

**BOROUGH OF BARROW-IN-FURNESS
LOCAL PLAN REVIEW
1996-2006**



**PROPOSED ALTERATION
CHAPTER 3 HOUSING
POST-INQUIRY MODIFICATIONS**

JANUARY 2006

FOREWORD

The Borough of Barrow-in-Furness Local Plan Review (1996-2006) is a statutory document prepared by the Borough Council to set out its policies guiding the development and use of land for the period up to 2006. Adopted, together with the County's Minerals and Waste Local Plan and the Cumbria and Lake District Joint Structure Plan and the Regional Spatial Strategy and Local Development Documents of the new Local Development Framework, these form the statutory Development Plan for the area. There are also national guidelines in relation to planning issues that the Local Plan must interpret into local policy.

At the time the plan was being written, the Government were in the process of revising the national planning guidance in relation to housing, 'Planning Policy Guidance Note 3'. To keep the plan up to date the Borough Council resolved to alter the Housing Chapter to bring it up to date with this guidance. As a result of the provisions of the Planning and Compulsory Purchase Act 2004, the Local Plan Review and the Housing Chapter Alteration once adopted, will be saved for the period set out below, or until they are revoked or replaced by the documents in the Local Development Framework.

Local Plan Review – 27th September 2007
Housing Alteration – 3 years from adoption

The deposit draft represented the first stage in the alteration of the plan. This was placed 'on deposit' in May 2004. The Council considered all of the representations received in response to this document and subsequently agreed to some further changes to the document to overcome the objections with which they agreed. These changes were set out in the second deposit version of the document published in October 2004. Further to this deposit, representations in response to the further changes were made and the Council subsequently agreed to some additional changes to the document (FNAC). These changes were not placed on formal deposit but were dealt with at the Local Plan Inquiry in April 2005, through the Inspector.

This document includes shows in bold and underlined or struck through (other than minor grammatical or formatting alterations and factual updates which the Council are satisfied would not materially affect the content of the plan), the modifications recommended by the Inspector that the Council intend to accept and the additional post-inquiry modifications that the Council propose to make.

References to the Structure Plan in this Document are to the review document 'Planning Cumbria, Cumbria and Lake District Joint Structure Plan, Proposed Changes, June 2004'.

STAGES LEADING TO THE ADOPTION OF THE ALTERATION:

Deposit Draft – May 2004

Revised Deposit Draft – October 2004

Public Inquiry – April 2005

Post Inquiry Modifications

Adoption

CHAPTER 3: HOUSING

PART 1: INTRODUCTION

- 3.1.1 One of the key functions of a development plan is to guide development in such a way that it provides for the needs of all in the community. In particular it must ensure that there is a sufficient and continuous supply of housing to address their needs whilst at the same time promoting sustainable patterns of development and making better use of previously developed land.
- 3.1.2 In determining the level of future housing provision a number of factors have to be taken into consideration: population forecasts, national and local economic trends, changing household sizes, travel to work patterns, the tenure and condition of the existing stock, national planning guidance, housing need assessment and the provision set by both Regional Spatial Strategy and Structure Plan policies all influence the location and amount of new housing provision. In addition, the Borough Council views new and improved housing stock, particularly in the inner wards of Barrow as 'key activities' within regeneration strategies that are currently being developed. These strategies will be a key influence on where and how much new housing is proposed over the lifetime of the plan.

Population

- 3.1.3 The 2001 Census identified the total population of the Borough as 71,980. This represents a fall of 1.84% since 1991. This compares to a fall over the previous decade of 1.3%. Out migration is therefore not only continuing but also occurring at a faster pace. Closer examination of the figures shows that the greatest fall occurred in the 19-29 age group, which suggests that people are leaving the area for employment or higher education purposes and are then not returning. However, despite the fall in population, changes in household size, changes in lifestyle and the focus of new development being targeted towards Barrow as a 'key town', identified by the Regional Spatial Strategy and the Structure Plan will require increases to the housing stock. There are also a number of regeneration initiatives currently underway which if successful will, in the medium/longer term help to reduce out migration.

Local and National Economic Trends

- 3.1.4 Over recent years the national housing market has boomed, largely due to low interest rates and low unemployment. House prices have therefore increased nationally and at a local level, although house prices in Cumbria still remain around 27% lower than those nationally (based on the average price of a three bedroomed semi-detached house).

- 3.1.5 Given uncertainty about the economic and social trends in the Borough and the difficulties these present to the population growth scenarios outlined above, it would be reasonable to anticipate no increase in the demand for housing in the Borough in the Plan period arising from population growth. However, changes in household sizes, increased mobility and changes in lifestyles all create different expectations of houses and homes. Barrow has also been identified as a 'key town' within the Regional Spatial Strategy and the Structure Plan, being the focus of new development within the County along with Carlisle.
- 3.1.6 West Lakes Renaissance, an Urban Regeneration Company, has also been established for Furness and West Cumbria. They will be co-ordinating existing regeneration activity more effectively and attracting new inward investment on the scale that is needed. It is, therefore, expected that, despite the current economic difficulties facing the area, the demand for housing will still express itself, though this may be in specialised sectors of the housing market.

Existing Stock

- 3.1.7 At the 1991 Census there were 29,618 dwellings in the Borough, by 2001 this had increased to 30,525. During the 1990's the stock of dwellings was being added to at a rate of less than 100 per year, however, in recent years this has increased to around 120 per year. The housing market is characterised by an increasing contribution from the private sector and decreasing provision from the public sector, as Table 5 shows:

TABLE 5 : Housing Stock by Tenure 1981-2001

Housing Tenure	1981	1991	2001
Owner Occupied	72%	77.6%	76.2%
Private Rented Sector	8%	6.5%	8.4%
Housing Association Rented	0.6%	1.2%	2.1%
Local Authority Rented	19%	12.9%	10.1%

Source: ONS 2001

- 3.1.8 Barrow's private sector is dominated by the high proportion of terraced housing built during the late 19th Century (approximately 50% of the housing stock is of this type).
- 3.1.9 A house condition survey of 1,000 properties in the private sector was completed in 1994. A further survey was then carried out in 1999. The rate of unfitness within the district was 11.3 % in 1999 compared to 8.9% in 1994. The unfitness is primarily concentrated within the older housing with 15% of the pre-1919 dwellings being unfit. The overall numbers of dwellings found to be unfit has therefore increased by 642 dwellings between the 1994 and the

