

PFK

Planning Statement

Land Northwest of Rheda Cross, Rheda Park, Frizington



Introduction

This Planning Statement has been prepared by PFK Planning and Development on behalf of our client, Dr McKay, in support of their reserved matters application for the erection of a single dwelling on land to the northwest of Rheda Cross, Rheda Park, Frizington, CA26 3TA. Outline planning permission was granted in March 2020 for the erection of a dwelling under Planning Reference 4/19/2325/001.

Rheda Cross is a 1960s bungalow built on a large plot in the centre of Rheda Park. The property was built on the foundations of the demolished Rheda Mansion. The property encompasses the immediate landscaped gardens of the former mansion and retains some original hard and soft landscaping features. Rheda Park is accessed by a private driveway and has been developed over several decades to comprise a housing estate of in excess of 60 dwellings. Frizington is approximately 1 mile to the northeast and Cleator Moor is approximately 1.5 miles to the southwest.

The application is supported by the following information:

- Location Plan;
- Site Layout Plan, and
- Proposed Floorplans and Elevations.

PFK

Site

Rheda Cross is a 1960s bungalow built on a large plot in the centre of Rheda Park. The property was built on the foundations of the demolished Rheda Mansion. The property encompasses the immediate landscaped gardens of the former mansion and retains some original hard and soft landscaping features.

Rheda Park is accessed by a private driveway that runs between Bowthorn Road and Mill Street. Frizington is approximately 1 mile to the northeast and Cleator Moor is approximately 1.5 miles to the southwest.

Rheda Park is a private estate of executive homes that are all set back from the main driveway within large grounds. Rheda Mansion, previously known as the 'Big House', was historically located within Rheda Park; however, the building fell into disrepair and was demolished in the 1950s.

The application site is part of the former grounds of Rheda Mansion and was historically named the 'Rose Garden' and used as such. Therefore, the site benefits from extensive mature screening on the boundaries and has an open area of grass in the centre. The application site has continued to be used as part of the residential curtilage of Rheda Cross since the bungalow replaced the former mansion.

The application site is not located within a conservation area. Cross Lacon which is a scheduled ancient monument is situated in the rear garden of Rheda Cross; however, it is located outside of the application site at a considerable distance away and the development proposal will have no impact on its setting.

The application site is located in Flood Zone 1 and is not at risk of flooding. There are no known surface water issues affecting the site.

Planning History

Planning Application Reference 4/89/0193/0

Outline planning permission was also granted in May 1989 for the erection of a dwelling on the application site. The plot was located to the north of The Cottage and Westerlea and shared the secondary driveway with these properties.



Planning Application Reference 4/19/2325/001

Outline planning permission was granted in March 2020 for the erection of a dwelling.

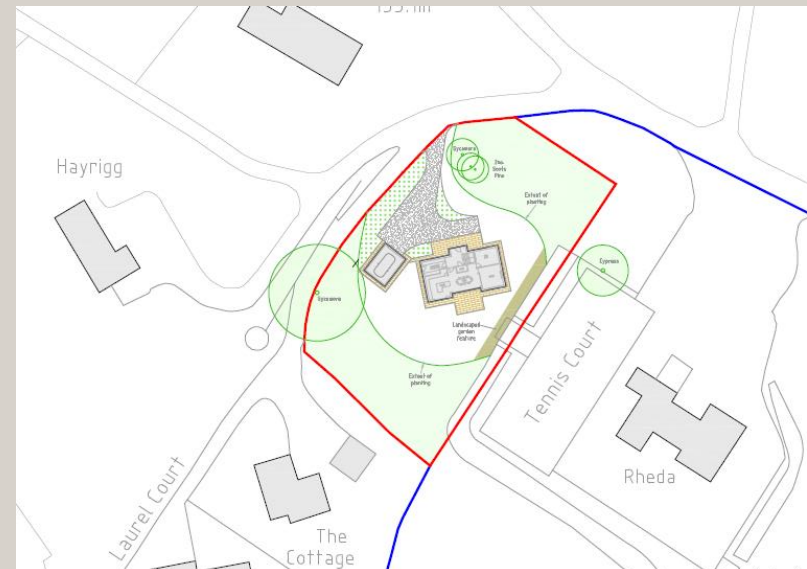


Proposal

Reserved matters approval is sought for the erection of a single dwelling. The proposed dwelling will have a new vehicular access point from the existing secondary driveway that serves The Cottage and Westerlea.

The proposed plans show how a dwelling can be accommodated within the existing open area of the site where there is no planting. The proposed dwelling will have two storeys and 4 bedrooms. The ground floor will have an open kitchen/dining area with glazing looking out onto the rear garden. The focus of the garden will be landscaped garden feature centred on the former steps of the Rheda Mansion. There will also be a detached garage and turning area to the front of the property.

The design of the dwelling has considered the surrounding pattern of development, the orientation of existing properties and the original hard landscaping features from the former Rheda Mansion. This site is well contained by existing mature screening and the retention of the key boundary features along with the open space will serve to mitigate against any visual impact. The existing screening will be retained which will help to integrate the new dwelling into its surroundings and preserve the character of the area.



