



Planning Services
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our Ref: 70078614

22 October 2020

Dear Sir/Madam,

PLANNING STATEMENT

SUB-DIVISION OF 91-92 TRUMPET TERRACE, CLEATOR

On behalf of Olumar Properties Ltd, please find enclosed an application that seeks planning permission for the sub-division of 91-92 Trumpet Terrace to return the property to two x three-bedroom terraced houses.

In support of this application, please find:

- Site Location Plan;
- Existing and proposed plans and elevations;
- Flood Risk Assessment; and
- Completed application form.

In addition to the above, the requisite planning application fee of £462 has been paid to the council under separate cover.

Site Description and context

The application site is located on the southern side of Trumpet Terrace and comprises a mid-terrace two-storey five-bedroom dwelling. The site is currently vacant and in a poor state of repair. The application building was historically two terraced houses the same size as the remainder of the terrace immediately to the east but at some point was consolidated to become a single, larger dwelling.

The building is located immediately adjacent to the pavement but there is private south-facing garden space to the rear of the property. The property is adjoining immediately by terraced housing to the east, the terrace of Brookside to the south, The Brook Inn public house to the west (currently vacant), and the Church of St Mary and open space to the north.

In regard to planning designations, the site is located within the established urban area of Cleator Moor and is within Flood Zone 2 and 3. The Church of St Mary opposite is Grade II listed.

Based on a desktop search there are no relevant planning applications related to the application property.

Planning policy

Section 38(6) of the Planning and Compulsory Act 2004 sets out that, provided that policies in the development plan are relevant, decisions on planning applications must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

The development plan consists of the Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies DPD.

The NPPF was published on 24 July 2018 with amendments made in February 2019. Any applications made after this date are required to give material consideration to this version, even if the adopted development plan documents were adopted under the previous NPPF (2012).

The NPPF (2019) emphasises the importance of sustainable development and sets out the core planning principles guided by the Government's planning policies. Paragraph 11 of the NPPF introduces a presumption in favour of sustainable development, under paragraph 47, development proposals that accord with the development plan should be approved without delay.

The NPPF is explicit in its support to significantly boost the supply of housing across the country, with a particular emphasis on the delivery of small and medium sized sites on brownfield land.

Planning considerations

PRINCIPLE OF DEVELOPMENT

Copeland Borough Council is currently unable to demonstrate a five year supply of housing land; therefore, the provisions of the presumption in favour of sustainable development outlined in Paragraph 11 of the NPPF apply to the determination of this application.

The presumption in favour of sustainable development detailed in Paragraph 11, the policies of the Development Plan which are most important for determining the application are to be considered out of date and it required that planning permission be granted unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The application site is located within the established urban area wherein the principle of development is ordinarily supported subject to specific policies with the Local Plan. Policy DM13 of the Local Plan supports the sub-division of large houses to provide new residential accommodation so long as:

- Adequate internal space standards and exclusive use of kitchens and bathroom facilities can be provided without extensive alterations / additions;
- Off street car parking is provided in accordance with parking standards
- Adequate and appropriate external amenity space is provided
- The conversion works conserve the character of the building; and

- No alterations or associated works create amenity problems for residents of adjacent properties

Dealing with each of these in-turn:

The sub-division of the application property to create 2 x three-bedroom homes would return the application site to its original form as two terraced homes in a traditional two-up, two-down layout with an additional bedroom in the roofspace. Each unit would have exclusive use of kitchen and bathroom areas as well as dedicated internal storage spaces.

The Cumbria County Council parking standards identify that 2 x three-bedroom homes should provide approximately five off-street parking spaces. However, the guidance notes that developments:

“may prove acceptable without offering parking levels as indicated below...depending on the circumstances”.

The circumstances of the site and its history clearly warrant a departure from the parking standards. The site does not benefit from existing off street car parking and, whilst the sub-division of the property would increase the number of units, it would not increase the amount of habitable floorspace so as to warrant / generate a theoretical increase in parking demand. Furthermore, there is ample space on the street immediately outside the property to provide on-street parking as occurs on the existing properties within this stretch of the terrace.

Both properties would benefit from a rear courtyard / garden space commensurate with the property size and type.

The conversion works would retain and enhance the character of the existing building, returning the application site to its original form and following the rhythm of the rest of the properties in the terrace. Furthermore, the building is in a poor state of repair and the sub-division will help facilitate and fund its restoration that will enhance its appearance.

The sub-division does not propose any external additions to the application property that would result in any (let alone material) harm to the occupiers of neighbouring dwellings.

The proposed sub-division, therefore, fully accords with the requirements of policy DM13 of the Local Plan.

FLOOD RISK

The application site is located within the Fluvial Flood Zone 3 of the River Ehen and, therefore, a Flood Risk Assessment accompanies this application. The proposed works do not increase the level of hardstanding / built-form on the site so as to increase the risk of flooding and do not increase the amount of residential accommodation on the site so as to introduce an increase in potential sensitive receptors. Overall, therefore, the sub-division of the property will not increase flood risk on the site or elsewhere, in full accordance with Policy ENV1 of the Local Plan.

DESIGN AND HERITAGE

Policy ENV4 of the Local Plan supports proposals that would strengthen the distinctive character of the Borough's settlements, through the application of high-quality urban design and architecture that enhances the settings of listed buildings.

The site is located opposite, and therefore within the setting, of the Church of St Mary which is Grade II listed. As well as the specific architectural details identified within the listing description, the significance of the Church is largely derived from its grand architecture and stature fronting Trumpet Terrace. The proposed development would involve the restoration of the current vacant dwelling which will improve its appearance and, therefore, the setting of the Listed Building, in accordance with Policy ENV4.

Planning balance

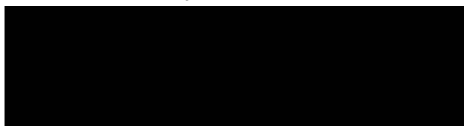
As Copeland Borough Council is currently unable to demonstrate a five-year supply of housing land, the application should be considered in the context of Paragraph 11 of the NPPF and the tilted-balance in favour of the proposals must be applied.

The development will clearly assist in boosting housing supply; making use of a currently vacant and run-down property to provide two family homes. Whilst the site is located within Flood Zone 3, the proposals do not increase the level of residential accommodation on the site and as demonstrated within the accompanying Flood Risk Assessment, pass the Exception Test.

Overall, the proposed development will enhance the character and appearance of the site and the surrounding area, returning the terrace to its original form and providing good quality living accommodation.

We trust that the above and enclosed is sufficient to register and validate this application. Please do contact us if you require any further information.

Yours faithfully

A black rectangular box redacting the signature of Michael Wood.

Michael Wood
Associate Director