

Coniston Consultants Ltd  
2 Coniston Close  
Workington  
CA14 3PL  
FAO: Ken Thompson

Please Contact: Christie M Burns  
Officer Tel No: 07799131879  
My Ref: PAA/22/0057  
Date: 25 May 2022

Dear Mr Thompson,

## **REQUEST FOR PRE-APPLICATION ADVICE**

**REFERENCE NUMBER: PAA/22/0057**

**RE: PROPOSED CHANGE OF USE OF EXISTING OFFICE BUILDING TO SELF CONTAINED DWELLING  
AND RETENTION OF EXISTING COMMERCIAL USE OF YARD AND BUILDINGS FOR BUSINESS USE  
AT: HOME HOUSING ASSOCIATION LTD, GILLFOOT ROAD, EGREMONT**

Thank you for your pre-application request form which was received on the 4<sup>th</sup> May 2022.

I have now had the opportunity to review the site on the Council's GIS mapping system and the information submitted as part of the enquiry. I would advise that planning permission will be required to change the use of the property from an office to a residential dwelling and to operate the site as a car garage.

I would advise that the following policies within the Copeland Local Plan 2013 – 2028 relevant to this proposal are as follows:

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy SS1 – Improving the Housing Offer
- Policy SS2 – Sustainable Housing Growth
- Policy SS3 – Housing Needs, Mix and Affordability
- Policy SS4 – Community and Cultural Facilities and Services
- Policy ER6 – Location of Employment
- Policy ER7 - Principle Town Centre, Key Service Centres, Local Centres, and other areas;
- Policy ER9 - The Key Service Centres, Local Centres and other small centres;
- Policy T1 – Improving Accessibility and Transport
- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards

- Policy DM12 – Standards of New Residential Developments
- Policy DM13 – Conversion of Buildings to Residential Use within Settlement Limits
- Policy DM21 – Protecting Community Facilities
- Policy DM22 – Accessible Developments
- Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

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

As I am sure you will be aware the application site is located within the existing settlement boundary for Egremont, therefore the principle of converting this building to residential accommodation would be acceptable. The main policy that this type of application will be assessed against is Policy DM13 which relates to the conversion of buildings to residential use within settlement limits. This policy permits the conversion of buildings so long as they have adequate internal and amenity space, meet the requirements for off street parking, and so long as works conserve the character of the building and works do not create amenity problems for adjacent residential properties.

Within the pre application documents submitted, reference is made to the increase in the pitch of the existing roof of the building, and the demolition of part of the building to create a carport. I would question whether these works would comply with Policy DM13, however if you would like further advice on this matter I would be happy to review any plans for this development prior to the submission of an application.

In terms of the use of the rear yard and building for a car garage, given the sites location and its proximity to neighbouring residential properties I would advise that I would have concerns with regard to the impact of this development upon existing residential amenity. I would advise that before progressing this enquiry you seek advice from the Council's Environmental Health department who would be a consultee on any application of this nature.

I would also advise that should you decide to progress with an application of this nature it would be useful to detail fully the existing and proposed use of the site so this impact can be carefully considered. You may also wish to have a pre application discussion with Cumbria Highways regarding the proposed use of the site.

The site is also identified as within a potential area for Great Crested Newts which would need to be considered as part of any planning application.

<b>Response prepared by</b>	<b>Date:</b>
C. Burns Development Management – Planning Officer	25.05.2022
<b>Response checked by:</b>	<b>Date:</b>
N.J. Hayhurst Head of Planning & Place	25.05.2022

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.