

16 Nelson Avenue
Monton
Manchester
M30 9GB

Please Contact: Sarah Papaleo
Officer Tel No: 07799131864
My Ref: PAA/22/0076
Date: 7 July 2022

Dear Sir/Madam

18 IRISH STREET, WHITEHAVEN
CHANGE OF USE FROM RESIDENTIAL PROPERTY TO SINGLE USE FURNISHED HOLIDAY LET

I refer to your request for pre-application advice which was received on 31st May 2022.

I have now had an opportunity to review the site on the Councils GIS mapping system and the information submitted as part of the enquiry. I would advise that planning permission would be required for the conversion of the existing residential property to a holiday let. This is because it will house more than 6 people at a time.

As the building is also Grade II Listed, listed building consent is likely to be required for any works to the building and I would suggest that once you have details of the required alterations, you contact our Conservation Officer at Samuel.woodford@copeland.gov.uk to discuss any requirements.

Any planning application would be assessed under the following policies contained within the adopted Copeland Local Plan 2013 – 2028:

Policy ST1 – Strategic Development Principles
Policy ST2 – Spatial Development Strategy
Policy ER10 – Renaissance through Tourism
Policy ENV4 – Heritage Assets
Policy DM9 – Visitor Accommodation
Policy DM10 – Achieving Quality of Place
Policy DM22 – Accessible Developments
Policy DM27 – Built Heritage and Archaeology

You can access the Copeland Local Plan 2013 – 2028 using the link below. This contains details of the relevant policies listed above.

http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

The emerging Copeland Local Plan 2017-2035 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

The following policies are relevant to this proposal:

Strategic Policy DS1PU - Presumption in favour of Sustainable Development

Strategic Policy DS3PU - Settlement Hierarchy

Strategic Policy DS4PU - Settlement Boundaries

Policy DS6PU - Design and Development Standards

Strategic Policy T1PU: Tourism Development

Strategic Policy BE1PU: Heritage Assets

Policy BE2PU: Designated Heritage Assets

The Borough's Strategic Development Principles are set out in Policy ST1 where the definition for the creation and retention of quality places is on high quality design and the reuse of existing buildings. Policy ST2 designates Whitehaven as Copeland's Principal Town, where the majority of development should take place. Policy DM10 seeks to achieve a high standard of design. Policies ENV4 and DM27 protect the Borough's built heritage assets.

The proposal is for the conversion of the existing single dwelling to a holiday let for up to 16 people. Planning Permission is required for this conversion due to the proposed number of occupants. Policies ST1, ST2 and DM9 within the Copeland Local Plan encourage the re-use of existing buildings for tourism within the confines of the settlement boundary and therefore the principle of the development is considered to be acceptable, subject to the following policy expectations:

Proposals for new or improved visitor accommodation in the Borough will be supported subject to compliance with the principles of sustainable design outlined in ST1 and ER10.

Policy ER10 details the following criteria:

- A Expand tourism outside the Lake District National Park boundaries, with a complementary offer that takes pressure off the National Park's busiest locations, and delivers economic benefits in the Borough
- B Locate new tourist accommodation, facilities and attractions where there is proven capacity for additional visitors to be accommodated without adverse environmental or amenity impacts, with consideration given to the following:
 - i) Focus major tourist accommodation and attractions in Whitehaven and develop the town as a base for exploring the wider area
 - ii) Encourage development of an appropriate scale in the Key Service Centres of Cleator Moor, Millom and Egremont which takes pressure off more sensitive areas
 - iii) Support development requiring a rural location within the smaller villages and countryside, if proven necessary to enhance the Borough's existing place-bound assets
 - iv) Permit holiday accommodation which meets the requirements of Policy DM9
- C Support appropriate tourism development which accords with the principles of sustainable development and does not compromise the special qualities and character of allocated Tourism Opportunity Sites, the area surrounding them or public access thereto, in the following locations:
 - i) Hodbarrow
 - ii) Ehen / Keekle Valleys
 - iii) Whitehaven Coastal Fringe
 - iv) Lowca Coastal Area
- D Support appropriate developments which improve and enhance the quality of the tourism product
- E Wherever possible tourism providers will be required to ensure that accommodation and attractions are well connected to other tourist destinations and amenities, particularly by public transport, walking and cycling
- F The Council will work with the Lake District National Park Authority, Cumbria Tourism, West Cumbria Tourism Partnership and other tourism organisations in marketing, co-ordinating and managing the development of the Borough's offer and to maximise the benefits of the 'Lake District' brand

All tourism related developments should accord with Policies DM8 and DM9.

Further details and submitted evidence would be required to provide an assessment of the conversion in relation to these criteria.

As previously outlined, Listed Building Consent is also likely to be required for the conversion if it involves any internal or external works to the existing building. For advice on the Heritage aspect of this conversion and the suitability of proposals, please contact our Conservation Officer, Samuel Woodford at Samuel.woodford@copeland.gov.uk.

Should you require any further information, please do not hesitate to contact me at sarah.papaleo@copeland.gov.uk.

Response prepared by:	Date:
S. Papaleo Development Management – Planning Officer	5 th July 2022
Response checked by:	Date:
N.J. Hayhurst Head of Planning & Place	7 th July 2022

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.