

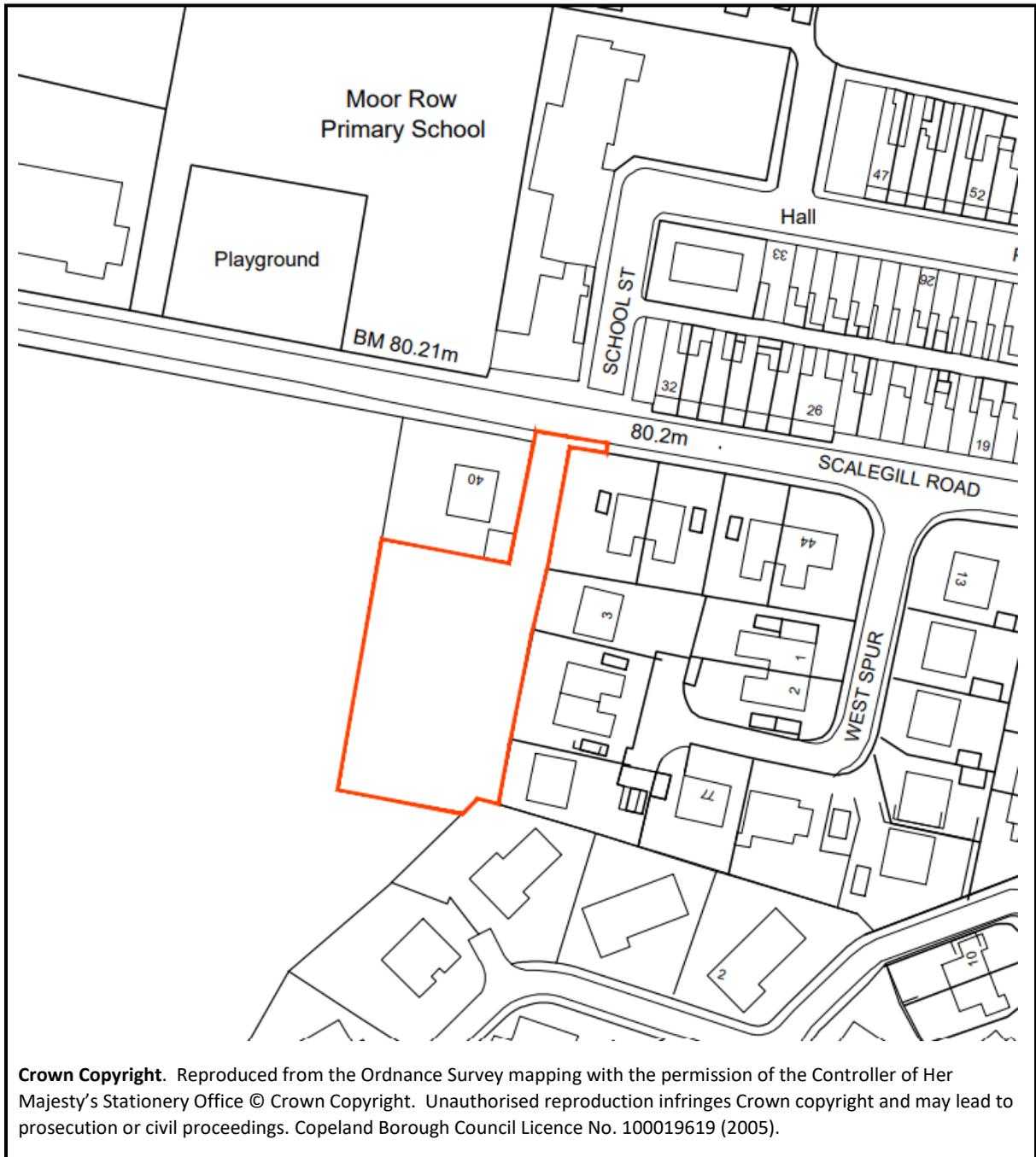


To: PLANNING PANEL

Development Control Section

Date of Meeting: 05/05/2021

Application Number:	4/21/2099/001
Application Type:	Outline : CBC
Applicant:	O Connor Fencing Ltd
Application Address:	LAND AT SCALEGILL ROAD, MOOR ROW
Proposal	OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR RESIDENTIAL DEVELOPMENT - RESUBMISSION
Parish:	Egremont
Recommendation Summary:	Approve in Outline (commence within 3 years)



