

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2014/OF1
2.	<b>Proposed Development:</b>	INSTALLATION OF 8 SOLAR PANELS ON THE GARAGE ROOF OF 10 SEACROFT DRIVE, AN ARRAY OF 4 PANELS IS PROPOSED TO BE INSET TO EACH FACE OF THE GARAGE ROOF
3.	<b>Location:</b>	10 SEACROFT DRIVE, ST BEES
4.	<b>Parish:</b>	St. Bees
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp;Policy</b>	See Report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>The application site comprises a modern two storey detached dwelling house, situated in the village of St Bees. It lies within the St Bees Conservation Area.</p> <p>The dwelling house is situated on Seacroft Drive, a no through road accessible from Main Street. The dwelling has front and rear gardens. Off street parking is provided by means of a garage attached to the side of the property and a driveway to the front.</p> <p>Main Street, which forms a key part of the St Bees Conservation Area, is situated beyond the rear boundary of the application property, the two being separated by stone walling. The application property is situated at a lower land level such that the rear garden of the dwelling gradually falls from the rear boundary towards the property.</p> <b>PROPOSAL</b>  <p>The proposal involves the installation of solar panels on the roof slope of the attached</p>	

garage. The array would be arranged across the front and rear roof slopes, with four panels arranged side by side in a row to each roof slope of the garage. The panels proposed are a GSE In-Roof System. They would have a black finish and would each measure approx. 1.134m x 1.762m. All cabling and ancillary equipment would be contained within the garage.

## **RELEVANT PLANNING APPLICATION HISTORY**

N/A

## **CONSULTATION RESPONSES**

### Parish Council

No objections

### Conservation and Design Officer

No objections as the proposal is considered to have neutral heritage impact.

### Public Representations

The application has been advertised by way of press and site notice. Neighbour notification letters have been issued to four adjacent properties. No comments have been received as a result of this consultation process.

## **PLANNING POLICIES**

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 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 (LP):**

Cumberland Council continued the preparation of the Local Plan as commenced by Copeland

Borough Council.

The Local Plan was adopted by Cumberland Council on the 5th of November 2024, replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

The policies relevant to this application are as follows:-

Policy DS4: Design and Development Standards

Policy H14: Domestic Extensions and Alterations

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Assets

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

Planning (Listed Buildings and Conservation Areas) Act 1990

Copeland Conservation Area 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 and St Bees Conservation Area.

#### Principle of Development

The proposal relates to a residential dwelling within St Bees. The development would introduce solar panels to the front and rear roof slopes of the attached garage at the property.

Policy H14 of the Copeland Local Plan supports domestic extensions and alterations to residential properties subject to detailed criteria, which are considered below.

The principle of the development is therefore accepted within the context of Policy H14 of the Copeland Local Plan.

#### Scale and Design

Policy H14 of the Copeland Local Plan indicates that developments within the curtilage of existing properties will be permitted, provided that they would not adversely alter the existing building or street scene, and they would retain an adequate provision of outdoor amenity space to serve the property. Policy DS4 of the Copeland Local Plan indicates that all new development should meet high quality standards.

The proposal would result in the installation of solar panels to the attached garage. The panels would be arranged in two rows of four panels, to the front and rear roof slopes. The

four panel arrays would be visible both from the front garden and public highway beyond, as well as from the rear garden. The details submitted indicate the panels would be inset into the concrete tiled roof slopes and would be coloured black.

The application has been accompanied by a Heritage Statement, which highlights that there are existing solar panel installations in evidence on Seacroft Drive, which are comparable in design to those of the current planning application. It is accepted that there are solar panel developments within this part of St Bees. As a result, the proposed development would not be significantly out of character with the street scene. Given the colouring and inset position of the solar panels within the roof slope, it is also considered that the proposal would not appear incongruous in relation to the application property.

The scale and design of the development would not, therefore, adversely alter the existing building or street scene. The proposal complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

#### Residential Amenity

Policy DS4 of the Copeland Local Plan states that all new development should maintain high levels of amenity. Policy H14 of the Copeland Local Plan indicates that house extensions will be permitted provided that the development would not harm the amenity of the occupiers of the parent property or adjacent dwellings.

The proposal is such that the panels would be positioned to replicate the pitch of the existing garage roof slope. The development would therefore not result in any significant loss of residential amenity to adjacent properties. The proposal complies with Policies DS4 and H14 of the Copeland Local Plan in relation to maintaining amenity standards.

#### Heritage Impacts

Strategic Policy BE1 and Policy BE2 of the Copeland Local Plan indicate that heritage assets and their setting will be preserved and enhanced by ensuring new development is sympathetic to local character and history. Policy BE2 further indicates that proposals that preserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance, will be supported.

The application site is situated within St Bees Conservation Area, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Although the site is within St Bees Conservation Area, Seacroft Drive itself is a modern development of dwellings, which offers little to the significance of the designated area. However, the rear boundary of the site is shared with the buildings to the western side of Main Street, which is considered a key part of St Bees Conservation Area with high heritage value, owing to its traditional buildings and finishes.



## Cumberland Council

	<p>The application property is situated at a lower land level to the historic buildings on Main Street and is separated from these structures by an intervening stone boundary wall. As a result, the proposed solar panels would largely be out of view from Main Street. The development would therefore have little effect on the character and setting of Main Street.</p> <p>Comments have been received from the Council's Conservation and Design Officer. He has confirmed that although the house is within the Conservation Area, the proposal would not harm its character or appearance. The impact of the proposal is therefore considered neutral.</p> <p>The impact of the development on the Conservation Area is considered to be less than significant. The proposal therefore complies with Strategic Policy BE1 and Policy BE2 of the Copeland Local Plan in terms of preserving the setting of heritage assets.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed development is of an appropriate scale and design for the site and locality, which would preserve the amenities of the area and conserve the setting of St Bees Conservation Area.</p> <p>The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.</li> </ol> <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"> <li>2. This permission relates to the following plans and documents received on the respective dates and development must be carried out in accordance with them: <ul style="list-style-type: none"> <li>Application Form, received 15<sup>th</sup> January 2025</li> <li>Site Location Plan, scale 1:1250, received 15<sup>th</sup> January 2025</li> <li>Block Plan – annotated, received 15<sup>th</sup> January 2025</li> <li>3D Model of Proposed Installation, received 15<sup>th</sup> January 2025</li> <li>Aerial View, received 15<sup>th</sup> January 2025</li> <li>GSE In-Roof System datasheet, received 15<sup>th</sup> January 2025</li> <li>Solar Panel Datasheet, received 15<sup>th</sup> January 2025</li> <li>Heritage Statement, received 15<sup>th</sup> January 2025</li> </ul> </li> </ol>

	<p>Design and Access Statement, received 15<sup>th</sup> January 2025</p> <p>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.</p> <p><b>Informative Note</b></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.</p> <p>Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK</p> <p><b>Statement</b></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>
<b>Case Officer:</b> L. White	<b>Date :</b> 26/02/2025
<b>Authorising Officer:</b> N.J. Hayhurst	<b>Date :</b> 26/02/2025
<b>Dedicated responses to:-</b> N/A	