1999 surveys. The increase is spread over the pre-1945 and post-1964 dwellings. The main reasons for unfitness was found to be due to disrepair, dampness and lack of adequate food preparation facilities, with 13.8% of the overall stock being unfit for these reasons

- 3.1.10. There has, however, been an increasing improvement in the standard of amenities in the stock. The lack of provision of amenities such as bath or shower and inside WC decreased from 3% to 1.8% of the total housing stock between 1981 and 1991; by 2001 this had decreased further to 0.12% (Census 2001). This has largely been due to the availability of Housing Renovation Grants to improve dwellings that had no amenities and the declaration of the 'Central Barrow Renewal Area' in 1993, which resulted in the clearance of around 97 units and the improvement of others. In addition to this, other regeneration initiatives such as the 'Heart of Barrow' (SRB) and 'Capital Challenge' have helped to improve groups of dwellings within the Central Barrow area.
- 3.1.11 With the demise of public sector house building at both a national and local level, stock normally provided by this sector has generally been replaced by provision through the Housing Associations, though this sector remains small, it has been steadily increasing within the Borough as Table 5 above shows.

Housing Need

- 3.1.12 In February 1997 the Council commissioned the Northern Consortium of Housing Authorities to conduct a housing needs survey in the Central Barrow Wards of Barrow Island, Central and Hindpool. This has since been superseded by the 2000 Housing Needs Survey, which was also carried out by the Northern Consortium of Housing Authorities, however, it covered the whole Borough as opposed to just the central wards. The survey included an assessment of housing need by estimating the number of households living in unsuitable accommodation and considered a range of factors. An assessment was then made as to the number of people who would have to move to improve their housing situation and the extent to which they had the financial resources to do so. Overall 7,750 households currently in Barrow-in-Furness are in some type of housing need. Of these 63% are in need because their home is in poor condition, 31% are living in unaffordable accommodation and 12 % are living in overcrowded conditions. Whilst the figure of 31% for unaffordable accommodation seems relatively high, closer examination of the survey model shows that this relates directly to income levels so whilst 31% of those surveyed felt that their homes were unaffordable this was because they had low income levels as opposed to the cost of the homes themselves being high.
- 3.1.13 The public sector stock of housing currently stands at 10.1 %, this has reduced from 12.9% in 1991. This has been caused by the restrictions on public sector house building and the Right to Buy

policy. Recently low interest rates have seen an increase in the number of Right to Buy applications coming forward. The Borough Council has and will continue to improve its present stock through programmes of Planned Maintenance and capital investment.

- 3.1.14 The proportion of households in need varied by sub-area. 35% of households in Barrow town centre and the Ormsgill area were in need compared with 13.5% in the outer suburbs. Historically within the rural areas outside Barrow and Walney there has been a significant presence of small inexpensive terraced housing available within the former mining areas and it has not, therefore, been considered necessary to make any specific provision for affordable or special need housing outside existing settlements. More recently however, with increasing house prices, affordability may have become an issue in some of the more rural areas of the Borough, particularly Lindal and Marton. The only detailed survey work on this issue dates back to 1998 and is now somewhat out of date. Lindal and Marton Parish Council in association with Borough Housing Department are however currently examining the possibility of carrying out an up to date survey. The results of this may require the Authority to consider an 'exception' site approach to housing within this locality should a specific need for affordable/special need housing in this area be identified.

Renewal Areas

- 3.1.15 In an attempt to try to address problems of unfitness and a poor quality environment, a Central Renewal Area was declared in 1993. This resulted in around 97 units being demolished within the inner area and landscape and enhancement works, aesthetic repair schemes and block repair schemes being carried out.
- 3.1.16 More recently, in February 2003, the Hindpool Renewal Area has been designated. Around 54 properties have already been cleared with another 54 units proposed for clearance. A 'Hindpool Masterplan' is being developed in consultation with local residents to bring forward a regeneration programme for the cleared area. The programme will consist of Housing Association Accommodation, a public art strategy and open space provision.
- 3.1.17 In terms of housing numbers and guidance provided by the Structure Plan, figures relate to net additions to the housing stock and demolitions would therefore provide additional capacity that could be allocated elsewhere. The Borough Council however, are eager to ensure that clearance within the inner areas does not result in the allocation of or pressure to release sites elsewhere in the Borough. The capacity gained from demolitions will therefore not be used to allocate new sites across the Borough, but will be held in reserve to support additional housing allocations arising from regeneration masterplans and initiatives in the inner wards of the Borough. This policy approach has been strengthened by **indications that there may be suitable land at Bae Systems and at other brownfield**

~~sites~~ an indication from BAc systems that they may have land within the inner areas of the Borough that could become surplus to their requirements in the medium to long term. The exact location, amount of **such** land and when it is likely to come forward is not known **in all cases** at the present time **but it is anticipated that such details will be identified in a UCS which will be carried out in 2006, and will assist in the preparation of the LDF.** and it is therefore not included in the Urban Capacity Study for the Borough however should this circumstance arise the authority would wish to utilise the extra capacity to bring forward redundant brownfield sites as windfall opportunities to regenerate the inner areas.

National Planning Guidance, Regional Planning Guidance and Structure Plan Policy

3.1.18 National Planning Policy Guidance is set by the Government to guide planning authorities with regard to policy formulation and the determination of planning applications. Planning Policy Guidance Note 3 (March 2000) relates to the provision of housing. The main guidelines from Government advice for the preparation of Local Plan policies can be summarised as follows:

- Plan to meet the housing requirements of the whole community, including those in need of affordable or special needs housing;
- Provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;
- Provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of Greenfield sites;
- Create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services;
- Make more efficient use of land by reviewing planning policies and standards;
- Place the needs of the people before ease of traffic movement in designing the layout of residential developments;
- Seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and
- Promote good design in new housing developments in order to create attractive, high-quality living environments in which people choose to live.

3.1.19 PPG13 provides guidance on 'Transport' issues and considers the implications of new housing developments on transport. It promotes sustainable patterns of development, making better use of previously developed land. It states that in identifying sites to be allocated for housing, Local Planning Authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within urban areas, then urban extensions and finally new development around nodes in good public transport corridors.