Reason for Determination by Planning Panel

This application is brought for consideration by Members of the Planning Panel as the proposal is a departure from the adopted Copeland Local Plan 2013-2028 and the Town Council have raised some concerns with the proposal.

Site and Location

This application site relates to an area of agricultural land to south of Scalegill Road on the western edge of Moor Row. The site measures 0.19 hectares, and adjoins the curtilage of

the existing dwellings known as 40 Scalegill Road, 3 – 6 West Spurs and 6 Larch Court. The site lies immediately adjacent to the existing settlement boundary for Moor Row and is bounded to the west and south by agricultural land.

Relevant Planning History

4/20/2324/001 – Outline application (with all matters reserved) for residential development – Withdrawn.

Proposal

This outline application seeks to establish the principle of developing the site for residential purposes. All matters relating to layout, scale, appearance, access and landscaping are reserved for future consideration.

This application is a resubmission of application 4/20/2324/001 which was withdrawn. The red line for this application has been amended slightly to include the front boundary wall of 41 Scalegill Road.

Whilst all matters are reserved for subsequent approval, an indicative layout has been submitted with this application to show how the site could accommodate two detached dwellings. The indicative layout indicates the development would be accessed from Scalegill Road, between 40 and 41 Scalegill Road, with each plot benefitting from parking and turning spaces.

The planning application is accompanied by the following documentation:

- Location Plan;
- Site Plan as Proposed;
- Planning Statement.

Consultation Responses

Egremont Parish Council

A concern was raised regarding access onto Scalegill Road which is a very busy road and lies in close proximity to the existing play area. The area is also prone to flooding which affects the main road and the play area. The Council is requested to secure a flood report and take the finding into consideration and also fully consider the concerns relating to access before making their decision.

Cumbria County Council – Cumbria Highways & Lead Local Flood Authority

It is noted that the indicative plans shows the site access can achieve a 60 m splay from a setback position of 2.4m. The application has shown that part of the neighbouring wall will need to be reduced to achieve this requirement. Cumbria Highways note that this wall forms part of the redline boundary. The drawing also shows a private access road measuring

4.8 m in width. Both these elements are acceptable. It is therefore confirmed that the Highway Authority and Lead Local Flood Authority has no objections to the proposal, but would recommend that the inclusion of conditions relating to visibility splays, boundary treatment, surface water drainage, means of access, vehicle turning, and parking requirements.

United Utilities

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. UU have however requested conditions relating to surface and foul water.

Copeland Borough Council – Flood and Coastal Defence Engineer

The Officer has stated that the applicant does not appear to have taken notice of his comments from the previous application for which this is a resubmission. The Officer has stated that the applicant will still need to confirm the proposed means of surface water disposal.

Public Representation

This application was advertised by way of site notice, press notice and neighbour notification letters issued to four residential properties. Two letters of objection have been received in relation to this application, which raise the following concerns:

- Cannot see what changes have been made to this application.
- Access to this proposed development site will cause disruption and safety concerns as it is directly opposite the School junction.
- Objectors are led to believe access has previously been refused on grounds of safety for the school.
- Scalegill road is a traffic hazard, the Highways department acknowledge this, speed bumps have been set in place, traffic safety camera vans park up on a regular basis directly opposite the School.
- Another road junction private or adopted is unacceptable and will be one more hazard to the primary school pupils, parents and staff.
- The field that this proposed residential development forms part of severely floods adjacent to the road and Moor Row working men's club. Although this is not directly situated near these plots there is potential that these can/will add to the flooding which could then directly impact upon local residents garden and property.
- Drainage on access road potential to cause flooding to existing gardens.
- Potential damage to property/foundations due to heavy plant on the access road which runs parallel to the existing drive/garage
- Impact on existing house values.
- Where will utilities be fed from?
- Negative impact on the local environment.
- Loss of views.

