

DELEGATED REPORT	
Application Reference:	20/0551
Description of Development	Revised bungalow design for Plot 33 of residential development.
Case Officer	Nick Atkinson
Appraisal	
Site	Plot 33, Coopers Close, High Hesket
Proposal	<p>The proposed development seeks alterations and amendments to Plot 33 at Coopers Close, High Hesket, which is being developed as part of the wider Coopers Close development at High Hesket.</p> <p>The proposal seeks a number of relatively minor alterations to the design and appearance of the building as previous approved under planning permission 16/0652. As approved the building in Plot 33 was for a bungalow of relatively simple design, which would remain the case in the event of the approval of this application.</p> <p>The changes now proposed to Plot 33 include:</p> <ul style="list-style-type: none"> • Alterations to the internal layout/room configuration of the property; • Minor alterations to the roof line, slightly reducing its length and massing, and removing two rooflights to the South West and North East elevations respectively; • Minor alterations to the window and garage door openings and arrangement to facilitate a larger internal garage space; • Removing the dual pitched annex on the South East elevation, leaving a single/straight ridge line. <p>On addition to the above design alterations, the current proposal would alter the external facing finish of the bungalow from a mixture of red/light and brown/buff bricks to a natural red sandstone and dashed render walls. The building would continue to have grey interlocking, concrete roof tiles and UPVc windows and doors.</p> <p>The proposed alterations are considered to be relatively minor and would not significantly alter the appearance or design of the building.</p>
Relevant Site History:	<ul style="list-style-type: none"> • 20/0585 – Non-material amendment to Plot 31 – Approved.

	<ul style="list-style-type: none"> • 17/0100 – Removal of condition 12 (footpath/cycleway) relating to outline approval 13/0746. Refused. • 17/0023 – Discharge of conditions 5, 6, 8 and 9 attached to outline approval 13/0746. Approved. • 16/0652 – Reserved matters relating to appearance, landscaping layout and scale for approval 13/0746. Approved. • 13/0746 – Erection of residential development for 11 dwellings. Approved. • 13/0281 – Outline application for residential development with approval sought for access. Approved.
Policy:	<p>Eden Local Plan (2014-32)</p> <ul style="list-style-type: none"> • LS1 Locational Strategy • LS2 Housing Targets and Distribution • DEV1 General Approach to New Development • DEV2 Water Management and Flood Risk • DEV3 Transport, Accessibility and Rights of Way • DEV5 Design of New Development • HS4 Housing Type and Mix • COM4 Education and Health <p>National Planning Policy Framework (NPPF) 2019:</p> <ul style="list-style-type: none"> • Achieving Sustainable Development • Decision making • Delivering a sufficient supply of homes • Achieving well-designed places
STATUTORY CONSULTATION RESPONSES	
Highway Authority	Responded on the 03 September 2020 raising no objection to the proposal as there would be no impact upon highway safety.
Lead Local Flood Authority	Responded on the 03 September 2020 raising no objection to the proposal as there would no impact upon flood risk.
DISCRETIONARY CONSULTATION RESPONSES	
Parish Council	Responded on the 07 September 2020 raising no comments or objections to the proposal.
United Utilities	No response received to date.
NOTIFICATION RESPONSES	
Application advertised by way of immediate neighbour notification	No letters of representation have been received following the advertisement of this application.

letter and site notice posted.	
OBSERVATIONS	
Main Issues:	Appraisal:
Principle	<p>The principle of the residential development of the site has previously been established through the prior grant of planning permission for the development of Coopers Close, which has been implemented on site and commenced since the time it was issued.</p> <p>At the time of the grant of this planning permission, approval was given to the design and appearance of the building to be erected in Plot 33, which was for a bungalow or relatively simple design and appearance, in-keeping with the appearance of the other dwellings forming this modern housing development.</p> <p>The current proposal seeks only minor alterations to the design of the building in Plot 33, which would continue to be bungalow. The changes proposed to Plot 33 do not result in any material change in relation to the principle of the development of this plot, nor do they introduce any changes or amendments that would otherwise call the previously established principle of the development into question.</p> <p>As such, the principle of the proposal is considered to remain acceptable, subject to further considerations on the impact of the specific alterations proposed.</p>
Scale & Design	<p>Within the Eden Local Plan, Policy DEV5 seeks to ensure that all new development is of a high quality, which reflects the character and appearance of the street scene.</p> <p>The design of the building in Plot 33, a relatively simple bungalow, was established as acceptable through the prior grant of planning permission. The proposed alterations sought under this application are considered to be appropriate and result in limited alterations to the overall appearance and character of the dwelling.</p> <p>The proposed alterations to the roof line, reducing its length and massing without need for any increase or extension, are considered to be acceptable visually. The same is said for the proposed minor alterations to the window and garage door openings.</p>

