of the Royal Oak Public House and Hotel to form two dwelling houses. An ancillary section of part of this building was also previously operated as a shop, however the agent for this application confirmed that this operation closed in April 2022. Concerns were originally raised with regard to the loss of this facility, therefore the agent submitted an amended planning statement to confirm that the site is currently operated by the applicant and they believe the site is no longer viable, particularly as the village is served by alternative places to eat and drink, as well as numerous hotels/B&Bs.

Whilst the closure of the pub/hotel would result in a loss of an important community facility, it is considered that Beckermeth has sufficient alternative provision within the village to serve the local community. On this basis the proposed change of use is considered to comply with policies ST1, SS4, DM12 and DM21 of the Copeland Local Plan, Policy SC5PU of the Emerging Local Plan, and the provisions of the NPPF.

Scale, Design and Impact on Neighbouring Properties

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. DM13 of the Copeland Local Plan seeks to allow for the conversion of building within settlement limits to those which can provide adequate internal space, off street parking in accordance with parking standards, and adequate amenity space. This policy also states that conversions should conserve the character of the building and will not create amenity issues for residents of the adjacent properties.

Policy H13PU of the Emerging Local Plan states that conversions of properties within the Borough settlement boundaries will be supported as long as the development does not result in unacceptable harm to residential amenity, future residents have adequate light and privacy, does not result in loss of privacy, and adequate external amenity space and off-street parking is provided or available within close proximity of the site.

The proposed change of use of the pub/hotel to two residential dwellings, will be contained within the existing footprint of the existing buildings. Minor external alterations will be undertaken to the properties, including removal of existing doors and fire escape, and the installation of a first-floor window. There will be no alterations to the elevations facing out towards neighbouring properties, therefore the amenity of existing residents is protected. Concerns were originally raised with regard to the potential for overlooking between the two



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proposed properties therefore the agent submitted amended information to show the use of obscure glazing within the additional first floor side window and the provision of a new fence between the properties. A condition is proposed to secure the installation and retention of the obscuring glazing. Full details of the proposed fence have not been provided therefore this will be also secured by an appropriately worded planning condition. Details of the boundary treatment around the perimeter of the site have also not been provided and will therefore also be secured by condition to ensure the development will not have any detrimental impact on the living conditions of the existing and future occupiers of the neighbouring properties.

Concerns have been raised with regard to overlooking from rear gardens however this condition will ensure adequate mitigation is provided. Concerns regarding damage to the existing retaining wall is however outside of the planning remit and should be dealt with via the relevant legal processes. Given the constrained nature of the application site it is also considered reasonable to removed permitted development rights to ensure additional development cannot be undertaken at the site which would potentially be detrimental to the amenities of the adjacent properties and the character and appearance of the Conservation Area.

On the basis of the amended plans submitted and the conditions set out above, it is considered that the proposal complies with the policies ST1, DM10, DM11, DM12 and DM13 of the Copeland Local Plan, Policy H13PU of the Emerging Local Plan, and provisions of the NPPF.

Highway Safety/Parking Standards

DM13 of the Copeland Local Plan seeks to allow for the conversion of building within settlement limits to those which can provide off street parking in accordance with parking standards. Policy H13PU of the Emerging Local Plan states that conversions of properties within the Borough settlement boundaries will be supported as long as the development provides off street parking or it is available within close proximity of the site.

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.

As part of the amended plans for this application, the proposed change of use will accommodate two off street parking spaces for each dwelling and a bike storage area. The proposed parking spaces were increased from one space to two following concerns originally raised by the Highway Authority. Based on the amended plans the Highway Authority have now confirmed that they have no objections as it is considered that it will not have a material effect on existing highway conditions subject to the inclusion of conditions relating to access/parking requirements, and access gates.