PPG 25 – Development and Flood Risk requires local planning authorities to have regard to flood risk when allocating land for development in local plans. In doing so they should be aware of the likely impacts of climate change on flood risk and allocate land in accordance with the sequential test set out in Table 1 of PPG25. In order to provide guidance to future developers the Council will be producing **flood risk** Supplementary Planning Guidance, ~~in the form of Development Briefs, that will include information relating to flood risk for specific sites and will be linked to latest Environment Agency Flood Zone Maps.~~ **In addition development briefs will be produced for specific sites and where appropriate, flood risk recommendations will be incorporated.** Flood risk has been taken into account when considering the sites listed in Table 8 of Policy B1.

3.1.20 The Regional Planning Guidance for the North West was issued on 31st March 2003. This became the Regional Spatial Strategy in 2004 as a result of the provisions of the Planning and Compulsory Purchase Act. The Regional Spatial Strategy referred to in this Alteration is the March 2003 document. It's over riding aim is to promote sustainable patterns of spatial development and physical change. Sustainable development will be delivered through a number of key objectives and core development principles. Development will be concentrated in a number of key towns and cities; within Cumbria these are Barrow and Carlisle. Policy requires that when carrying out reviews of development plans local authorities need to reconsider existing allocations. In particular, the suitability of employment land commitments and whether housing is a more appropriate use, should be considered. Local planning authorities should minimise the take up of additional Greenfield land for development and consider the scope for encouraging mixed use developments as alternatives, including partial re-use for housing, particularly on larger sites.

3.1.21 'Planning Cumbria' (Cumbria and Lake District Joint Structure Plan) was placed on deposit in May 2003. **A 'Proposed Changes' plan was issued in June 2004 and an Examination in Public (EIP) was held in September/October** 2004. ~~and therefore~~ For the purposes of this review **Alteration**, the **'Proposed Changes' deposit version of Planning Cumbria** is the Structure Plan document referred to ~~in this review~~. In particular the following policy is relevant;

'Policy H14 : Scale of housing provision

Land will be made available for new housing until 2016 by the granting of planning permission for the following scale of new dwellings (net additions):

Annual Average Dwellings permitted during period of:

	2002-06	2006-11	2011-16
City of Carlisle	220	250	250
North Cumbria			
Allerdale	35	40	40
Carlisle	60	65	65
Furness and West Cumbria			
Allerdale	185	210	210
Barrow	100	110	110
Copeland	170	190	190
South Lakeland	60	70	70
South and East Cumbria			
Eden	150	170	170
South Lakeland	175	195	195
Lake District National Park	0	0	0

Completion rates and the take up of planning permission will be monitored to ensure build rates are compatible with Regional Planning Guidance.

*Within South East Cumbria all housing will be secured by a planning condition or obligation for occupation only by people with a local connection to the area, consistent with Policy ~~ST8~~ **ST10**.*

The unique characteristics of the Lake District National Park means that housing will only be permitted to meet the needs of the locality, and will be regarded as additional to the zero annual requirement.'

Main Principles

3.1.22 The development of housing in the Borough area will, therefore, be guided by the following principles:

- i) That an adequate supply of land will be available for development, to meet with the requirement set out in Structure Plan Policy H14.
- ii) That development of housing is located on brownfield sites within the urban centres and existing settlements, in locations that minimise traffic movements.
- iii) Where possible allocations will compliment and form part of regeneration initiatives.

- iv) That within the national requirement to make effective use of land, housing sites provide for a range of house types and sizes to ensure that the supply meets with local market need.
- v) That regard is given to infrastructure and local service provision when considering the allocation of new housing sites. Particular attention will be paid to the capacity of existing water supplies, foul **and surface** water sewers and sewage treatment works.
- vi) That the design of any new housing development does not detrimentally affect the scale and character of the development's surroundings.
- vii) The Authority will seek to secure an increased provision of affordable, better quality rented housing in the Central Barrow area.
- viii) In allocating sites for housing the Council will follow the sequential test set out in Table 1 of PPG25 – Development and Flood Risk.

PART 2 : NEW HOUSING PROVISION

- 3.2.1 Planning Policy Guidance Note 3 (March 2000) states that Local Authorities should plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing. In doing so they should provide wider housing opportunity and choice but also give priority to re-using previously developed land within urban areas. The Draft Joint County Structure Plan through Policy H14 indicates the scale of the provision to be made in the area and the Local Plan.
- 3.2.2 Since 1981 the majority of new housing has been built in the urban areas of the Borough, meeting with the general Structure Plan policy of concentrating housing development within the towns and large settlements where it can meet the needs arising from the local workforce.

Structure Plan Requirement

- 3.2.3 Structure Plan Policy H14 indicates that within the Borough land for 1500 dwellings will be made available during the period 2002-2016. This figure is broken down into annual targets for planning permission, however as this is difficult to meet precisely, the annual requirement will be considered as an average to be viewed in the context of 4 to 5 year time periods and reviewed annually. **It should be noted that the policy does not take into account replacements for demolitions.** This figure reflects the expected future requirements of the Borough after consideration of those factors mentioned in Part I above and it is judged to be within the environmental capacity of the Borough.

The housing requirement set by Cumbria County Council includes an assumption that about 10% of planning permissions granted will expire. For Barrow this means that out of the 1500 unit requirement, only 1350 completions are expected during the period 2002 to 2016.

- 3.2.4 The current position, as at 31st December, 2004, the base date for housing data in this Review **Alteration**, is as set out below in Table 6.

TABLE 6: Structure Plan Housing Requirement (2002-2016) with Associated Completions (2002-2004)

Required 2002-2016	Completions 2002-2004	Residual Requirement	Windfall Sites	Total Units Required
1500	251	1249	499	750

TABLE 6: Structure Plan Housing Requirement (2002-2016)

<u>Required 2002 – 2016 (This includes an assumption that 10% of permissions will not be implemented)</u>	<u>Planning Permissions Granted Between 01.04.02 – 31.03.04</u>	<u>Residual Requirement (This includes and assumption that 10% of permissions will not be implemented)</u>	<u>Windfall Assumption (40% of residual requirement)</u>	<u>Total Units Required (Net)</u>
<u>1500</u>	<u>570</u>	<u>930</u>	<u>372</u>	<u>558</u>

- 3.2.5 This produces a 'bald' figure on which to assess what land allocations the Local Plan Review will need to make in order to satisfy this requirement. It would of course not be necessary to allocate all the units on specific sites, as additional dwellings will result from small sites, from conversions of redundant buildings and changes of use, these are known as 'windfall' sites. Historically the figure allowed for windfalls would have been around 20% however this was based on the assumption that the majority of windfall sites were on sites of less than 5 units.

