

Planning, Design and Access Report

Proposal: CHANGE OF USE FROM RESIDENTIAL (C3) TO A SELF-CATERING HOLIDAY LET (SUI GENERIS) INCLUDING USE OF DETACHED STORE (RETROSPECTIVE)

Site: 2 Gill Grove, Grove Road, Egremont, CA22 2PL

Client: Sarah Ludar-Smith

LPA: Cumberland Council

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By	BN	Approved by	TW
Issue	FINAL	Version	1.3

Introduction

1. Greenfinch has been instructed by Sarah Luda-Smith to submit a CHANGE OF USE FROM RESIDENTIAL (C3) TO A SELF-CATERING HOLIDAY LET (SUI GENERIS) INCLUDING USE OF DETACHED STORE (RETROSPECTIVE) at 2 Gill Grove, Grove Road, EGREMONT, CA22 2PL.
2. Within this document, Greenfinch will demonstrate a clear understanding of the site's constraints and opportunities and show a sensitive proposal that meets the particularities of the site and the requirements of the client.

Background

3. Meridian Holiday Properties Ltd owns and manages a number of holiday let across the Lake District National Park. 2 Gill Grove, Egremont, has been operational as a holiday let since March 2023. Prior to purchasing the property, the client phoned the council asking the planning department if planning permission is required for letting the property out. The client got an email back confirming that the property does not require planning consent (Appendix A).
4. Our client then received an email from the former Copeland Council informing them that they should submit a retrospective planning application, as a noise complaint has been received by a neighbouring property, which was brought to the planning authority's attention by environmental health.
5. The applicant now wishes to regularise the use as a holiday let or C3 residential use via this retrospective planning application.
6. The property is large and can accommodate 16 guests within 8 bedrooms with 3 accompanying bathrooms. There are also two living rooms, a kitchen, a courtyard and a games room.
7. The site will be accessed off Grove Rd. There are two car parking spaces, located at the rear of the property within the client's ownership boundary. Any additional cars will be parked in the surrounding on-street or public car parks or will travel to the site via public transport.

Description of the site

8. The dwelling is located to the west of Egremont, 650 meters from the town centre. The dwelling is located within an area of cul-de-sac housing. The semi-detached property has one neighbouring property attached. There is a property 16 meters to the east and one 30 meters to the south. It is 650 meters from the nearest bus stop in the town centre, and 4.2 km from the nearest train station in Nethertown.

Designations

9. There are no statutory designations on the site.

Planning History

10. 4/14/2061/0F1 – Extension to Kitchen, Removal of Hut, Erection of Store – Approved (4/4/2014)
11. 4/10/2374/0F1 – Change of use from Guest House to Domestic Dwelling House – Approved (9/7/2010)

Description of Proposal

12. The following description is offered as the formal description for the Proposal:

CHANGE OF USE FROM RESIDENTIAL (C3) TO A SELF-CATERING HOLIDAY LET (SUI GENERIS) INCLUDING USE OF DETACHED STORE (RETROSPECTIVE)

Policy Assessment

Copeland Local Plan 2021-2039

Policy DS1: Settlement Hierarchy

The Council will support development within the settlements specifically listed below. Development must be proportionate in terms of nature and scale to the role and function of the settlement, unless it has been identified within the Plan to meet the strategic growth needs of the Plan area. The amount of development (housing, retail and leisure, employment) apportioned to each tier of the hierarchy is identified within the relevant chapter. Delivery will be closely monitored against these figures.

Key Service Centres

Copeland's towns are self-sufficient, providing a wide range of services, including convenience and comparison stores, employment opportunities, schools and healthcare. They also act as service hubs for nearby villages. The focus will be for town centre developments, employment development and medium-scale housing extensions, windfall and infill development.

Settlements – Cleator Moor, Egremont, Millom

Policy T1: Tourism Development

The Local Plan will support the creation, enhancement and expansion of tourist attractions, new build visitor accommodation and infrastructure in locations consistent with the settlement hierarchy. All tourism development must be of an appropriate scale, located where the environment and infrastructure can accommodate the visitor impact, and where it does not result in unacceptable harm to environmental assets (including landscapes, heritage assets and biodiversity) or the character of the area. Proposals for tourism development outside of defined settlements will be supported where:

The proposal is for a specific activity or function that requires such a location; or

The proposal enhances Copeland's existing place bound assets; or

The proposal is for the change of use, or diversification of an existing building, to provide overnight or longer stay visitor accommodation; or

The proposal is for a farm diversification scheme in a rural area that will provide or enhance tourist provision.

Policy CO5: Transport Hierarchy

Where appropriate, new developments should promote the following hierarchy of users (highest priority first):

- a) Pedestrians
- b) Cyclists
- c) Public and community transport users
- d) All other vehicles

Developments should be designed to maximise the use of transport modes towards the top of the hierarchy whilst always ensuring appropriate access for emergency vehicles. The needs of disabled people ought to be considered at all stages of the transport hierarchy, with appropriate provisions made to improve accessibility.