	<p>The alterations proposed to the internal configuration and layout of the building are considered to result in a negligible impact in terms of design.</p> <p>In relation to the use of a mixture of red sandstone and dashed render, this would mirror the recently approved alterations to the nearby Plot 31 building, and also represent a small, but positive visual improvement to the appearance of the dwelling from the previous approval.</p> <p>Overall the nature of the alterations sought would result in no discernible impact upon the visual appearance of the building, which in all other respects broadly continues to maintain the scale and massing of the building as previously approved under reserved matters approval 16/0652, and continue to blend in with the wider site development visually.</p> <p>As such, the design of the proposed amendments is considered to remain acceptable, and do not largely result in any significant alterations to the designs previously approved. Therefore, the development is considered to be in accordance with the requirements of Policy DEV5 of the Eden Local Plan.</p>
<p>Impact on the landscape/amenity of the area</p>	<p>Within the Eden Local Plan, Policy DEV5 seeks to ensure that all new development respects the character of the surrounding area and immediate street scene.</p> <p>In relation to the current proposal, the amendments sought to Plot 33 do not significantly alter its visual appearance or prominence within the wider site development, which is a modern housing estate.</p> <p>The changes proposed are sufficiently minor so as to ensure that the appearance of the building would remain acceptable and not be out of keeping or character with the surrounding housing estate. The minor nature of the changes proposed would ensure that Plot 33 remains viewed entirely within the context and appearance of the wider modern housing site development.</p> <p>In this regard, the proposed alterations to Plot 33 would result in no discernible landscape or visual amenity impact, in accordance with Policy DEV5 of the Eden Local Plan.</p>
<p>Impact on the living conditions/amenity of neighbouring residents</p>	<p>Within the Eden Local Plan, Policy DEV5, in part, seeks to ensure that all new development preserves the amenity of neighbouring residential dwellings.</p> <p>In relation to the wider development of the site, the impact of the development of this parcel of land for residential development upon local neighbouring amenity has</p>

	<p>previously been considered acceptable following the previous grant of planning permission and subsequent reserved matters for the site, which included Plot 33 as a bungalow.</p> <p>In the case of the current application, the amendments sought to the design and appearance of Plot 33 are considered to be relatively minor and do not bring into question the previously established acceptability of the development of the site upon neighbouring residential amenity.</p> <p>The changes proposed would slightly alter the appearance of the building in Plot 33. However, this property would remain as a bungalow, and only includes alterations which would alter its previously approved appearance, without introducing any new design features that would result in any greater degree of impact upon amenity upon existing neighbouring properties, or to any future residents of the site being developed.</p> <p>The changes do not result in a material change to the permission previously approved, and would not result in any additional impacts of over-looking, loss of privacy. As such, the proposal is considered to be in-compliance with Policy DEV5 of the Eden Local Plan.</p>
<p>/Infrastructure (Highways/Drainage)</p>	<p>Within the Eden Local Plan, Policy DEV3 seeks to ensure that new development does not result in any adverse impacts upon the local highway network from a safety and congestion perspective.</p> <p>This is further supported by paragraph 109 of the NPPF which confirms that, 'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact upon highway safety, or the residential cumulative impacts on the road network would be severe.'</p> <p>The impact of the wider development of the Coopers Close site on the local highway network has previously been assessed as acceptable following the previous grant of planning permission.</p> <p>In relation to the current application, this does not propose and additional dwelling which would add to or alter the number of vehicle movements generated. In addition, the minor changes proposed would result in no additional vehicles movements or further intensification of the site beyond those previously established as being acceptable.</p>

	In this regard, the current proposal would result in no additional or adverse impacts upon the highway network, in accordance with Policy DEV3 of the Eden Local Plan and the NPPF.
Conclusion	The proposed development is considered to be in accordance with the development plan which is not outweighed by material considerations and therefore the application is recommended for approval.

RECOMMENDATION	<p>That the application is granted subject to the following conditions:</p> <p>Time limit for commencement</p> <p>1. The development permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p> <p>Approved Plans</p> <p>2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:</p> <ul style="list-style-type: none"> i. Application Form, received 07 August 2020; ii. Location Plan (ref: HHRM/CC/P33/P01), received 07 August 2020; iii. Plot 33 Plan and Elevations (ref: HHRM/CC/P33/P/03), received 07 August 2020; iv. Plot 33 Site Plan (ref: HHRM/CC/P33/P/02), received 07 August 2020; <p>Reason: To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.</p>
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