Based on the inclusion of conditions to secure the relevant parking spaces prior to the first use of the dwellings the proposal is considered to comply with Policies T1, DM13, and DM22 of the Copeland Local Plan, Policies H13PU, CO4PU, CO5PU and CO7PU of the ELP, and provisions of the NPPF.

Flood Risk & Drainage

Policy ST1 of the Copeland Local Plan and paragraph 165 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.

The majority of the application site is located within Flood Zone 1 including the buildings proposed for conversion, however a small section of the rear of the garden is located within flood zone 2. Based on this the LLFA requested that the application is supported by a Flood Risk Assessment. The agent for this application submitted an amended planning statement to clarify the extent of the flood risk at the site. Based on this revised detail the LLFA confirmed that they have no objections to the proposed development as it is not considered to increase the flood risk on the site or elsewhere.

The application also confirms that surface and foul water will be disposed of by the mains as existing. No objections have been received to this from UU, however the LLFA have requested a condition to secure full details of the surface water drainage system.

On this basis, the imposition of the requested condition will secure proper drainage within the site and will manage the risk of flooding to ensure the development complies with Policy ST1, ENV1, DM11, and Policy DM24 of the Copeland Local Plan, Policy DS8PU and DS9PU of the Emerging Local Plan and the provisions of the NPPF.

Impact on Conservation Area

Policy ENV4 and Policy DM27 of the Copeland Local Plan and Policy BE1PU and BE2PU of the Emerging Local Plan seek to protect, conserve and where possible enhance heritage assets including archaeological assets.

Section 72 of the 1990 Act states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area.”

Paragraph 134 of the National Planning Policy Framework (NPPF) asserts that “Development that is not well designed should be refused”.



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NPPF para. 197 states that “In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...”

NPPF para. 199 states, in the case of designated heritage assets, “great weight should be given to the asset’s conservation”, irrespective of whether potential harm is substantial, less-than-substantial, or total loss. Where harm to a designated heritage asset is less-than-substantial, it should be weighed against the public benefits of the proposal (para. 202).

Paragraph 203 of the National Planning Policy Framework (NPPF) states the effect on the significance of a non-designated heritage asset should be taken into account when making decisions.

Opportunities should be sought for new development within conservation areas and the settings of heritage assets that enhances or better reveals their significance. (para. 206)

Referring to assets in a conservation area, NPPF para. 207 states that loss of an element that makes a positive contribution to a conservation area should be treated as either substantial (under para. 201) or less-than-substantial harm (under paragraph 202).

The application site is located within the centre of the Beckermets Conservation Area. As part of their original consultation response for this application, the Council’s Conservation Officer stated that although he has no objection to the principle of the proposal as the buildings appear to suit conversion to dwellings, he requested additional information to support the application. Based on these comments the agent for this application submitted additional details with regard to the external finish on the building and the circular indented feature on the frontage of the second building. The agent also requested that the additional details relating to the proposed gates be dealt with via condition. The Conservation Officer has now offered no objections to the application based on the amended information, subject to a condition to secure the details of the gates along the frontage of the site.

Based on the inclusion of the requested condition the proposed change of use is considered to protect and conserve the appearance of the Conservation Area and will prevent the site becoming dilapidated. On this basis the development is considered to comply with Policy ENV4 and Policy DM27 of the Copeland Local Plan, Policy BE1PU and BE2PU of the Emerging Local Plan, and provisions of the NPPF.

Planning Balance and Conclusions

This application seeks to change the use of the existing Royal Oak Public House and Hotel to form two dwelling houses within on the Borough’s Local Service Centre delivering new residential units within a sustainable location. Whilst the closure of the pub/hotel would result in a loss of an important community facility, it is considered that Beckermets has sufficient alternative provision within the village to serve the local community.

