

Allerdale Borough Council
Planning Application FUL/2022/0105

Development Panel Report

Reference Number: FUL/2022/0105
Valid Date: 26/06/2022
Location: Fellcroft
Windmill Lane
Cockermouth
Applicant: Alan Smith
Proposal: Partial conversion of domestic garage to iron press room for existing laundry

RECOMMENDATION

GRANT

1. Summary

| <u>Issue</u> | <u>Conclusion</u> |
|---------------------------------|--|
| Principle of Development | The application site forms a domestic garage associated with a residential property to be part converted for use as an iron press room in connection with an existing laundry business adjacent and partly connected to the dwellinghouse. |
| Highway Safety | The proposal does not fall within the criteria for consultation with Cumbria Highways |
| Heritage | The garage is on the boundary of Cockermouth Conservation Area, however it is not considered to create a harmful impact given the lack of external changes to its appearance and the existing laundry already being an established business. |

2. Proposal

- 2.1. The application seeks to change the use of part of the detached garage to be associated with the laundry business adjacent in the form of an iron press room.

2.2. The Plans for consideration are:-

Dwg No 01 Site and Floor Plan and Elevations as proposed
Location Plan
Proposed Floor Plan
Block Plan

The particulars are available to view via the following link:-

<https://allerdalebc.force.com/pr/s/planning-application/a3X3X00000B9Fa4UAF>

Site

- 2.3. Fellcroft is a small detached bungalow with a hipped roof and a detached garage to the side which is forward of the principle elevation. The site is directly on the edge of the Conservation Area of Cockermouth and lies within a residential housing estate.
- 2.4. There is a small outbuilding attached to the Eastern side of the dwelling which connects to a single storey building which houses a laundry business which is also in the applicant's ownership.

3. Relevant Planning History

- 3.1. 2/2010/1043 Reconstruction of garage and minor alterations to access public highway - Approved with conditions.
- 3.2. 2/2011/0842 Timber decking to West elevation (part retrospective) - Approved with conditions.
- 3.3. HOU/2018/0112- 1.5m extension to decking- Approved with conditions.
- 3.4. FUL/2020/0084- Storage area to existing laundry with new pitched roof- Approved with conditions

4. Representations

CockermouthTown Council

- 4.1. Recommend Approval.

Other representations

- 4.2. The application has been advertised by site notice and neighbour letter. No third party representations have been received to date.

5. Environmental Impact Assessment

- 5.1. With reference to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the development is not within Schedule 1 nor 2 and, as such, is not EIA development.

6. Duties

- 6.1. For conservation areas:

Section 72(1) of the Listed Buildings Act 1990 states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The site is not within the Conservation Area but it is directly on the boundary with Cockermouth Conservation Area.

7. Development Plan Policies

7.1. Allerdale Local Plan (Part 1)

Policy S1 Presumption in Favour of Development
Policy S2 Sustainable Development
Policy S3 Spatial Strategy and Growth
Policy S4 Design Principles
Policy S27 Heritage Assets
Policy S32 Safeguarding Amenity
Policy DM15 Extensions and Alterations to Existing Buildings and Properties

7.2. Allerdale Local Plan (Part 2)

8. Other material considerations

8.1. National Planning Policy Framework (NPPF) (2021)

9. Policy weighting

- 9.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and the Allerdale Borough Local Plan (Part 2) 2020 policies have primacy.

10. Assessment:

Principle of development

- 10.1. The application site comprises a detached bungalow with garage. The applicant also owns a laundry business which is partly connected to the side of the bungalow, a recent planning application saw the outbuilding renovated to form part of the business. There is no pavement to the front of the site but there is a small area to the front of the laundry as it is set back from the highway, the domestic garage abuts the highway and there is a small front curtilage space to the front of the bungalow
- 10.2. Recent renovations of the outhouse included the installation of a door to the rear which allows access to the domestic curtilage and bungalow without using the main front door of the business. It is acknowledged that the business is expanding and the owner requires extra space, they have chosen to utilise an existing garage on the site in order to do so.
- 10.3. Plans show that a small area to the rear of the proposed garage would still be used for domestic use, and the main front section to be used as an iron press room. The external alterations are very minor in that the garage door will remain in place so when the business is closed, the view is as existing. A further door and screen will be installed to the inside of the garage door for use during business hours and a new door installed to the rear for domestic access. The side door in the garage remains so there is access to move items between the existing laundry and the garage via the curtilage without impacting the public highway.
- 10.4. The use of the building as proposed would fall into Sui Generis however given what it will be used for, it would not create any detrimental impacts on the surrounding amenity. The iron press does not require any specialised ventilation or create odour, the noise level is expected to be no worse than the noise from a typical dwellinghouse as the equipment is not generated. As the use is Sui Generis, the planning use class order means that the garage could not be changed to any other use other than approved without the need for a planning application which secures any future impact upon residential amenity.
- 10.5. The nearest dwelling adjacent to the garage is 13m away which is a sufficient distance to not create any significant harm. Externally, there will be very little changes to the appearance of which would not cause any impacts on the surrounding properties. As the laundry is already established, it is not expected that there would be an increase in traffic.
- 10.6. Albeit the proposal would result in the loss of the applicant's existing off street parking space within the garage, there are approximately four available on- street

parking spaces fronting the applicant commercial/domestic premises on Windmill lane. Given the small scale nature of the commercial use, which will likely have staggered timescales of arrival/departure of customers, it is considered the alternative on-street parking provision is acceptable with no significant harm to highway safety.

- 10.7. The garage is directly on the boundary with Cockermouth Conservation Area, special attention should be paid to desirably preserve and enhance the character of the area. The external appearance of the garage would appear the same from the street scene and so it is not considered that the proposal would harm the Conservation Area. Furthermore, the surrounding dwellings in the street scene moves onto a 1960's style housing estate made up of semi-detached dwellings, the proposal would not be out of character with the area

11. Conclusions

- 11.1. The proposal works well in utilising an existing building within the applicant's ownership and residential curtilage, the scheme ensures that the development is still tight knit in its siting and would not cause any increased impact on surrounding properties. The external alterations are minimal as well as any disturbance, the scheme is considered acceptable and no detrimental harm is anticipated.

12. RECOMMENDATION

GRANT

Annex 1

CONDITIONS

Time Limit:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

In Accordance:

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**

Dwg No 01 Site and Floor Plan and Elevations as proposed

Location Plan

Proposed Floor Plan

Block Plan

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

Advisory Note