- 3.2.6 The 1994 Joint Study with the House Builders Federation also uses a Small Site Assumption of 20%. However, the Council consider that if windfall sites of any size, including those over five units, are taken into account, then this figure increases to 40%. The use of the 40% figure for windfalls was advocated by the Planning Inspector at the last Local Plan Inquiry. On that basis the number of units to be accommodated on windfall sites over the plan period becomes **372** ~~499~~. The allocations in policy B1 provide for 750 units.

3.2.7 In order to determine the best locality for these allocations, a full assessment of allocations that remain undeveloped in the existing Local Plan has been made to determine the suitability of those sites in light of more recent revised Government Guidance. Listed below are the sites that have been allocated for a number of years, they remain undeveloped and the reasons for that have been summarised within the table below.

Table 7: Uncommenced allocations from the existing Local Plan

Site	Status	Reason(s) for not coming forward for development
Land at Netherleigh	Greenfield	Within an identified flood risk area. Greenfield Site.
Wensum Lea/ Solway Drive	Greenfield	Within Council ownership, resolution not to release it. Greenfield Site.
Chatsworth Street	Brownfield	Fragmented Ownership makes it difficult to assemble the whole site. Would be a suitable housing site if land assembly could be achieved.
North Lonsdale Hospital	Brownfield	Risedale Estates are the current owners of this site and have for some time considered the site as a possible opportunity to extend their adjacent care home facility. They have however indicated that at the present time they have no foreseeable plans to develop the land and it is available for purchase.
Flass Lane Smallholdings	Greenfield	Within Council ownership, resolution not to release it. Greenfield Site.
Dalton Gas Holder	Brownfield	Small development opportunity. Unknown contamination may be constraint to development however recent discussions suggest that it is likely to come forward for development. <u>Former contamination of the site may have been a constraint to development, but remediation has now been satisfactorily completed.</u>
Beach Street/Sharp Street, Askam	Brownfield	Council owned site that is currently occupied by a number of unauthorised users. Legal action currently being taken to gain possession of the site. It will therefore be retained as an allocation although it is likely to come forward later in the housing programme.

The sites included within Table 7 but not included in Table 8 are no longer allocated as housing sites.

3.2.8 There are clearly a number of issues raised by current allocations, given that many of them are unlikely to come forward for development and even if they did their 'greenfield' status makes

them inappropriate opportunities because of national planning guidance. In addition, with the regeneration activities currently underway within the Borough and funds available for site assembly, a number of alternative housing sites have been identified within areas of regeneration activity. These are all brownfield development opportunities that are very likely to come forward and include land within the Dock Estate and land at Channelside. The Authority considers that the implications of this are that several existing allocations will be de-allocated and the new sites brought forward.

Of the existing allocations, the Dalton Gas Holder site and the Chatswoth Street site have not been carried forward as allocated sites in this alteration however in principle they are still considered suitable for residential use. Should they come forward for development it is considered more appropriate to deal with applications for residential development on these sites as windfall opportunities. **The Dalton Gas Holder site has not been carried over as an allocation primarily due to its small size.**

- 3.2.9 In line with Government advice, the Authority has also considered existing employment land allocations and made an assessment as to whether they would be more suitably allocated for housing. As a result of this two sites have come forward; land that forms part of the Dock Estate as mentioned above and land at Crooklands Brow in Dalton. These are also brownfield opportunities that are no longer considered suitable for employment use and would be more appropriately allocated for housing.

The County Council commissioned a study in 2003 that looked at areas of major anticipated development over the coming years and the effect that that would have on the highway network. This included consideration of the major regeneration initiatives that were underway and the possibility of housing development coming forward on some of these sites. This resulted in the identification of several junctions throughout the town that would require improvement to accommodate various development including possible future housing. West Lakes Renaissance are subsequently working closely with the Authority, the County Council and the Highways Agency to adopt a hierarchy of infrastructure improvements that will accommodate planned developments over the coming years.

Allocation of Land

- 3.2.10 The selection of suitable sites for housing development has been based on the following criteria:
- To ensure full use is made of **buildings, infrastructure and land** ~~land and buildings~~ within urban areas following a sequential approach **that gives priority to the conversion of existing buildings followed by** ~~achieved through conversion and improvements and~~ the redevelopment of under-used or derelict land in co-ordination with regeneration activities;

- To ensure new housing sites are well located in scale and location to existing development and main employment opportunities;
- ~~To make efficient use of existing services and ensure sites are capable of being developed economically. In particular, the provision of public transport in close proximity to the site will be given consideration;~~
In particular, consideration will be given to the provision of public transport in proximity to the site, and the capacity of existing water supplies, foul and surface water sewers and sewerage treatment works.
- To ensure that the countryside, natural habitats and areas of architectural or historical interest are protected;
- To be free, or easily freed from planning, physical and land ownership constraints; and
- **To have regard to the sequential test set out in Table 1 of Planning Policy Guidance 25 – Development and Flood Risk.**

POLICY B1

The following sites are allocated for residential development:

TABLE 8: Residential Development Sites

Site No.	Location	Site Area (ha)	No of units	Phase	Reasons for Site Selection
H1	Former North Lonsdale Hospital	0.5	35	1	Brownfield site in the town centre. Carried forward from the existing local plan.
H2	Land at Crooklands Brow, Dalton	1.9	60	1	Brownfield site. Previously allocated for employment use but never came forward for development due to its linear shape and difficulty in accessing. Re-assessment of the allocation has resulted in it coming forward for housing.
H3	Beach Street/Sharp Street, Askam	1.1	45	2	Brownfield site carried forward from the existing Local Plan.
H4	Land at Channelside	4.9	160	2	Brownfield site. Forms part of the area covered by the Channelside regeneration masterplan.