- The 2 house plans do not show the proposed elevation are they dormer bungalows, 2 storey houses or 3 storey houses?
- Will the visual amenity that we enjoy be threatened by overwhelming buildings?
- The application states that the proposed road will be private, will it be adopted by the council?
- What are our access rights if any to maintain our hedge/fence?

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

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 T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards of New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposal and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Copeland Local Plan 2001-2016 (LP):

Saved Policy TSP8 - Parking Requirements

Proposals Map including settlement boundaries.

Other Material Planning Considerations

National Planning Policy Framework (2019) National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2019 (SHMA)

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Emerging Copeland Local Plan:

The emerging Copeland Local Plan 2017-2035 has recently been subject to a Preferred Options Consultation which ended on 30th November 2020. The Preferred Options Consultation builds upon the completed Issues and Options Consultation which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but 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.

Assessment

The primary issues relevant to the determination of this application are:

- The principle of the development;
- Housing need;
- Design and impact on residential amenity;
- Landscape and Visual Impact;
- Flood risk and the achievement of satisfactory drainage;
- The impact of the development on highway safety.

Principle of Development

The principle of new housing is supported in the Copeland Local Plan through strategic policies ST1 and ST2 along with policies SS1, SS2 and SS3. These policies seek to promote sustainable development to meet the needs and aspirations of the Boroughs housing market, as well as having consideration for the requirements of smaller settlements within the Borough, which respect their scale and function.

Moor Row is classified as a Local Centre under Policy ST2 of the Copeland Local Plan. Policy ST2 seeks to support appropriately scaled development in defined Local Centres which helps to sustain services and facilities for local communities. In respect of housing development, the following is identified as appropriate: within the defined physical limits of development

as appropriate; possible small extension sites on the edges of settlement; housing to meet general and local needs; and, affordable housing and windfall sites.

The application lies outside of the designated settlement boundary for Moor Row, and as such, the proposal is in conflict with Policy ST2. Policy ST2 of the Copeland Local Plan states that outside of the defined settlement boundaries, development is restricted to that which has a proven requirement for such a location, including housing that meets proven specific and local needs including provision for agricultural workers, replacement dwellings, replacement of residential caravans, affordable housing and the conversion of rural buildings to residential use.

Paragraph 11 of the NPPF requires the application of the presumption in favour of sustainable development to the provision of housing where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date. Out of date includes where the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

In November 2020, Copeland Borough Council produced a Five Year Housing Land Supply Statement which demonstrates a 6.35 year supply of deliverable housing sites against the emerging housing requirement calculated in the updated Strategic Housing Market Assessment (SHMA) and a 55 year supply against the Government's standard methodology figure. Copeland Borough Council has also met the most recent Housing Delivery Test.

Notwithstanding the above, the policies in the Local Plan must still be considered out of date and only some weight can be given to their content as far as they are consistent with the provisions of the NPPF. Consultation on the Local Plan 2017-2035 Preferred Options Draft (ECLP) ended in December 2020.

The ECLP will, once adopted, replace the policies of the adopted Local Plan. The ECLP has been drafted based upon an evidence base. The SHMA calculates a housing need in Copeland over the plan period 2017-2035 of 140 dwellings per annum. The ECLP confirms that to meet the housing need identified in the SHMA, development will be required beyond the existing development boundaries identified in Policy ST2 of the CS. The ECLP seeks to identify Moor Row as a 'Sustainable Rural Village' reflective of the number and type of services it contains and identifies a settlement boundary around the village.

