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Planning Statement

Plot 1, Bay View Close, Millom, LA18 5ES

Erection of one self-build dwelling and a detached garage, with associated hard and soft landscaping and boundary treatments.

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1. The site and surroundings

1.1 The site forms part of a former council yard which benefits from planning approval for a small cul-de-sac of seven dwellings.

1.2 All the infrastructure works required by condition (see planning history section), for the development as a whole, including drainage, garden remediation, footways and access works, have been completed.

1.3 The site is in close proximity to Millom train station and there are bus stops within walking distance with the associated bus routes providing access to Barrow, Whitehaven and Haverigg, amongst other places.

1.4 The application site falls within the settlement boundary of Millom, which is classed as a key service centre in policy DS1 of the Local Plan 2021-2039 (Local Plan). The site is indicated as a 'Housing Planning Approvals (Over 5 units) (Policy H2) on the proposals map.

2. The proposal

2.1 The proposal is for the erection of a dwelling and detached single garage with associated hard and soft landscaping and boundary treatments.

2.2 The proposed materials, render with granite detailing, grey interlocking roof tiles and grey window frames and doors will match the existing properties within the development.

3. Planning History

3.1 4/14/2214/0O1 – Outline application for the erection of 8 detached dwellings and one detached garage – Approved.

3.2 4/16/2339/0R1 – Reserved matters application for access, plot layout, surface and foul water drainage – Approved.

3.3 4/17/2379/0R1 – Reserved matters application for scale and appearance of houses for plots 1, 3, 6 & 8 and proposed landscaping – Approved.

3.4 4/21/2216/0B1 to vary condition 4 (sustainable drainage) of planning approval

4/16/2239/0R1 – Approved.

3.5 4/21/2214/0B1 to vary condition 5 (footways) attached to permission 4/16/2239/0R1 – Approved.

3.6 The drainage requirements detailed in conditions 3 and 4 of application reference 4/21/2214/0B1 have been adhered to.

3.7 The approval for a dwelling on plot one remains extant; however, changes to the siting and design of this proposal have necessitated the submission of this full application.

4. Analysis

Principle of Development

3.1 The principle of development for seven market dwellings is established by way of applications reference 4/14/2214/0O1, 4/16/2339/0R1 and 4/17/2379/0R1. Development has commenced on other plots and all the relevant conditions discharged, such that the permission could still be implemented. This creates a strong fallback position, in relation to this application.

3.3 The National Planning Policy Framework (NPPF) August 2026 is clear that the Government's objective is to support the delivery of a substantial increase in the supply of homes.

3.4 Policy S4 of the Framework states that proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies (NDMP's) in the Framework. Paragraph 2 of policy S4 indicates the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects. The only circumstance which is relevant to this application is where the proposal fails to comply with one of the NDMP's which state that development proposals should be refused and

the only NDMP which is applicable in this case is policy DP3(3), which relates to design (see Design, Layout and Scale section below).

3.5 The application site falls within the settlement boundary for Millom where policy DS4 seeks to locate a high percentage of new residential development. It is identified in the Strategic Housing Land Availability Assessment 2022 – ID161 and SHLAA reference Mi030.

3.6 The site will utilise previously developed land and will form part of the previously approved cul-de-sac. The provision of a detached property will help improve the housing mix in Millom which is dominated by terraces and flats (policy H7).

Design, Layout and Scale

3.7 The National Planning Policy Framework (NPPF) August 2026 seeks to achieve well-designed places (chapter 14) by ensuring they respond to their context. Policy DP3 (2) sets out a list of principles, one of which is a contribution to climate change mitigation.

3.8 Policy DS4 of the Local Plan requires all new development to meet high standards of design. The policy requires, amongst other matters, the use of good quality building materials that reflect local character, and, that developments are laid out in a way that maximises solar gain to internal spaces to promote energy efficiency and sustainable solutions.

3.9 Policy H6 of the LP requires that in respect of new housing development, amongst other matters: the design, layout, scale and appearance is appropriate in the locality; privacy is protected through distance or good design; and, that developments should not have an overbearing impact on neighbouring residents.

3.10 Plot 1 is relatively large, and the proposed house will be sited centrally within it with amenity space to both the front and rear. The scale, mass and height

of the property is similar to those already approved and constructed and the materials and design details will also match those of the existing properties.

3.11 A solar panel is proposed on the rear roof slope which will promote energy efficiency.

3.12 The distance to plot two and lack of side windows on the proposed dwelling, will ensure that privacy is protected and the central location within the plot will ensure that it does not have an overbearing impact on neighbouring properties.

3.13 In accordance with Policy DS5 details of hard and soft landscaping have been submitted with the proposal.

3.14 The detached garage will be set back within the site and will appear subordinate to the main dwelling. Access to the garage will utlise the existing dropped kerb. The ridge height of 3.5 metres will ensure that it will not have an overbearing impact on plot 2.

3.15 The overriding ethos with regard to the proposed design is that the applicant wanted to simplify the design, whilst maintaining the unifying design features (materials, design details, height, scale and mass) of the other properties within the cul-de-sac. The design draws from the plots, which similarly have a simpler design. The cul-de-sac is characterised by individually designed properties which all link together through their similar materials, design details, height, mass etc and it is considered that the proposed design will complement this overarching design ethos, street scene and character.

3.16 It is also of note that the site does not fall in an area with a design brief or masterplan and it does not fall within a conservation area or within the setting of a listed building. The wider area is also characterised by a wide range of property types and materials, such that there is no unified design/property type for the area.

3.17 It is not considered that the proposal conflicts with paragraph 1 of policy DP3 or the relevant aspects of paragraph 2 such that there would not be a reason to refuse the application on design grounds.

Highway Safety and Accessibility

3.18 Strategic Policy CO4 provides support in principle for developments which encourage the use of sustainable modes of transport and make provision for electric vehicles.

3.19 Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision.

3.20 An electric charging point will be provided along with two car parking spaces and a garage.

3.21 In accordance with NPPF policy TR6 (4) is not considered that the residual cumulative impacts of the proposed development will be severe and there will be no impact on highway or pedestrian safety.

3.22 The property is sustainably located close to a train station and bus stops/routes.

3.23 The access and footways improvement required as part of the original applications including conditions 6 and 7 of application reference 4/21/2214/0B1 have been completed and discharged.

Biodiversity Net Gain

3.24 Policy N3 of the LP requires that all development, with a small number of exceptions, must provide a minimum of 10% biodiversity net gain over and above existing site levels.

3.25 BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990, some developments are however, exempt from these BNG requirements.

3.26 The site area of this application is less than 0.2 hectare and there are no priority habitats on the site such that this proposal is considered to be exempt from the requirements of Biodiversity Net Gain. Notwithstanding this, a bird box and bat box have been included in the scheme.

Conclusion

4.1 In accordance with policy S4 of the Framework, this application should be approved as the benefits of doing so will not be substantially outweighed by any adverse effects, even when policy DP3(3) of the Framework is taken into account.

4.2 The strong fallback position is also a material consideration in the assessment of this application.

Updated 22nd October 2026 – design, parking and ecology amendments