H5	Land within the Dock Estate	11.5	450	3	Brownfield site. Previously allocated for employment use. Included within the Dock Estate regeneration programme.
----	-----------------------------	------	-----	---	---

All layouts for the allocated sites must accord with the best principles of Secure By Design (as promoted by Cumbria Constabulary) and of energy efficiency. Traffic Assessments ~~will be required for major sites~~ **that identify opportunities to promote convenient access from the development to public transport, in order to achieve a reduction in the impact of development traffic on the strategic trunk road network will be required as part of proposals for development of the allocated sites.**

Site Notes

H1 Former North Lonsdale Hospital

Medium density; red brick/grey roof finish; character design, possibly flats on corner facing St. Georges' Square; suitable for sheltered housing.

H2 Land at Crooklands Brow, Dalton

Medium/Low density; materials to be limestone or render to blend with character of Dalton; with grey roofs; existing boundary wall along Crooklands Brow to be retained.

H3 Beach Street/Sharp Street, Askam

Medium/High density; Section 106 Obligation for provision of strip along rear of Beach Street and Sharp Street to allow amenity and washing line space for existing residents; development to take into account local needs survey carried out by Parish Council; provision of play area; Section 106 Obligation for developer to hand over to Parish Council land to the north east for provision of village green, which must then be managed for nature conservation purposes, bearing in mind its adjacency to an SSSI; part suitable for sheltered housing.

H4 Land at Channelside

Mix of density. Traffic Assessment. High quality design. Developed in phases. Development Brief to be produced.

H5 Land within the Dock Estate

Mix of density. Traffic Assessment. Developed in phases with substantial open space and landscaping belt adjacent to the waterfront **and designed so as to safeguard the international and national importance for nature conservation of Cavendish Dock SSSI and SPA.** Development Brief to be produced subject to

further detailed masterplanning work being carried out by consultants. The area shown on the proposals map includes 11.5ha of land for residential use. Other land uses in the area shown consist of a mixed use development including sport and leisure, tourism, specialist retail associated with the adjacent Marina and an open space and landscaping strategy.-

The Council intend to produce development briefs for each of the allocated sites in order to provide more detailed information for developers. The briefs will include specific site details and set out what the Authority considers acceptable in terms of design, layout, energy efficiency measures and phasing. **The briefs will also refer to the need for surface water drainage assessments, the use of sustainable drainage and, where sites are potentially contaminated, desk top studies, site investigations and remediation strategies as appropriate.**

POLICY: PHASING

In order to meet the urban housing requirement over the plan period the release of housing sites will be managed on the basis of the following preferred phasing:

	PHASE 1 2002-2006	PHASE 2 2006-2011	PHASE 3 2011-2016
WINDFALLS	68 UNITS	166 UNITS	166 UNITS
SITES WITH PLANNING PERMISSIONS BETWEEN 2002-2004	360 UNITS		
ALLOCATED SITES			
FORMER NORTH LONSDALE HOSPITAL	35 UNITS		
LAND AT CROOKLANDS BROW	60 UNITS		
BEACH STREET/SHARP STREET, ASKAM		45 UNITS	
LAND AT GHANNELSIDE		160 UNITS	
LAND WITHIN THE DOCK ESTATE		100 UNITS	350 UNITS
TOTAL	523	471	516

<u>Site</u>	<u>Phase 1 2002-2006</u>	<u>Phase 2 2006-2011</u>	<u>Phase 3 2011-2016</u>
<u>Windfall</u>	<u>42 units (1st Jan 2005 – 31st March 2006 only as a number of windfalls have already been granted planning permission)</u>	<u>165 units</u>	<u>165 units</u>
<u>Sites with planning Permission between 01.04.02 – 31.12.04</u>	<u>570 units</u>		
<u>Former North Lonsdale Hospital</u>	<u>35 units</u>		
<u>Land at Crooklands Brow</u>	<u>60 units</u>		
<u>Land at Beach Street/Sharp Street, Askham</u>		<u>45 units</u>	
<u>Land at Channelside</u>		<u>160 units</u>	
<u>Land within the Dock Estate</u>		<u>100 units</u>	<u>350 units</u>
<u>TOTAL</u>	<u>707 units</u>	<u>470 units</u>	<u>515 units</u>

In order to manage the future supply of housing and ensure that there is neither an over or under provision, the release of windfall sites will be managed and completions will be monitored. The basis of this monitoring will be building control data that will then be checked on site and the results recorded.

Windfall Sites Unallocated Sites

3.2.10 Given the uncertainties about future population levels, the level of existing housing commitments, the extent of out-migration and the high level of owner occupation in the existing housing stock, the Borough Council consider they should take a cautious view of the

level of new housing permissions, as an oversupply of new housing may result in the following:

- i) Increasing dilapidation of the older housing stock as properties are left vacant.
- ii) Additional uncertainties for developers wishing to complete existing or allocated housing sites.
- iii) Lingering eyesores for the residents of partially-completed sites and for surrounding residents as a result of such adverse features as abandoned site compounds and house bases, bare soil, mounds of top soil, unfinished roads and inadequate landscaping.

3.2.11 It is, therefore, necessary to ensure that unallocated sites that will be brought forward for housing use are acceptable, particularly, in order to satisfy Government targets **and to promote housing market renewal in the central parts of Barrow.**

3.2.12 In considering proposals for residential development the local planning authority will take into account requirements of the Structure Plan, particularly policy ST3, parking guidelines and Cumbria Constabulary's 'Secure by Design'. In addition a residential development design guide is intended to be produced in the near future.

