

# Planning Statement

Demolition of Dwelling and Replacement  
with 3no 3bed Units  
114 Bowthorn Road, Cleator Moor



1. INTRODUCTION

- 1.1. This Planning Statement has been prepared by PFK Land and Development on behalf of our client Saxon Builders in support of a full planning application for the demolition of 114 Bowthorn Road, a semi detached property which is in a derelict state and replace the unit with a bespoke design of 3 new 3 bedroom properties with off street car parking provided.
- 1.2. The planning application is supported by the following information:
- Site Location Plan;
  - Block Plan;
  - Elevations and Floor Plans;
  - 3D rendered drawings.
- 1.3. The application site is located on Bowthorn Road which runs from Cleator Moor towards Rheda and thereafter Frizington.
- 1.4. The application site is not within a designated flood zone, there are no designated sites affected by the proposal.

## 2. THE SITE AND PROPOSAL

2.1. The Site is currently a semi detached property. It is a rough rendered property with a tiled roof. It sits within a large site with land to the side and rear.



2.2. The current unit has only on street car parking available. The site is not within a conservation area, there are no listed buildings which would be affected or their settings affected by this application.

2.3. The proposal replaces this empty property with 3 new bespoke dwellings. Off road car parking has been provided within the scheme. All new properties benefit from a rear yard area to provide private external space.

### 3. PLANNING POLICY

- 3.1. The Policy ST1 (Strategic Development Principles) states that development should create a residential offer which meets the needs and aspirations of the Borough's housing markets.
- 3.2. Policy ST1 also states that development should be prioritised to the main towns where there is infrastructure capacity.
- 3.3. Under this policy, the Council should apply rigorous design standards that retain and enhance locally distinctive places, improve build quality and achieve efficient use of land.
- 3.4. New development should ensure that it provides of safeguards good levels of residential amenity and security.
- 3.5. Policy ST2 (Spatial Development Strategy) supports moderate levels of development reflecting the respective scale and function of the smaller towns i.e. Cleator Moor.
- 3.6. Policy SS1 (Improving the Housing Offer) states that the Council will work to make Copeland a more attractive place to build homes and live in them by:
  - Allocating housing sites to meet local needs in locations attractive to housebuilders and requiring new development to be designed and built to a high standard.
- 3.7. Policy SS2 (Sustainable Housing Growth) states that house building to meet the needs of the community and to accommodate growth will be provide for by

allocation sufficient land, seeking densities of 30 dwellings per hectare and aiming for 50% of development to take place on brownfield sites.

- 3.8. At present, Copeland Brough Council has not formally allocated any land for housing development. However, the Local Plan stipulates that 10% of the Borough's housing requirement will be met in Cleator Moor, recognising the important role this town plays within the local area.
- 3.9. Policy SS3 (Housing Needs, Mix and Affordability) states that development proposals will be assessed according to how well they meet identified needs and aspirations of the Borough's individual Housing Market Areas (HMA) as set out by the Strategic Housing Market Assessment (SHMA), by creating a more balanced mix of housing types and tenure within that market area, in line with evidence provided in the SHMA.
- 3.10. In the context of Cleator Moor, the Local Plan states that Cleator Moor "may include sites for executive homes which will require attractive locations and high quality building standards". This site offers an attractive location with the potential to deliver a high-quality and attractive development.
- 3.11. Policy ENV5 (Protecting and Enhancing the Borough's Landscapes) states that the Borough's landscapes will be protected and enhanced by:
- Protecting all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area;

- Where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimized through adequate mitigation, preferably on-site;
- Supporting proposal which enhance the value of the Borough's landscapes.

3.12. Policy DM10 (Achieving Quality of Place) states that the Council will expect a high quality of design and fostering of 'quality places'. To achieve this, the Policy states that development should respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through:

- An appropriate size and arrangement of the development;
- The appropriate provision, orientation, proportion, scale and massing of buildings;
- Careful attention to the design of spaces between buildings, including provision for efficient and unobtrusive recycling and waste storage;
- Careful selection and use of building materials which reflect local character and vernacular.

3.13. Policy DM10 also requires development proposals to incorporate existing features of interest including landscape, topography, local vernacular styles and building materials; and in doing so, have regard to the maintenance of biodiversity. In addition to this, the policy requires that development should create and maintain reasonable standards of general amenity.

3.14. Policy DM11 (Sustainable Development Standards) states that the Council will ensure that development proposals reach high standards of sustainability. This

includes a requirement for housing to be of an appropriate density, generally at least 30 dwellings per hectare.

3.15. Policy DM12 (Standards of New Residential Developments) states that new development should contain the following:

- Car parking provision in accordance with adopted residential parking standards
- Minimum separation distances, to include a minimum of 1 metre between detached and end of group dwellings and a side boundary. A minimum of 21 metres between directing facing elevations containing windows to habitable rooms and a minimum of 12 metres between an elevation containing a window to a habitable room and a blank elevation.

#### Interim Housing Policy (2017)

3.16. On the 9<sup>th</sup> May 2017, Copeland Borough Council confirmed that it cannot demonstrate a five-year supply of housing sites. The Council recognise that this means that the policies for the supply of housing set out in the Copeland Local Plan 2013-2028 will no longer be deemed to be up-to-date.

3.17. In response to this Copeland Borough Council published a decision-making framework, which is a material consideration.

3.18. The interim policy statement states that the Council will continue to support applications that are in accordance with the development plan. In addition, the statement also states that the Council will consider residential development proposals contiguous to the development boundary, or the existing built form of the settlement.