The ECLP continues to identify the Application Site as outside but directly adjoining the revised development boundary for Moor Row. Whilst the proposed development is in conflict with the emerging policies and provisions of the ECLP, as the document is at an early stage of preparation and there are outstanding objections to the relevant policies applicable to this development, the identified conflict can be given little weight at present.

In the context of the provisions of Paragraph 11, the defined development boundary for Moor Row must be considered out of date. Paragraph 11 of the NPPF sets out that planning permission should be granted unless:

- i. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The site lies on the western edge of the built up area of Moor Row, and is considered to be within walking distance from the local services within the village which includes a primary school, Church, pub, employment, open spaces and a post box as identified within the Copeland Village Survey 2019.

In applying the provisions of paragraph 11:

- The site would assist in boosting housing supply to meet the identified need for housing in the Borough;
- The proposed development comprising the erection of two dwellings is appropriate in size to the designation of Moor Row as a Local Centre in accordance with the spatial objectives of Policy ST2;
- The site adjoins the existing settlement boundary and is located adjacent to the existing built form on the western edge of Moor Row;
- The Site is located in close and convenient proximity to the services and employment opportunities located within Moor Row for which the settlement has been designated as a Local Centre in Policy ST2 of the Local Plan.
- The proposed development will support existing services and thus the aspiration of retaining these services;
- Some sustainable travel options exist within the vicinity, including the Coast to Coast Cycleway, as per the provisions of Policy DM22 of the Local Plan.

Housing Need

Policy SS3 of the Local Plan requires housing development to demonstrate how proposals will deliver an appropriate mix of housing as set out in the SHMA.

Moor Row falls within the Whitehaven Housing Market Area (HMA) of Copeland Strategic Housing Market Assessment (SHMA).

The SMHA suggest a particular focus on the delivery of three bedroom houses, semidetached and detached houses with four or more bedrooms and bungalows and is identified as having a high need for new affordable housing.

The illustrative site layout plan and supporting documentation outlines that the proposed dwellings are likely to comprise of market homes.

The proposed development has the potential to assist in providing a greater balance of market housing stock within Moor Row in accordance with Policy SS3 of the CS. No affordable housing is proposed in accordance with the provisions of Paragraph 63 of the NPPF which sets out that the provision for affordable housing should not be sought for residential developments that are less than 10 units.

Settlement Character, Landscape Impact and Visual Impact

Policy ENV5 states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

Policy DM10 seeks that development responds positively to the character of the site and the immediate and wider setting and enhances local distinctiveness including: an appropriate size and arrangement of development plots; the appropriate provision, orientation, proportion, scale and massing of buildings; and, careful attention to the design of spaces between buildings.

The application site comprises of undeveloped land that lies on the edge of the built up area of Moor Row, adjacent to a number of existing dwellings. The land contributes positively to the character of Moor Row with particular regard to the approach to the settlement from the west.

The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 5d 'Lowland – Urban Fringe'. The Key Characteristics of the land comprise: long term urban influences on agricultural land, recreation, large scale buildings and industrial estates are common, mining and opencast coal workings are found around Keekle and Moor Row, and wooded valleys, restored woodland and some semiurbanised woodland provide interest.

The Guidelines for development include: when new development takes place consideration should be given to opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside; protect 'green' areas from sporadic and peripheral development; protect countryside areas from sporadic and peripheral development through the local plans; careful siting of any new development in non-prominent locations; strengthen undeveloped areas of land with mixed woodland and hedgerow planting and restoration of natural landscape features; and along major roads, develop schemes to improve visual awareness of the individual settlements, land uses and cultural landmarks.

The site comprises an area of agricultural land located on the western edge of Moor Row, directly adjoining the existing settlement boundary and adjacent to a number of existing residential dwellings. This area of Moor Row is characterised by detached and semi-detached dwellings fronting onto Scalegill Road, and the adjacent residential estates. The proposed development would comprise an extension of the existing developed form of the settlement to the west, which would extend the settlement reflecting the existing built character of this part of the village.