POLICY B2

Applications for residential development on unallocated sites will be permitted where they accord with the sequential approach of the Structure Plan and also satisfy the following criteria:

- i) ***The site is located within the built up area of existing settlements or the development cordons identified in Policy B12; and***
- ii) ***The siting, scale, layout and design (in the materials and form of the buildings) of the development is sensitive to the local environment, it promotes the principles of 'Secure by Design' and adequate parking provision is made; and***
- iii) ***~~Adequate service and access arrangements can be provided, including servicing of the site by the public transport network and by cycle routes; and~~*
***Adequate access arrangements can be provided, including servicing the site by the public transport and by cycle routes;*
and****
- iv) ***The development is laid out in a way that maximises energy efficiency; and***
- v) ***The development will not result in the loss of land which has a recognised or established nature conservation interest; and***

- vi) *The development must not cause an undue increase in traffic passing through existing residential areas such as to be detrimental to residential amenity or highway safety; and*
- vii) Adequate water supplies, foul and surface water sewers and sewerage treatment facilities exist or can be provided; and
- viii) 'A risk-based approach will be adopted for development in or affecting flood risk areas to minimise the risk of flooding associated with the site and the potential effect development of the site might have elsewhere through increased run off or a reduction in the capacity of flood plains. This shall be in accordance with the sequential characterisation of flood risk set out in Table 1 of Planning Policy Guidance Note 25 'Development and Flood Risk;' and
- ix) Where contamination is suspected, a desk study is undertaken and if necessary a site investigation is undertaken and remediation strategy submitted.

Density

3.2.13 An overall density policy is set out below, with the intention of giving the maximum beneficial use from land within settlements and minimising eventual pressure on the countryside. The Authority will normally accept the density required by the market, if this were considered to be in the interests of the economic regeneration of the area however would seek to avoid developments, which make inefficient use of land. Historically higher densities (around 70 per hectare) have been encouraged within the inner areas however in the interests of regeneration the Authority consider that it is not always suitable to insist on replacing high density cleared sites with a similar numbers of dwellings. **The Council will operate Policy B3 flexibly in order to exceptionally permit development at a lower density on a difficult to develop site, where it is demonstrated that it would otherwise lie vacant.**

3.2.14 The policy below broadly reflects the stance of the Authority in recent years of operating a general policy of not insisting on specific densities. Larger sites however should seek to achieve a mix of densities to cater for all sectors of the market and this can be achieved by phasing developments to achieve an overall net density that is sustainable.

POLICY B3

For allocated and unallocated sites the Authority will expect a density of at least 30 dwellings per hectare with higher densities sought in accessible locations and/or where consistent with good urban design principles.

Affordable Housing

3.2.15 As indicated above, historically the Borough has considered that it is relatively well provided with affordable housing within the existing stock. Whilst this is still true for the majority of the Borough there may be an issue with some of the more rural areas where rising house prices have reduced the availability of affordable homes, particularly when compared to income levels within those areas. Early consultations on this review have indicated that in particular the parish of Lindal and Marton may have an affordability issue. The Authority is aware of the need for continuous assessment of this position, particularly to ensure that the demands for alternative forms of tenure to private ownership are satisfied. There will, therefore, be continuing discussions with the Housing department of the Council, Housing Associations, the Parish Councils, landowners and landlords. Following further housing need assessment taking place the authority will consider the possibility of releasing a small site (less than 0.5ha/15units) to meet the need for affordable housing in Lindal. This would be a site that would not otherwise be released for housing.

3.2.16 In addition the Authority, through its Housing Strategy is undertaking a series of initiatives for dealing with certain specific problems, such as:

1. Houses in Multiple Occupation Registration Scheme;
2. Landlord Good Practice Notes; and
3. Self help building conversion projects for the young homeless – Project John.

PART 3: SPECIFIC AREAS

Urban Areas

3.3.1 Regional Planning Guidance, Planning Policy Guidance Note 3 and the County Structure Plan encourage the full and effective use of land within urban areas. This helps to reduce pressure on the 'greenfield' sites on the edge of urban areas, it also assists urban regeneration and provides a more sustainable form of urban development.

3.3.2 The existing residential areas of Barrow and Dalton contain a number of small brownfield sites that will be suitable for housing. In particular, there has been an increasing trend in the redevelopment of derelict or unused properties. It is impossible to identify all of these opportunities but proposals that are compatible with their surroundings will be acceptable, provided that this does not result in the loss of important amenity space forming a valuable part of the townscape. Before development takes place on contaminated sites or sites with a history of previous development, desk studies will need to be undertaken and, if necessary, site investigations carried out and remediation strategies submitted.

POLICY B4

Within the urban boundaries of Barrow and Dalton applications for new dwellings or conversions of existing buildings on suitable brownfield sites in residential areas or on the peripheries thereof will be permitted provided the design, siting, layout and access arrangements are satisfactory. This means that the development must also satisfy the criteria of Policy B2. This Policy will also apply to land currently or last used for employment purposes or with planning permission for employment use where the proposal involves the provision of housing for which a specific need has been identified and where the location is considered suitable by the Authority, or such housing is mixed with employment uses, or the existing use is an un-neighbourly or non-conforming one by reason of excessive traffic generation, noise or disturbance to local amenity.

Subdivision and Backland Development

- 3.3.3 It has been recognised that infilling, redevelopment and conversion of existing buildings can make a useful contribution to the provision of new housing. However, particularly sensitive control is necessary to ensure that the cumulative effects of this do not damage the character and amenity of the established residential areas through town cramming.
- 3.3.4 In the older established residential areas, the changing pattern of housing demand may lead to changes in the type of housing required. The conversion and adaptation of the existing stock of houses to provide smaller units of accommodation must, however, be done in a way that does not prejudice the amenity of local residents.

POLICY B5

Subdivision of existing properties in residential areas to flats will be permitted provided the following can be met:

- i) There is no detriment to the residential amenity of neighbouring properties, especially with respect to the loss of privacy;***
- ii) Adequate car parking facilities can be produced without placing an unacceptable strain on the on-street parking facilities;***
- iii) The subdivision will not detract from the character of that area;***
- iv) Adequate external and internal amenity space is provided;***
- v) The conversion works retain the character of the building; and***

- vi) *There is adequate access from the residential units to both the front and rear of the building.*
- vii) *Adequate capacity either exists or can be provided in relation to water supply, foul and surface water sewerage and sewerage treatment.*

3.3.5 Homes with large back gardens are a common feature in parts of the Borough, such as Abbey Road in Barrow. Sometimes, it will be acceptable to subdivide these plots to provide new housing units. However, such developments need careful planning and the Borough Council would normally expect to see proposals containing a proper means of access, car parking provision and sufficient amenity space between the existing and proposed development.

