

Development Management  
Cumberland Council (Copeland Area)  
Market Hall  
Market Place  
Whitehaven  
CA28 7JG

**Date:** 3 June 2025

**Our ref:** 70319/01/HE/AKe/33818921v1

To Whom It May Concern

## **Application for Permission in Principle: Oaklands, The Green, Millom, LA18 5GY**

We are pleased to submit on behalf of our client, Mr. and Mrs. Pendleton ('the Applicants'), an application for permission in principle for residential use with respect to land at Oaklands, The Green, Millom, LA18 5GY ('the application site').

In accordance with local and national validation requirements, please find enclosed the following documents as part of the permission in principle application:

- This covering letter;
- Completed application for permission in principle form; and
- Site Location Plan (drawing number: 70319/01-01).

Payment of £2,560 with respect to the requisite application fee has been made direct to Cumberland Council (Copeland Area) ('the Council'). This fee has been calculated on the basis of a site area of 0.47 hectares.

### **Background**

An application for permission in principle can be submitted to a local planning authority for consideration under the Town and Country Planning (Permission in Principle) (Amendment) Order 2017. As set out within the Planning Practice Guidance<sup>1</sup> ('PPG'), the permission in principle consent route is an alternative way of obtaining planning permission for housing-led development, which separates the considerations of matters of principle for a proposed development from the technical details of the development.

The permission in principle consent route comprises of the following two stages:

- **Stage 1:** Permission in principle stage, establishing whether a site is suitable in-principle in respect of a proposed residential development; and

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<sup>1</sup> Paragraph: 001 Reference ID: 58-001-20180615

- **Stage 2:** Technical details consent stage, where detailed proposals relating to the residential development are submitted to a local planning authority for approval.

This application relates to Stage 1 of the permission in principle route only. As set out within the PPG<sup>2</sup>, the scope of this stage is limited to location, land use and amount of development, with other detailed matters to be considered at the subsequent technical details consent stage.

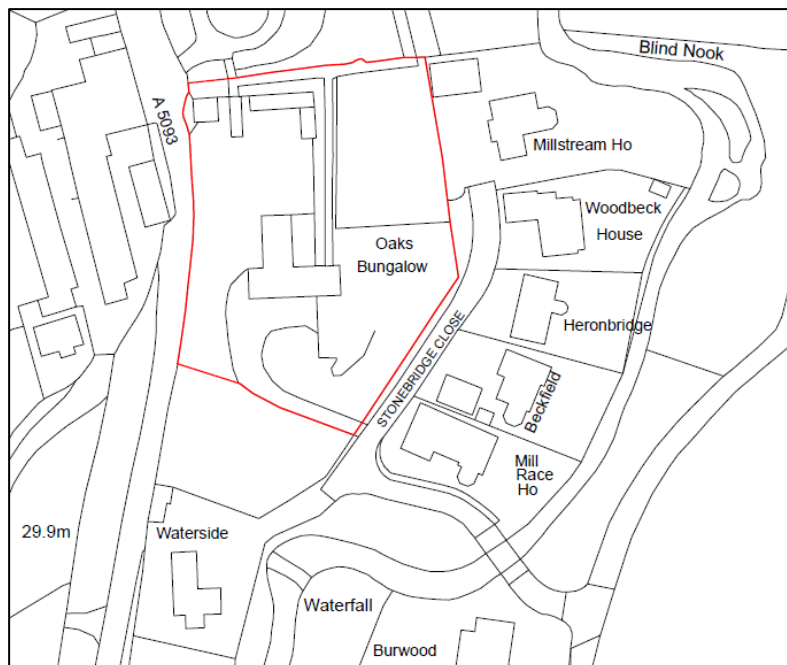
## The Application Site

The application site comprises approximately 0.47 hectares of land forming a generous existing residential plot known as ‘Oaklands’. Located within The Green, Millom, the application site encompasses a large bungalow of a rendered and stone-faced wall construction, with an extensive garden area which includes a large pond, raised lawn and a walled garden. The application site is accessed via Stonebridge Close to the east, which connects onto the A5093 to the west via Roanlands Brow.