Planning Policy

Copeland Local Plan 2013 – 2028

The Copeland Local Plan 2013 – 2028 Core Strategy and Development Management Policies DPD was adopted in December 2013. Policy ST1 Strategic Development Principles states that the following principles inform and underpin the Borough's planning policies:

- Economic and social sustainability;
- Environmental sustainability;
- Protect, enhance and restore the Borough's valued assets;
- Ensure the creation and retention of quality places.

Policy ENV4 Heritage Assets states that the Council will protect listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value.

Policy DM10 Achieving Quality of Place states that the Council will expect a high-quality design and the development of quality places.

The policy explains that developments should respond positively to the character of the site, the immediate and wider setting and enhance local distinctiveness through:

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

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

Policy DM12 Standards of New Residential Developments states that new development should include car parking provision in accordance with adopted residential parking standards and minimum separation distances.

Planning Policy

National Planning Policy Framework

The revised NPPF was published in July 2018 and was most recently updated in July 2021.

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

Paragraph 8 explains that to achieve sustainable development 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.

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 means “approving development proposals which accord with an up-to-date development plan without delay”.

Paragraph 60 states that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward where it is needed.

Paragraph 69 explains that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and are often built out relatively quick. This paragraph also states that local planning authorities should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.

Planning Policy

National Planning Policy Framework (Continued)

Paragraph 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. In smaller settlements, development in one village may support services in another village nearby.

Paragraph 119 states that planning policies should promote an effective use of land in meeting the need for homes and other uses.

Paragraph 120 states that planning policies and decisions should “promote and support the development of under-utilised land”.

Paragraph 130 requires developments to:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Be sympathetic to local character and history, including the surrounding built environment and landscape setting, and
- Establish or maintain a strong sense of place and create attractive, welcoming and distinctive places to live, work and visit.

We consider that the proposed development is in accordance with both local and national planning policy.

Design and Access

The Rheda Park estate has historically developed from the siting of the former Rheda Mansion and its associated buildings (The Dower House, Stables, East Lodge and West Lodge). Rheda Mansion was demolished in the 1960s and Rheda Cross (a large, detached bungalow) was built in its place.

Residential development along the main driveway and within cul-de-sacs stemming from the drive has gradually built up from the 1970s. Rheda does not have a defined settlement pattern and could not be described as “linear” like the neighbouring villages of Frizington and Rowrah.

The proposed site would provide a logical and appropriate ‘infill’ site along the main drive of Rheda Park. The proposed development will carefully consider the built form of Rheda Park and will be of a high-quality design that reflects the existing pattern of development.

Access

The Site Layout Plan shows details of the proposed vehicular access. Parking will be provided to the front of the dwelling.

The proposal includes 1 detached two-storey dwelling.

Appearance

Careful consideration has been given to the design and layout of the development. The materials will include the following:

- Walls to be a mixture of brickwork and timber boarding
- Roof to be grey slate
- Windows to be white PVCu

The design incorporates design features and external materials consistent with existing dwellings within the locality. The surrounding properties are a mixture of single-storey, dormer bungalows and two-storeys. All of the properties have a contemporary 20th century appearance but are of different designs. As such, the proposed dwelling is not inappropriate to the emerging character of the approved development in the locality.

Design and Access

Layout

The drawings submitted with the application demonstrate that a dwelling can be accommodated on the site with minimal alteration to any of the site boundaries.

The proposed orientation and layout of the dwelling reflects the orientation of the two existing properties to the southwest. This also means that the new dwelling will not face directly towards Rheda Cross which makes for a better relationship between the two.

The natural and built elements of the site, including the mature trees and screening and the former mansion steps, contribute to the character of Rheda Park. Therefore, the layout of the development has sensitively incorporated all of these elements.

Particular consideration has been given to the natural boundaries of the site which help to protect the amenity of the existing residential properties and mitigates any visual impact of the development. The proposed dwelling is well-related to the existing residential properties, with a similar orientation and set back from the vehicular access.

Given the location, scale, form and design of the proposed dwelling, unacceptable adverse impacts upon the existing and other proposed dwellings will not result through overbearing, loss of light, overlooking or overshadowing.

Scale

The proposed dwellings will be of a similar scale to the surrounding two-storey properties.

Use

The site will be used for residential purposes.

Summary and Conclusion

Reserved matters approval is sought for the erection of a single dwelling on land to the northwest of Rheda Cross, Rheda Park, Frizington, CA26 3TA. Outline planning permission was granted in March 2020 for the erection of a dwelling under Planning Reference 4/19/2325/001.

Rheda Park is accessed by a private driveway and has been developed over several decades to comprise a housing estate of in excess of 60 dwellings. Frizington is approximately 1 mile to the northeast and Cleator Moor is approximately 1.5 miles to the southwest.

The site is well-related to the existing residential properties and well-contained within the existing landscape features. The design incorporates design features and external materials consistent with existing dwellings within the locality. As such, the proposed dwelling is not inappropriate to the emerging character of the approved development in the locality.

The development proposal is in accordance with the requirements of the National Planning Policy Framework and the Copeland Local Plan 2013 - 2028 and represents a sustainable residential development.

Naomi Howard
Chartered Town Planner
PFK Planning & Development
Agricultural Hall
Penrith
CA11 0DN



PFK