



## Justification Statement for Replacement Dwelling

Manx View, Drigg Road, Seascale

June 2023

Further to submission of planning application, reference 4/22/2301 at Manx View, Drigg Road, Seascale. The Customers wish to replace their old tired and dated bungalow with a modern fresh energy efficient structure. Incorporating modern materials and renewable. Over the past year changes have been made to the plans to reduce the mass of the replacement Structure as per requested by Copeland Planning officer, along with some style of the structure. Changes before this current version were felt to be too far away from what the customer was trying to achieve, however since then a possible compromise has been achieved.

From a Planning Perspective the application is being judged on Policy DM16, extract enclosed below;

### **Replacement Dwellings**

#### **Policy DM16 – Replacement Dwellings**

*The replacement of existing dwellings will be permitted except where the dwelling is:*

*A Listed as a Building of Special Architectural or Historic Interest or is making a positive contribution to the character of a Conservation Area or is*

*B In the countryside (i.e. outside the settlement boundaries prescribed in the Sites Allocations and Policies Plan and referenced in Core Policy ST2) and:*

*i) is the result of a temporary or series of temporary permissions; or*

*ii) its replacement would be in serious conflict with public health or safety, the economy of public services, or the appearance or potential for improvement of the countryside; or*

*iii) is derelict (i.e. incapable of being re-inhabited without carrying out works requiring planning permission); or*

*iv) is no longer in existence (unless the dwelling has been accidentally destroyed in the recent past, for example by fire or flood, and was occupied at the time of the accident); or*

*v) is the habitat of wildlife species protected by law when expert advice must be sought to establish an appropriate course of action.*

*So long as the scale and character of the replacement dwelling matches that which it is proposed to replace.*

This policy states that the replacement dwelling matches that which it is proposed to replace. However moving with the times and new “Copeland Plan 2021-2038 Publication draft” this particular dated policy would appear to have

been removed. So we would kindly ask that knowing this particular policy is not in the new local plan, some flexibility be given to this current application.

The style of dwelling that is was proposed on this application has been passed in the village by Copeland Planning and now built. Picture enclosed below;



Image Above from Seascale Park. Planning application 4/20/2132/OB1

The particular style our customer was looking to built has also been approved and in the process of being built on the way into the village on land adjacent to West Lakes Hotel, Gosforth. This particular development is in complete contrast to the Georgian Featured hotel in the backdrop. But again would appear to be acceptable on one policy but not the replacement dwelling policy.



Image above from the roadside looking at developments on land adjacent Westlakes Hotel, Gosforth.

It was mentioned that our new proposals would need to be in keeping with the street scene with regards design. We understand that our proposals are being viewed under a different policy to which the above was passed. However within the policies listed below in particularly policy DM10 iv) Careful selection and use of building materials which reflects local character and vernacular. We would ask the question of how these approved dwellings are in keeping with the surrounding area, yet our proposals other than being judged on a different policy which is Soon to be removed on new local plan is not acceptable. Policy extracts listed below;

**Policy DM10 – Achieving Quality of Place**

The Council will expect a high standard of design and the fostering of ‘quality places’. Development proposals will be required to:

**A** Incorporate a complementary mix of uses, especially within or near town centres or at sites adjacent to public transport routes

**B** Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through:

i) An appropriate size and arrangement of development plots

ii) The appropriate provision, orientation, proportion, scale and massing of buildings

iii) Careful attention to the design of spaces between buildings, including provision for efficient and unobtrusive recycling and waste storage

iv) Careful selection and use of building materials which reflects local character and vernacular

**C** 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

**D** Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates:

i) Clear distinctions between public and private spaces

ii) Overlooked routes and spaces within and on the edges of development

**E** Create and maintain reasonable standards of general amenity

**F** Incorporate new works of art as part of development schemes where appropriate

**Policy DM11 – Sustainable Development Standards**

The Council will ensure that development proposals reach high standards of sustainability by:

**A** Requiring housing to be of an appropriate density – generally at least 30 dwellings per hectare. However, a lower density may be acceptable where it reflects the form and character of development in the surrounding area

**B** Encouraging developers to achieve high energy efficiency standards in relation to the Code for Sustainable Homes and BREEAM

**C** Requiring renewable energy generating technology on site in developments of 10 or more dwellings or 1,000m<sup>2</sup> non-residential development

**D** Orientating and designing buildings to maximise solar gain, so far as practicable without compromising wider design and quality of place objectives

**E** Encouraging construction materials to be sourced, where possible, from local and sustainable sources of production

**F** Requiring water saving technology, including grey water recycling to be incorporated in all developments

**G** Ensuring surface water is managed appropriately, with the inclusion of Sustainable Drainage Systems where possible

Support will also be given to proposals for improvements or alterations to existing buildings that include measures to increase energy efficiency and incorporate renewable energy generation with regard to the standards in this policy.