The application site lies within the defined settlement boundary of Millom as designated under the Copeland Local Plan, which was adopted by the Council in November 2024. There are no heritage, ecological or arboricultural designations pertaining to the application site, with the site predominately lying within Flood Zone 1 (at least risk of flooding).

The red line boundary of the application site is set out at Figure 1:

Figure 1: Red line boundary of the application site



Source: Lichfields

<sup>2</sup> Paragraph: 012 Reference ID: 58-012-20180615

## The Proposed Development

The Applicants purchased the application site around 40-years ago and developed Oaklands as their own family home. The extensive residential plot is now however considered too large for their personal requirements, with the existing bungalow also in need of a full refurbishment. In this context, the Applicants are seeking permission in principle for the demolition of the existing bungalow and development of up to five energy-efficient dwellings within the boundaries of the application site.

The Applicants intend to reside at Oaklands as their primary residency and are exploring potential options to develop a smaller, fully accessible bungalow with full level access throughout within the site of the walled garden for their personal use. Development in this location would enable the Applicants to construct the new property prior to the demolition of the existing bungalow and wider redevelopment of the application site. The Applicants are the sole owners of the land which forms the application site and there are no covenants in place which may restrict any future development in this regard.

Should the Council be minded to grant the permission in principle, the Applicants will subsequently prepare detailed designs for the application site along with the necessary reports required to accompany a stage 2 technical details consent application. This will include details on key planning considerations such as design, highways, drainage, ecology and arboriculture. In any case, it is the Applicants' intention to retain the existing access route off Stonebridge Close as part of any future redevelopment.

## Planning Policy Context

### Local Planning Policy

The Copeland Local Plan ('CLP') sets out the strategic planning policies to improve housing quality and choice within Copeland. The CLP sets out a vision for Copeland, which includes creating "*inclusive and resilient communities, where everyone has access to high quality housing, transport, education and employment opportunities, improving their quality of life, health and happiness.*"

In order to achieve the above vision, the CLP sets out several strategic objectives which include the following:

- **Improved Housing Market:** Enable a 'balanced housing market' which regenerates the existing housing stock whilst ensuring that all housing is of a high quality and design; is situated in attractive locations; and responds to differing needs and aspirations including making provision for affordable and specialist housing; and
- **Population Growth:** Increase Copeland's population to support economic growth by reducing out-migration (particularly of working age people), attracting new, permanent residents and improving life expectancy.

The application site lies within the defined settlement boundary of Millom as designated under Policies DS1 (Settlement Hierarchy) and DS2 (Settlement Boundaries) of the CLP. Policy DS1 stipulates that the settlement of Millom, which is defined as 'Key Service Centre', will be the focus for medium scale housing extensions; and windfall and infill development. Policy DS2 further sets out that development within the settlement boundary will be supported in principle where it accords with the CLP unless material considerations indicate otherwise.

Other CLP policies which are considered relevant to the assessment of the proposed development in the context of this stage 1 permission in principle application include the following:

- **Policy H1 (Improving the Housing Offer):** The Council will work with stakeholders, partners and communities to make Copeland a more attractive place to build homes and live by, in part, supporting the renewal and improvement of Copeland's existing housing stock and finding innovative ways to bring empty properties back into use; supporting proposals which aid the regeneration of the wider residential environment; and approving housing development on appropriate windfall sites within the settlement boundary where it accords with the CLP;
- **Policy H2 (Housing Requirement):** The housing requirement is for a minimum of 2,628 net additional dwellings (an average of 146 dwellings per annum) to be provided between 2021 and 2039. In order to plan positively and support employment growth over the plan period, the CLP identifies a range of attractive allocated housing sites, which when combined with future windfall development, previous completions and extant permissions, would allow for a minimum of 3,600 dwellings (an average of 200 dwellings per annum) over the plan period;
- **Policy H3 (Distribution of Housing):** The distribution of housing in the plan area will be broadly in line with the settlement hierarchy, with Millom forming one of three Key Services Centres. Such centres will deliver 30% of the proportion/amount of the housing requirement set out in Policy H2;
- **Policy H6 (New Housing Development):** Proposals for housing development on allocated and windfall sites will be supported in principle subject to compliance with a set criterion, including appropriate design, layout, scale and appearance;
- **Policy H7 (Housing Density and Mix):** Developments should make the most effective use of land and reuse previously developed land where possible. When determining appropriate densities, development proposals should clearly demonstrate that consideration has been given to the shape and size of the site; the requirement for public open space and landscaping; whether the density would help achieve appropriate housing mix and help regeneration aims; the character of the surrounding area; and the setting of the site; and
- **Policy H13 (Conversion and Sub-Division of Buildings to Residential Uses Including Large HMOs):** The subdivision of existing properties within Copeland's settlement boundaries will be supported subject to compliance with a set criterion.

### National Planning Policy

At a national level, the National Planning Policy Framework 2024 ('NPPF') sets out the Government's planning policies for England and how they are expected to be applied by local planning authorities. To support the Government's objective of significantly boosting the supply of homes, paragraph 61 of the NPPF states that it is important that a sufficient amount and variety of land can come forward where it is needed, with the overall aim to meet an area's identified housing need, including an appropriate mix of housing types for the local community.

Paragraph 73 of the NPPF further sets out that small and medium sized sites can make an important contribution to meeting the housing requirements of an area; are essential for small and medium

enterprise housebuilders to deliver new homes; and are often built-out relatively quickly. To promote the development of a good mix of sites, local planning authorities should:

- Seek opportunities through policies and decisions to support small sites to come forward for community-led development for housing, and self-build and custom-build housing;
- Support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- Work with developers to encourage the sub-division of large sites where this could help speed up the delivery of homes.

Paragraph 124 of the NPPF states that planning decisions should promote an effective use of land in meeting the needs for homes and other uses, with paragraph 125 further setting out that planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help meet needs for housing where land supply is constrained and available sites could be used more effectively.

### **Planning Policy Summary**

In view of the above, it is clear that the proposed demolition of the existing bungalow and redevelopment of the application site for the purposes of delivering up to five new dwellings is supported under the provisions of both local and national planning policy. The application site represents a mostly underused residential plot which is now deemed too large for the personal requirements of the Applicants. Indeed, the proposed development represents a more suitable and effective use of the land, with the proposed infill development increasing the housing offer and contributing to housing delivery within Millom. As a windfall site, the proposed development would effectively meet the Council's aspirations for housing under CLP Policies H6 and H7.

### **Conclusion**

This permission in principle application seeks consent for the demolition of the existing bungalow and redevelopment of the wider Oaklands site to deliver five energy efficient homes. The scope of this stage is limited to the location of the application, its land use, and the amount of development proposed. Should the Council be minded to grant permission, other detailed matters will be considered at the subsequent technical details consent stage.

In its current form, the application site represents an extensive residential plot with large garden areas under the sole ownership of the Applicants. Since purchasing the land some 40-years ago, the Applicants have resided at the application site; however Oaklands is now considered too large for their personal requirements with the existing bungalow in need of a full refurbishment. In this context, the Applicants are seeking permission in principle for the development referred to above.

We trust that this submission is in order and that the Council has all the information required to validate the application at the earliest opportunity. As set out within the PPG<sup>3</sup>, once a valid application for permission in principle has been received, the local planning authority should make a decision on the proposal within the statutory time limit of 5-weeks, unless a longer period has been agreed in

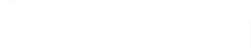
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<sup>3</sup> Paragraph: 053 Reference ID: 58-053-20180615

writing with the applicant. We will be in contact in due course to discuss the likely timetable for determination.

Should you have any queries in the meantime, please feel free to contact me on the details above.

Yours faithfully



**Alex Kennedy**  
Senior Planner  
BSc (Hons) MSc MRTPI