

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2398/0F1
2.	Proposed Development:	PROPOSED SINGLE STOREY CLASSROOM EXTENSION
3.	Location:	FRIZINGTON NURSERY AND PRE SCHOOL, MAIN STREET, FRIZINGTON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>The building is located within the village of Frizington set back from the main throughfare through the village. The site is adjacent to residential dwellings to the north east, village school, library and community centre to the south west, a small play area is located to the front of the site and sports playing fields to the rear. The current site comprises a single storey detached building of modern design with a small covered outdoor play space and further uncovered area to the rear of the property.</p> <p>The site is located within an area where there is a mix of both modern and traditionally designed properties.</p> PROPOSAL <p>The application seeks permission for the erection of a small extension to the rear elevation to form a new classroom covering an area of 26m², there would be some minor internal reconfiguration alongside the extension.</p> <p>The extension would be to an external area that at present is covered by a canopy and used</p>	

as a covered outdoor play space.

The extension would be constructed of brick and rendered masonry walls, white upvc windows and white aluminium doors under a black rubber roof. The extension would lie adjacent to an existing classroom that has a single pitch roof, with the new extension abutting the existing single pitch to form a dual pitched roof.

RELEVANT PLANNING APPLICATION HISTORY

4/11/9004/0F2: LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY EXTENSION TO FORM MUSIC ROOM - 19/07/2011 - County Council Approved

4/14/9001/0F2: SINGLE STOREY CLASSROOM EXTENSION - 07/02/2014 - No Objection

CONSULTATION RESPONSES

Parish Council

No response received within consultation period.

Highways Authority/LLFA

No objections

Public Representations

The application has been advertised by way of neighbour notification letter and site notice - No objections have been received as a result of this consultation process.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

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 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 2021-2039:

The council has agreed to adopt the Local Plan on 5 November and full weight is given to the policies contained within.

The following policies are relevant to this proposal:

Strategic Policy DS1 - Settlement Hierarchy

Policy DS4 – Design and Development Standards

Strategic Policy E1 - Economic Growth

Strategic Policy SC1 - Health and Wellbeing

Policy SC5 - Community and Cultural Facilities

Policy CO7 – Parking Standards

Under section 5.2 there is an emphasis in presumption of sustainable development to ensure a satisfactory scheme that is in accordance with Policies.

Other Material Planning Considerations

National Planning Policy Framework 2024 (NPPF)

Cumbria Development Design Guide

ASSESSMENT

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

Principle of Development

The proposed application relates to the extension of a children's day nursery within Frizington in the form of a small infill extension, to the rear of the property. Policies within the local plan support the development of a broad range of services within Local Service Centre's which includes the village of Frizington. Policy DS1 seeks to support the retention and growth of small-scale existing services and businesses.

The introduction of a further classrooms also aids other policies in allowing an increase in availability of childcare places supporting people to work in the locality and provides an important facility for the community.

On this basis, the principle of the development is therefore considered to be acceptable with the extension satisfying the parameters of Policies DS1 and DS4 of the Copeland Local Plan 2021-2039 and the guidance within the NPPF.

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs, the Local plan seek to ensure extensions and alterations are of an appropriate scale and design which is appropriate to their surroundings and does not adversely affect the amenities of adjacent occupiers.

The existing building has both flat and pitched roofs of modern designs and styles with the new extension forming a dual pitched roof with an existing mono pitch section of the building, the new roof would be no higher than the existing ridge lines present on the building. The extension would be to the rear of the building and would not be visible from the adjacent highway; therefore the development is not to have any adverse effects on the appearance of the building from a public point of view; nor, have any effects on the street scene.

The design and materials have been chosen to reflect the existing building and would not out of character with the property and surrounding area; therefore, the design and materials are considered to be acceptable and would not detract from the overall appearance of the property.

The extension is a small infill area and is seen to be ancillary scale to the host property, although there would be a small loss of outside space to create the new classroom there is sufficient outside play space remaining commensurate with the scale of the facilities provided.

The scale and design of the proposal is considered to comply with policy.

Residential Amenity

DS4 of the Local Plan and Chapter 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

There is a small group of bungalows to the north-east of the site which are slightly elevated than the nursery with playing fields to the rear, highway to the rear and school, library and community centre to the south-west.

The site is well screened at ground level by an existing wall and fence to the rear gardens of the residential dwellings on the north-eastern boundary, it would also be screened by the existing section of building to which it will adjoin. Given the angles and setback distances the development is not considered to have any issues with overlooking from the extension any more than the existing situation.

No overlooking issues are raised to the south as it would look towards the nursery building and the rear looks onto a playing field to the south-east.

The extension is set back off the boundary within an existing courtyard area which is no higher than the existing building. The proposal is not deemed to have any overbearing effects on the adjoining properties.

Given its existing use as a nursery school, it is considered that the introduction of a further small classroom would not increase in noise levels above the existing situation.



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	<p>No significant residential amenity issues are raised by the proposal over and above the existing arrangement.</p> <p><u>Highway Safety</u></p> <p>The access into the site would remain unchanged; the highways authority has raised no objections to the proposal. It is considered that there is sufficient parking and turning within the curtilage of the site as a whole for the proposed use without compromising the parking available. It is considered that the potential small increase in vehicles using the facility would not be of a scale that requires any additional parking provision. There is on street parking within the vicinity of the site which provides additional capacity.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extensions to the nursery are of an acceptable scale and design with no significant harm arising to neighbouring properties in terms of amenity. There are no significant impacts on the appearance of the building or surrounding area. On this basis the proposal is considered to be an acceptable form of development in line with policies within the Local plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none">1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <ol style="list-style-type: none">2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: - <p>Application Form, received 28 November 2024; Site Location Plan and Block Plan, scale 1:1250 and 1:500, drawing reference FNPS-LD-001 - received 28 November 2024; Proposed Floor Plans and elevations, scale 1:75 and 1:100, drawing reference FNPS-LD-003 - received 28 November 2024;</p>

	<p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>Informative Note</p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: https://www.gov.uk/government/organisations/mining-remediation-authority</p> <p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>	
<p>Case Officer: S. Smith</p>	<p>Date : 16/01/2025</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 16/01/2025</p>	
<p>Dedicated responses to:- N/A</p>		