Development should not result in the unnecessary sterilisation of surface mineral resources, and wherever appropriate should incorporate remediation measures to ensure that the development is not at risk from ground instability arising from mining legacy or other former uses.

**Policy DM12 – Standards for New Residential Developments**

Proposals for new residential developments should incorporate:

**A** Car parking provision in accordance with adopted residential parking standards

**B** Minimum separation distances whereby:

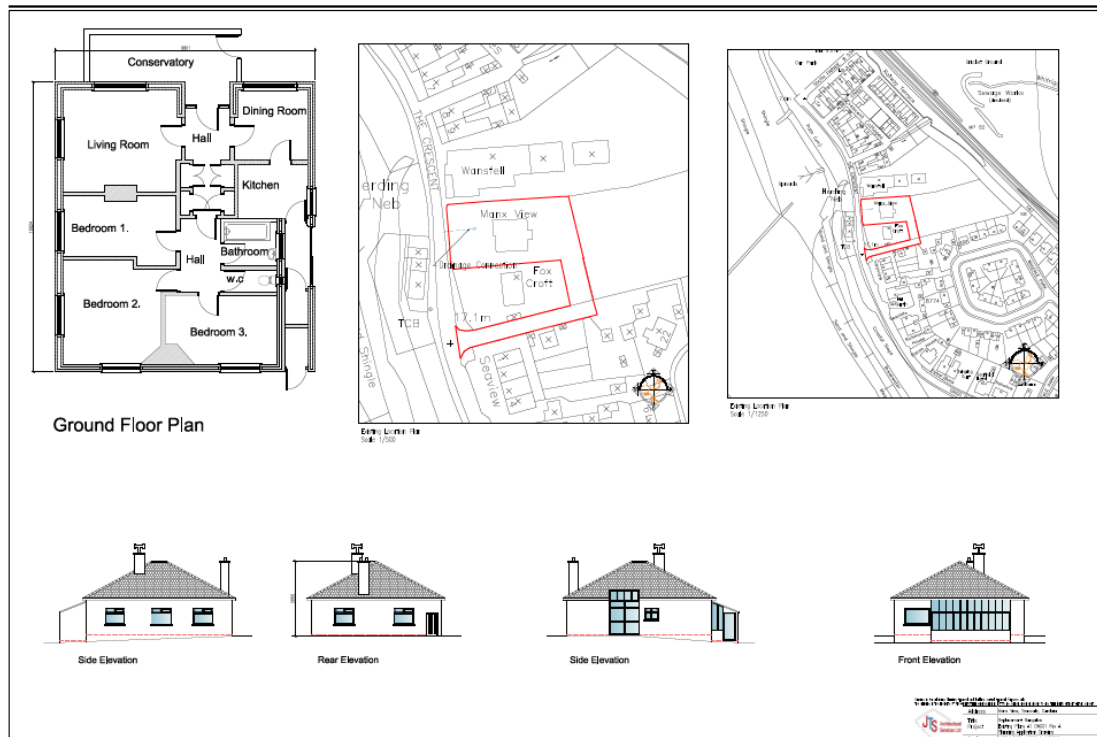
i) Detached and end of group dwellings retain at least 1.0m distance between dwelling walls and side boundaries

ii) a minimum of 21.0m is retained between directly facing elevations of dwellings containing windows of habitable rooms