Whilst the development would be considered a small edge of settlement extension the proposed site does not extend into the open countryside beyond the existing dwellings, 40

Scalegill Road and the residential estate of Larch Court. Consequently it could be considered to naturally round off this part of the settlement. The development would be viewed against the backdrop of these existing properties. Additional landscaping, which would be detailed within subsequent reserved matters applications, will also help to soften the potential landscape and visual impacts of the development.

Whilst the matters of layout, scale, appearance and landscaping are reserved for subsequent approval, the illustrative layout plan submitted in support of the application demonstrates that the site could be developed in a manner that respects the form, density and character of the existing housing developments within the locality. The proposal is therefore considered to comply with policies ST1 and ENV5 of the Copeland Local Plan and provision of the NPPF.

Design and Impact on Residential Amenity

Within the Copeland Local Plan, Policies ST1, DM10, DM11, and DM12 of the Local Plan, and section 12 of the NPPF seek to secure high standards of design for new residential properties. These policies seek to create and maintain a reasonable standard of amenity, and set out detailed requirements with regard to standard of residential amenity, including the provision of parking spaces, separation distances and open space.

The application site lies adjacent to residential properties to the north, east and south of the site, with open countryside to the south. The application includes indicative details of the proposed layout only with details of the siting, scale and appearance of the dwellings reserved for subsequent approval at the Reserved Matters stage. As submitted the proposed plot layout does reasonably allow for adequate separation distances to be achieved between facing elevations of the proposed and existing dwellings as required by Policy DM12 of the Local Plan. Concerns have been raised from neighbouring properties with regard to the scale and design of the proposed dwellings, however these matters are reserved for subsequent approvals. Although the site is flat in nature the surrounding properties are mainly dormer style properties, therefore the agent has agreed to the inclusion of an appropriately worded planning condition restricting the height of the proposed dwellings to single storey with use of the roof space for accommodation. This will ensure the proposed reflects the character of the surrounding area and will ensure the development is not overbearing for the adjacent properties. It is also considered that the use of suitable boundary treatments would also help to minimise the potential impacts on the adjoining properties. Details of the boundary treatment would be submitted at the reserved matters planning stage.

Whilst the matters of layout, scale, appearance and landscaping are reserved for subsequent approval, the illustrative layout plan submitted in support of the application demonstrates that a development layout is deliverable with interface separation distances that would not result in harm to the residential amenity of the neighbouring residential dwellings through loss of light, overshadowing, overbearing and overlooking. The requirements of Policy DM12 of the Local Plan are considered achievable.

Drainage and Flood Risk

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

Although the application site is located within Flood Zone 1, the Council's Flood and Coastal Defence Engineer, Lead Local Flood Authority and United Utilities have been consulted upon this application.

As the application is in outline form only, the agent for this application has indicated that the site will be drained by soakaways. Although concerns have been raised by both the Town Council and local residents with regard to potential flood, however no objections have been received from any Statutory Consultees on this matter however it has been indicated that the site should be drained on a separate systems. In line with these comments relevant conditions are proposed to ensure an adequate drainage system can be secured to serve the site and to ensure a surface water drainage scheme is achievable based on the hierarchy of drainage options set out in the NPPF. These details should be secured prior to commencement of works on the site.

The imposition of these conditions will secure proper drainage within the site and will manage the risk of flooding and pollution, ensuring that the development complies with Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028 and the provisions of the NPPF.

Access, Parking and Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

The application has been submitted in outline form only, with all matters relating to access reserved for subsequent approvals. The application indicates that access will be achieved from Scalegill Road, between 40 and 41 Scalegill Road. The indicative layout shows a single access with each dwelling benefitting from parking and turning spaces. This plan is for illustration purposes only.

Concerns have been raised by both local residents and the Town Council with regard to the suitability of the proposed access and the impact on highway safety given its proximity to the nearby school.