The proposed change of use will be accommodated within the existing footprint of the buildings and will require minimal external alteration, therefore the development is not

	<p>considered to have a detrimental impact on the character of the area or the adjacent residential properties. Conditions will be utilised to secure the use and retention of obscuring glazing, and the installation of appropriate boundary treatment at the site.</p> <p>The proposal is not considered to impact on highway safety as the required parking spaces can be provided and secured by condition. Conditions will also be utilised to secure the surface water drainage for the site.</p> <p>The application site is located within the centre of the Beckermest Conservation Area. Following the submission of additional information regarding external materials and existing features, the Conservation Officer has offered no objections to the development. Conditions will be utilised to secure details of the access gates in order to protect and enhance the appearance of the heritage assets.</p> <p>On balance, 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: Approve (commence within 3 years)</p>
9.	<p>Conditions: <u>Standard Conditions:</u></p> <ol style="list-style-type: none"> 1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. 2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:- <ul style="list-style-type: none"> - Site Location Plan (Amended), Scale 1:1250, Drawing No: TheRoyalRoad_SiteLocationPlan_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024. - Existing Block Plan (Amended), Scale 1:500, Drawing No: TheRoyalRoad_ExistingBlockPlan_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024. - Proposed Block Plan (Amended), Scale 1:500, Drawing No:



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TheRoyalRoad_ProposedBlockPlan_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.

- Existing Plan 1 (Amended), Scale 1:100, Drawing No:
TheRoyalRoad_ExistingPlan1_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Existing Plan 2 (Amended), Scale 1:100, Drawing No:
TheRoyalRoad_ExistingPlan2_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Existing Plan 3 (Amended), Scale 1:100, Drawing No:
TheRoyalRoad_ExistingPlan3_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Plan 1 (Amended), Scale 1:100, Drawing No:
TheRoyalRoad_ProposedPlan1_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Plan 2 (Amended), Scale 1:100, Drawing No:
TheRoyalRoad_ProposedPlan2_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Plan 3 (Amended), Scale 1:100, Drawing No:
TheRoyalRoad_ProposedPlan3_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Existing Elevations (Amended), Scale 1:100, Drawing No:
TheRoyalRoad_ExistingElevations_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Proposed Elevations (Amended), Scale 1:100, Drawing No:
TheRoyalRoad_ProposedElevations_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.
- Planning & Heritage Statement (Amended), Prepared by Planning by Design, received by the Local Planning Authority on the 5th January 2024.

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.

Pre Commencement Conditions:

3. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being

commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Prior to Installation/First Use Conditions:

4. Prior to the first occupation any of the dwellings hereby permitted the access and parking requirements must be constructed in accordance with the approved plan 'Proposed Block Plan (Amended), Scale 1:500, Drawing No: TheRoyalRoad_ProposedBlockPlan_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024'. Any such access and parking provision must be retained and be capable of use when the development is completed and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure a minimum standard of parking provision when the development is brought into use.

5. Prior to their first installation within the site full details of the proposed access gates for each dwelling must be submitted to and approved in writing by the Local Planning Authority. The access gates must be installed prior to the first occupation of the dwellings hereby approved and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To protect the appearance of the Conservation Area.

6. Prior to the first occupation of the dwellings hereby approved full details of the proposed boundary treatment to be installed at this site must be submitted to and approved in writing by the Local Planning Authority. All the proposed boundary treatment must be installed prior to the first occupation of the dwellings and must be retained in accordance with the approved details at all times thereafter.



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Reason

In the interest of residential amenity.

7. Prior to the first occupation of the dwellings hereby approved the indicated windows must be fitted with obscure glazing in line with the approved documents:

- Proposed Elevations (Amended), Scale 1:100, Drawing No: TheRoyalRoad_ProposedElevations_V4, Revision: V4, received by the Local Planning Authority on the 4th January 2024.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028.

Other Conditions:

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

Reason

In the interests of highway safety.

9. 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/installation of windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the area.

	<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: C. Burns	Date : 30.01.2024
Authorising Officer: N.J. Hayhurst	Date : 31.01.2024
Dedicated responses to:-	