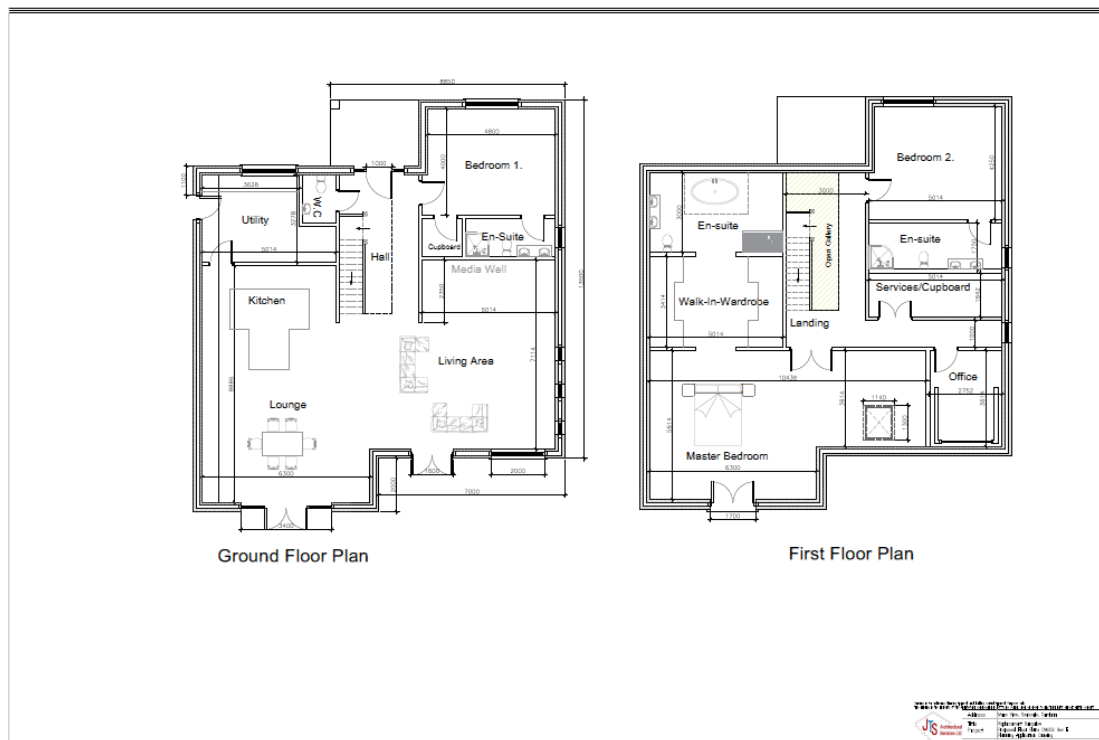
iii) a minimum of 12.0m is retained between directly facing elevations of dwellings containing windows of habitable rooms and a gable or windowless elevation

**C** A minimum of 0.4ha of public space for every 200 dwellings pro-rata on developments of 10 or more dwellings, and in groups of family housing a minimum of 100m<sup>2</sup> of children’s play space should be provided at the rate of one play space per 30/40 dwellings

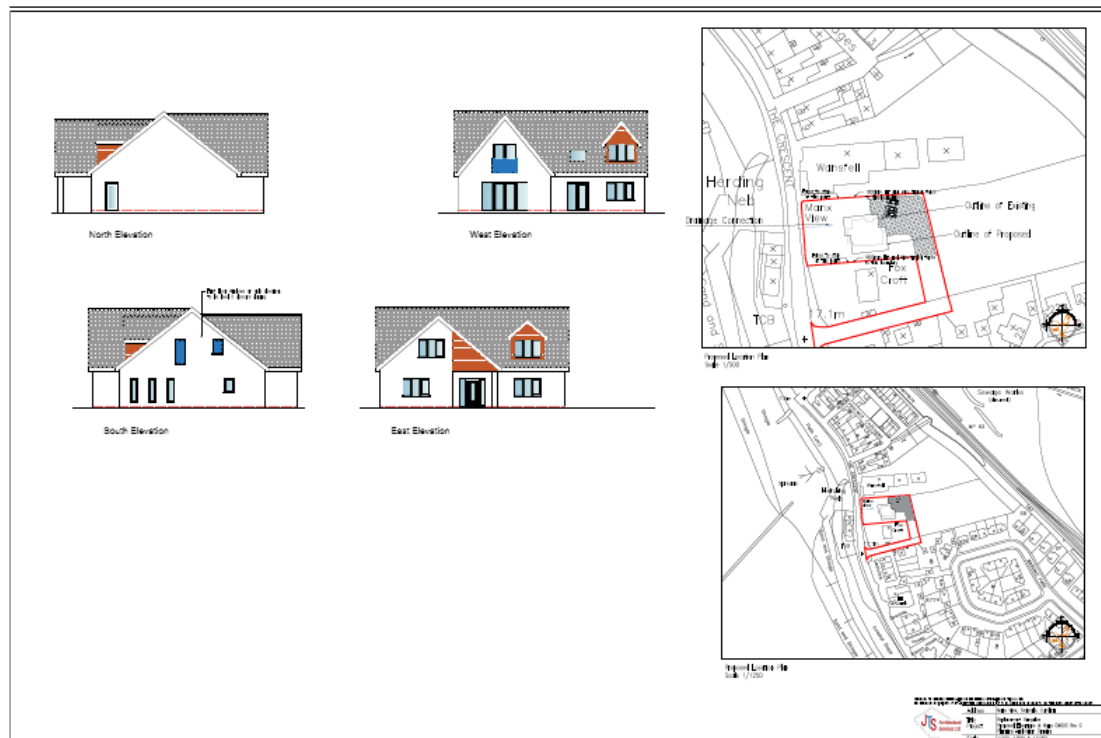
**D** All new development should be designed to Lifetime Homes and (on developments



Existing Plans



Proposed version of plans customer is looking for approval on



*Proposed Version of Elevations Customer is looking for approval on*

Regards Gavin Taylor  
JTS Architectural Services Ltd