3.19. This interim policy statement also outlines the criteria by which proposals will be considered, which includes the requirement for the scale of the development to be appropriate to the size, character and role of the settlement. In this case, Cleator Moor is identified in the adopted Local Plan as a Key Service Centre, therefore a modest development of five dwellings is considered to be appropriate to the settlement.

3.20. The interim policy statement states that executive housing will be supported where it delivers significant and demonstrable economic, social and environmental benefits. This application is located in Cleator Moor where there is an identified need for a more balanced housing market and in particular a need for executive housing.

#### National Planning Policy Framework

3.21. The revised NPPF was published in July 2018.

3.22. Paragraph 7 of this revised document confirms that the purpose of planning is to *“contribute to the achievement of sustainable development”*.

3.28 Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- An economic objective;
- A social objective; and
- An environmental objective.

3.29 So that sustainable development is pursued in a positive way at the heart of the framework is a presumption in favour of sustainable development. Paragraph 11



states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- *“Approving development proposal which accord with an up-to-date development plan without delay”.*
- *“Give substantial weight to the value of using suitable brownfield land within settlements for homes or other identified needs;*

3.30 Paragraph 118 states that planning policies and decision should:

- *“Promote and support the development of under-utilised land and buildings”.*

3.31 At present, Copeland Borough Council is unable to demonstrate a five-year supply of housing land.

3.32 Paragraph 11 of the revised National Planning Policy Framework (NPPF) states that decisions should apply a presumption in favour of sustainable development. Where the development plan is out-of-date, planning permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies within the NPPF. This includes situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

3.23. The proposed development will result in a number of benefits which includes boosting the supply of housing and contributing to a more balanced housing market. It is not considered that the proposed development would result in any adverse impacts which would significantly or demonstrably outweigh these benefits.

- 3.24. The National Planning Policy Framework 2 (NPPF2) requires in para 117 that decisions should promote an effective use of land in meeting the need for homes and make as much use as possible of previously developed land such as this Site. Para 123 (c ) required that local authorities take a flexible approach to policies in order to ensure that new development makes efficient use of land.
- 3.25. Para 127 of NPPF2 requires planning decisions should be taken positively where development is sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change such as increased density with the potential of sites being fully optimised.

#### 4. PLANNING APPRAISAL

4.1. The Government is seeking to increase the supply of a range of homes on sites which ensure that an efficient use of land is promoted through the design.

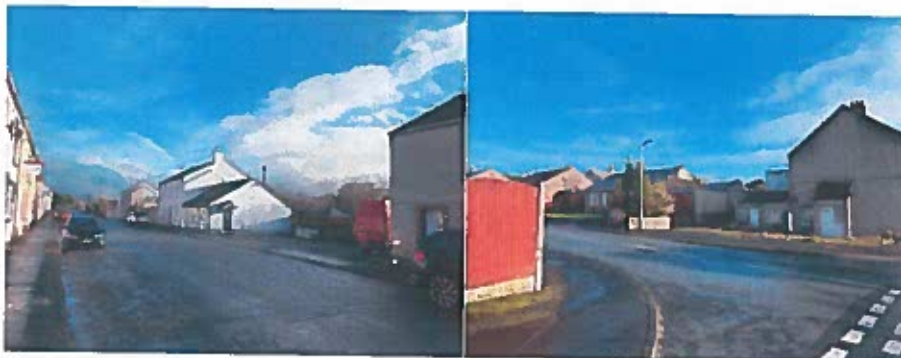
4.2. This site is currently a vacant property which is beyond economic repair and a blight within the overall street scape of Bowthorn Road. This road is a main route into an out of Cleator Moor. The road displays a strong alignment of properties situated straight onto the back of the footpath. Generally buildings are in terraced runs with roofs articulated at various heights along the road:



4.3. The above photos demonstrate the range of stepped features in the roofline of the terraced properties on the road. This also demonstrates the punctuation of the existing dwellings with elements of three storey properties. The proposal site interprets this traditional local feature by providing a taller central section with the lower end section providing lower relief, breaking up the bulk of the building when approached from the west.

4.4. The existing chimney will be retained as part of the proposal but will be reconstructed as it is showing signs of needing repair.

- 4.5. Each property benefits from off road car parking provided under the dwellings which is a benefit to the current on road arrangement. The Highway Authority have been consulted with in regards to the proposed arrangements and have confirmed that they have no objections to such.
- 4.6. Each building has access to a private rear yard area. This is large enough to allow for the placement of a typical garden shed for any outdoor storage and a seating and table area. This is typical of the terraced properties along this street and is considered to be appropriate in order to ensure each dwelling has external space in the context of existing surrounding development. A bin storage area will be provided in the parking area for residents.
- 4.7. It is considered that the proposal successfully interprets the style and appearance of the terraces along Bowthorn Road.
- 4.8. Examples of development along the road:



4.9. The Site currently looks like:



4.10. It is considered that the redevelopment of this site will bring substantial benefits to the general environment of Bowthorn Road.

## 5. CONCLUSIONS

- 5.1. The application site is located within the town of Cleator Moor, a designated Key Service Centre. The proposed development is of an appropriate scale, providing high quality bespoke homes where there is an identified need.
- 5.2. The NPPF is clear that there is a presumption in favour of sustainable development and it is considered that the benefits arising from this development outweigh any perceived harm.
- 5.3. We conclude that the application site is in a sustainable location where the principle of residential development is supported by both local and national policy. The proposal would bring about the redevelopment of a brownfield site and realise the provision of 3 new high quality and bespoke designed dwellings.