POLICY B6

Backland development in residential areas will be permitted provided the following requirements can be met:

1. *There is a proper means of access and adequate parking provision; and*
2. *The siting of the new development will not result in either property or the immediate neighbours having a level of amenity that is considered to be below that of the surrounding area.*
3. *Adequate capacity exists, or can be provided, in relation to water supply, foul and surface water sewerage and sewerage treatment.*

Central Areas

3.3.6 Barrow is unusual in the fact that the town centre is characterised by a tight network of terraced streets accommodating both commercial and residential properties. The aims of Policy B7 and C6 of the 1991 Local Plan were to protect the already limited levels of residential amenity given to the housing in the town centre. In the review of the plan in 2001 it was considered that because of its character and its proximity to BAe Systems and the emerging commercial area around the Dock Museum that this Policy should be extended to the 'Ferry Road Triangle' area of Barrow Island. In addition, with the improvement and commercial regeneration of Duke Street it was felt that this would result in greater pressure on the St. Vincent Street area hence it was also given Residential Protection Area Status. Similar considerations indicated that certain streets in Hindpool, which had remained entirely residential, also merited this

designation. The Authority will permit the provision of more housing in the often vacant space

- 3.3.7 These policies have been successful in protecting the residential amenity of the area and in resisting commercial development from taking place, within, or even leapfrogging the protected areas and this policy has been successfully upheld at appeal.
- 3.3.8 It is envisaged that it is unlikely that pressures for major commercial development within the town centre will grow. However, it is necessary to protect the amenities available for those living close to the centre. Policy B7 will be applied in all instances.

POLICY B7

Within the Residential Protection Areas, conversion from residential to retail or commercial uses will not be permitted where there is a perceived threat to amenity. Elsewhere, within predominantly residential areas, only shops and services not adversely affecting residential amenities will be permitted.

Neighbourhood Renewal Areas and Clearance Areas

- 3.3.9 A Neighbourhood Renewal Area was designated in Central Ward in 1993. More recently the Hindpool Renewal Area was declared in 2003.
- 3.3.10 97 houses were demolished in the Central area and this resulted in improved residential amenities for the remaining properties. Around 54 properties have been demolished in the Hindpool Area and there are a further 54 proposed. Not all of the cleared sites will be suitable for redevelopment and the following policy will be applied to those sites where demolition is recommended.

POLICY B8

In Neighbourhood Renewal Areas and Clearance Areas, redevelopment of cleared sites for residential use will be permitted, subject to satisfying the criteria of Policy B2. Environmental or parking schemes that add to the residential amenity of surrounding residential areas will be encouraged.

Rural Areas and Agricultural Buildings

- 3.3.11 Most housing developments over recent years have been centred in the urban areas of the Borough.
- 3.3.12 However, the rural communities in the Borough need to be maintained both economically and socially and it is, therefore, likely that development proposals will come forward from these areas.

Such development can help to sustain local communities but needs to be controlled in such a way that the provision of services within that community are not burdened, and also to ensure that areas of countryside are not lost to development.

3.3.13 Both national and Structure Plan policies seek to prevent residential development in the undeveloped open countryside or extensions to small or isolated groups of dwellings beyond that required to meet the housing needs of an area. Such restrictions are aimed at protecting the landscape and farmland and encouraging the use of under-used or derelict land in the urban areas.

3.3.14 Exceptions may be made where it is essential for farm workers to live close to their workplace. In the case of agricultural dwellings, applicants will be expected to submit a farm appraisal from a recognised body to help the Borough Council assess the need for the dwelling. Current advice within PPG 7 also states that the applicant must first demonstrate that a suitable building is not already available which is capable of conversion to provide the dwelling. The applicant must also show that:

- a) There is a clearly established existing functional need;
- b) The need relates to a full-time worker and not a part-time requirement;
- c) The unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so. A financial test is necessary for this purpose and evidence must be provided of the size of dwelling that the unit can sustain. Novel or unusual farming activities will be carefully scrutinised as to their long term viability;
- d) The functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- e) The dwelling should be closely related to other buildings associated with the agricultural holding.

POLICY B9

Outside the settlements of Barrow, Dalton and the development cordons of villages listed in Policy B12, new residential development will only be permitted where it can be justified in accordance with Annex A of Planning Policy Statement 7 or revisions thereof. In addition the conversion of agricultural and other rural buildings to residential accommodation will not be permitted, unless the accommodation is to be occupied by those whose primary employment is in agriculture or forestry where a dwelling is essential

for the working of a farm or woodland and there is no other suitable accommodation already available at the holding; or

- a) *The applicant has made every reasonable attempt to secure suitable business re-use and the applicant is supported by a statement of the efforts which have been made, the minimum of which must include the premises being advertised, at a realistic price, for a minimum of 12 months, that no reasonable offer has been refused and that evidence is provided to show the property has been advertised on the open market at four times in local media at roughly equal periods over the year; or*
- b) *Residential conversion is a subordinate part of a scheme for business re-use; and*
- c) *The building is served by satisfactory access; and*
- d) *The scale of the conversion is appropriate to the building, its character and location.*

3.3.15 The criteria for assessing proposals for new dwellings in the countryside are rigorous. Similar care should also be taken in dealing with applications for the removal of occupancy conditions on such dwellings. Once an occupancy condition has been imposed, permission will not be given for its removal unless it can be shown that there is no long term need for the dwelling to serve the agricultural accommodation needs of the locality.

POLICY B10

In accordance with the advice in Planning Policy Statement 7 and Circular 11/95, which states 'Where an agricultural occupancy condition has been imposed it will not be appropriate to remove it on a subsequent application unless it is shown that the existing need for dwellings for agricultural workers in the locality no longer warrants reserving the house for that purpose' planning permission will not be given for the removal of an occupancy condition on a dwelling in the countryside, unless:

- a) *An appraisal is submitted with the application, which shows clearly that there is no longer any functional need for the dwelling on the holding or premises, nor likely to be within the foreseeable future;*
- b) *There is no foreseeable need for such dwellings elsewhere in the locality; and*
- c) *A genuine and sustained attempt has been made to market the property with its occupancy condition and at a realistic value for a period of 12 months.*

- 3.3.16 Changing trends and methods of agriculture over the last 30-40 years has left many vacant redundant agricultural buildings within the rural areas. Such buildings have seen an increasing trend towards their conversion, primarily for residential accommodation. However such buildings are often located in unsustainable locations with no access to public transport networks and little access to local services.
- 3.3.17 In addition such buildings often represent a valuable opportunity to provide employment opportunities within the rural area. The Borough Council will therefore give preference to such conversions for employment uses, except within the existing settlements.