Policy CO7 Parking Standards

Proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate. Development will be supported where it accords with the Whitehaven Parking Strategy or any document that supersedes it. Proposals that provide new or improved park and ride facilities for local employment and development sites will be supported where they will provide demonstrable benefits and are situated in appropriate locations.

Commentary on the policy framework

13. The proposed change of use for 2 Gill Grove, Egremont, from residential (C3) to a self-catering holiday let (sui generis) including use of detached store, complies with the relevant policies outlined in the Copeland Local Plan. These include Policy DS1, Policy T1, Policy CO5 and Policy CO7.
14. Egremont, a key service centre in Policy DS1 of the Copeland Local Plan, is well-suited to accommodate additional tourism activities. The proposed change of use aligns with the settlement's capacity to support both permanent residents and short-term visitors. The modest scale of the development is proportionate to Egremont's strategic growth needs while preserving the area's character.
15. Policy T1 encourages the creation and enhancement of tourist accommodations, which this proposal supports by introducing self-catering facilities. Such developments diversify the local economy and attract visitors, enhancing Egremont's appeal as a tourist destination. The change of use has a minimal environmental impact, ensuring it doesn't compromise local landscapes, heritage assets or biodiversity. By repurposing an existing residential property, the proposal supports the policy's emphasis on

diversifying existing buildings for tourism purposes, thereby supporting the sustainability of local resources.

16. The location of 2 Gill Grove provides easy access to public transport and pedestrian pathways, promoting sustainable transport options as outlined in Policy CO5. The design and considers the needs of disabled individuals, ensuring inclusivity for all potential visitors.
17. The proposal meets the parking standards set out in Policy CO7. It includes adequate parking provision, as per the Cumbria Development Design Guide, to accommodate all users, including those with disabilities. This reduces potential congestion.
18. The proposed change of use for 2 Gill Grove aligns with the Copeland Local Plan's policies by promoting economic development through tourism, ensuring sustainable transport options, and maintaining adequate parking standards. It is appropriate for Egremont's role as a key service centre and will enhance the local community without compromising its character or infrastructure. This thoughtful approach diversifies the use of existing properties while supporting the area's growth and attractiveness as a visitor destination.

Material Considerations

Flood Risk

19. The site is in flood zone one.

Heritage

20. There are no heritage assets affecting this proposal.

Drainage

21. There is no drainage impact as a result of this proposal.

Waste

22. Domestic waste generated by the guests is recycled by an external 3rd party company.

Parking

23. The site will be accessed off Grove Rd. There are two car parking spaces, located at the rear of the property within the client's ownership boundary. Any additional cars will be parked in the surrounding on-street or public car parks or will travel to the site via public transport.

Housing flexibility

24. The property, being large, does not lend itself easily to current market requirements, for which the majority of the housing need is for smaller 2 and three bed properties. However, it is well suited to holiday letting needs which currently is experiencing a premium for larger properties. However, this may change and standard residential use

may come back into favour. Therefore, a condition is proposed to allow this to happen without the need for an additional consent.

Balancing Exercise

25. Overall it is considered that the benefits of the proposal in terms of providing a diversified business and local holiday accommodation outweigh any negative impacts on policy objectives.

Design and Access Statement

Context and Use

26. The proposal is to change the use of one 8-bedroom property to a self-catering holiday let (sui generis) including use of detached store. The property can only be booked by one group at a time as the whole building

Amount

27. The property consists of 8 Bedrooms, 3 Bathrooms, two living rooms, a kitchen, dining room, an outdoor courtyard and a games room.

Layout

28. The layout of the house is unchanged

Appearance

29. There is no appearance change

Landscaping

30. No hard landscaping is proposed.

Access

31. The site will be accessed off Grove Rd.

Conditions

32. There are no matters that could warrant refusal of this proposal and which could not be dealt with by condition.
33. As always it is considered good practice for an LPA to discuss any proposed conditions with the applicant before the decision is issued to avoid any unnecessary or unduly onerous ones.
34. In order for the future use of the dwelling to be protected the following condition is proposed. *“When the use of the property as holiday let accommodation ceases to operate, the property shall revert to and be used as a dwellinghouse within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) without the need for any further planning permission.”*

Appendix One: Email from council confirming planning status prior to purchase

Use Class requirement for a Holiday Let ➤ Inbox x



Sarah Ludar-Smith <sarah.ludar.smith@gmail.com>
to devcontrol ▾

Mon, 28 Feb 2022, 10:36 ☆ 😊 ↩ ⋮

Good morning,

I would like to know what use class is required for a holiday let property in the Copeland Borough District. I am aware that in most of the Lakes it is a C3 use class requirement but I just wanted to check that it is the same for you as well.

My contact number is 07933 328 928.

Many thanks,
Sarah Ludar-Smith



Development Control <Development.Control@copeland.gov.uk>
to me ▾

Wed, 2 Mar 2022, 09:38 ☆ 😊 ↩ ⋮

Good morning,

Yes I can confirm that it is a C3 use class requirement.

Kind regards,

Oli Hoban
Development Management Digital Support Officer
Copeland Borough Council



Appendix Two: Existing Dropped Curb & Bin Storage