As part of the original outline application for this site, Cumbria Highways recommended refusal as the applicant had not provided sufficient details to show that the proposal is acceptable in terms of visibility splays to the east of the access. The current resubmitted outline application includes a slight amendment to the red line to include part of the boundary wall for 41 Scalegill Road. This will enable the front boundary wall of this site to be reduced to 1m in height to ensure the require visibility splays can be achieved for the

development. Based on this alteration to the scheme Cumbria Highways have noted that the indicative plans shows the site access can achieve a 60m splay from a setback position of 2.4m. Cumbria Highways note that part of the neighbouring wall will need to be reduced to achieve this requirement and the drawing also shows a private access road measuring 4.8 m in width. Both these elements are acceptable, and on this basis, the Highway Authority and Lead Local Flood Authority has no objections to the proposal.

Cumbria Highways have requested the inclusion of conditions relating to visibility splays, boundary treatment, means of access, vehicle turning, and parking requirements. However, as this is an outline application with all matter reserved these issues cannot be conditioned as part of this outline application and will be addressed as part of any subsequent reserved matters applications for this site. Overall, it is considered that the submitted details demonstrate that the site can be developed in a way that complies with Policies T1 and DM22 of the Copeland Local Plan and will provide an accessible development with an acceptable parking provision.

Planning Balance

The application site is located outside of the settlement boundary for Moor Row as defined in Policy ST2 of the Copeland Local Plan.

For the reasons outlined, in assessing the proposed development, Paragraph 11 of the NPPF is engaged with the policies of the Development Plan which are most important for determining the application are to be considered out of date and it required that planning permission be granted unless:

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The proposed development is in clear conflict with the provisions of Policy ST2 of the Local Plan with regard to the location outside of the settlement boundary for Moor Row; however, given the importance of this policy to the determination of the application and its level of conformity with the NPPF, only limited weight can be given to this conflict in decision taking.

As the ECLP is at an early stage of preparation and there are outstanding objections to the relevant policies applicable to this development, this can be given little weight at present.

The development will assist in boosting housing supply within Moor Row, is of an appropriate scale for the Local Centre, will support the retention of existing services locally, and benefits from some sustainable travel options in accordance with the spatial objectives of the Local Plan. Whilst the development by virtue of its location would have some impacts on the existing character of the western edge of the village, these are minor and this small scale proposal has been designed to respect the character and built form of this area of the settlement. The development is considered to be an extension to the settlement, rounding off this western part of the village, and would be viewed against the existing built form of

Moor Row, limiting its impacts. Additional landscaping could also be secured to soften the southern edge of the application site.

Conclusion

On balance, whilst some conflicts are identified it is considered that these are collectively not sufficiently harmful to significantly and demonstrably outweigh the identified benefits of the development, which would include: the provision of housing in a sustainable location, and supporting local services when assessed against the policies in the NPPF taken as a whole.

Recommendation:-

Approve in Outline (Commence within 3 years)

Conditions

1. The layout, scale, appearance and landscaping must be as may be approved by the Local Planning Authority.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Detailed plans and drawings with respect to the matters reserved for subsequent approval must be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted must be commenced not later than the later of the following dates:-

- a) The expiration of THREE years from the date of this permission

Or

- b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-
- Location Plan, Scale 1:1250, Drawing No 2019-100-B, received by the Local Planning Authority on the 5th March 2021.
 - Planning Statement, received by the Local Planning Authority on the 5th March 2021.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Pre Commencement Conditions

4. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - iii. A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

5. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the

development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

Other Conditions

6. Foul and surface water must be drained on separate systems.

Reason

To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

7. This permission gives outline approval for a maximum of two dwellings only at this site.

Reason

To ensure an appropriate form of development at this site in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 - 2028.

8. No buildings on any part of the development hereby permitted shall exceed one storey in height. This does not preclude the use of the roof space as habitable accommodation.

Reason

To ensure an appropriate form of development at this site in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013 - 2028.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwellings / buildings, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity in accordance with Policy ST1, ENV5, DM10 and DM26 of the Copeland Local Plan.

Informatives:

1. A non-return valve should be installed before connecting into the public sewer.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.