POLICY B11

Within the existing settlements of Barrow and Dalton and the residential cordons outlined in Policy B12 below, the conversion of buildings to residential accommodation will be permitted where the following criteria can be met:

- a) The building is structurally sound and capable of conversion without major rebuilding, extensions or modifications to the existing structure, as demonstrated by the submission of a satisfactory structural survey;***
- b) The building is served by a satisfactory access;***
- c) Water supply, foul and surface water drainage and sewage treatment facilities are readily available on site or can be provided; and***
- d) The scale of the conversion, both in terms of the number of units and their size and in terms of architectural detailing is appropriate to the buildings, their character and their location;***

Development Cordons

- 3.3.18 It is accepted that rural communities can absorb some growth without substantially affecting the character of that community. Policy B3 of the 1991 Local Plan showed cordons around the rural villages in order that development could be concentrated within them; that important areas of open land could be protected, and that ribbon development beyond the villages could be prevented.
- 3.3.19 The policy has been successful in achieving these aims and despite numerous developments taking place within the villages since the early 1980's, there still remain some small pockets of land suitable for development. However, there are open spaces within these villages that make an important contribution to their character and on which development would be resisted. These are shown on the proposal maps. As part of this alteration a full assessment of the

cordon boundaries as they exist has taken place and as a result minor alterations have resulted which better reflect boundary lines on the ground, the exclusion of Greenfield areas that are not considered suitable for residential development and the inclusion of some developed areas that currently lie outside of the cordon boundaries.

POLICY B12

In the following villages, residential development and the conversion of existing buildings for residential purposes will be allowable within the residential cordon, especially if it contributes to the maintenance of that community, subject to conformity with the criteria of Policy B2 and the principles of Structure Plan Policy ST3:

Askam, Ireleth, Biggar Village, Lindal, Marton, Newton, North Scale, Rampside, Roa Island.

PART 4 : HOUSEHOLDER DEVELOPMENT

House Extensions

- 3.4 Historically, a large proportion of planning applications received by the Authority are for householder developments. However, with rising house prices, numbers of these applications have been increasing as it becomes cheaper to extend homes rather than move house. This section of the chapter therefore provides a series of policies that will be applied to various types of householder development. In the near future it is intended to produce a householder design guide, this will accompany and compliment these policies.
- 3.4.1 A substantial proportion of the Borough's housing stock is in the form of terraced housing built predominately before 1919. Such properties are usually built in parallel rows and include a layout that is narrow in frontage but deep in plan. Projecting rear wings and limited curtilages are also typical with this form of housing. The result of this arrangement is that such properties have a limited aspect providing lower levels of both daylight and sunlight than in more modern houses. As a result the Local Planning Authority seeks to prevent the amenities being further eroded by the erection of extensions. These often by virtue of their height and proximity to neighbours can have a major adverse impact upon the aspect and natural lighting of neighbouring properties.
- 3.4.2 The close proximity of these houses to neighbouring houses also makes it difficult to provide 1st floor windows without unacceptably impacting upon the privacy of others.
- 3.4.3 Semi-detached and detached houses however are built at lower densities than the older terraces. They usually incorporate more

extensive curtilages giving improved aspect, and their wide frontage/shallow plan provides for higher levels of natural lighting. As a result such properties normally provide greater opportunity for enlargement without undue loss of amenity for neighbours. With this type of housing the Local Planning Authority will not normally resist two storey extensions purely on grounds of enclosure unless they are particularly long. Two storey extensions will normally only be resisted where they result in a significant loss of sunlight to a neighbour or neighbours.

POLICY B14

Extensions to the rear of dwellings will not be permitted where they adversely affect the amenities of neighbouring properties by virtue of loss of sunlight or privacy or by the creation of an overbearing impact or excessive level of enclosure.

3.4.4 Privacy is an additional factor. This can be provided by means of distance or design. Where distance is to be relied upon a minimum of 21 m is needed between the facing windows of habitable rooms. These rooms are defined as dining rooms, lounges, kitchen/diners and bedrooms for the purposes of this policy. At ground floor level however adequate screening, such as boundary walls and fences can often overcome this problem and in this instance a distance of less than 21 metres is acceptable.

3.4.5 Due to the tight network of terraced streets within some parts of the Borough there is often less than 21 metres between the facing windows of habitable rooms in existing properties. Where development opportunities arise in these areas and the configuration of the site means normal standards of separation cannot be achieved the 21 metre rule will not be strictly applied where the development will not result in the distances being reduced to less than those that already exist in the area.

POLICY B15

Where privacy is to be protected through distance, a minimum of 21 metres will be required between the facing windows of habitable rooms of different homes. Exceptions to this policy may be made for the facing windows of ground floor habitable rooms, where adequate screening exists and also in cases where normal standards of separation cannot be achieved and existing standards will not be eroded by accepting distances of less than 21 metres.

The use of obscure glazing in habitable room windows will not be an acceptable measure to overcome the provisions of this policy if this is deemed to provide a sub-standard level of accommodation.

- 3.4.6 There is occasional pressure for the gap between detached and semi-detached houses to be filled in with two storey side extensions which, if repeated throughout a street would cause a 'terracing effect'. In order to maintain standards in the housing stocks and to protect residential amenity the authority will require the design of such extensions to overcome this effect. This is likely to take the form of requiring the front wall of the extension to be set back by at least 0.5 metres from the main facade or requiring the roof line to be lowered or both.

POLICY B16

For single or two storey side extensions that would, if repeated in a street, convert a row of properties into a terrace, the Authority will require the design to overcome this effect.

- 3.4.7 Extensions on the sides of houses located on street corners or in other positions where they can be widely seen in the streetscene, can have a dominating and visually adverse effect on the appearance of the property and its setting or it can intrude unduly on a traditional feeling of spaciousness in the area. All of these effects can be detrimental to the character of an area. They are also not purely related to two storey extensions.

POLICY B17

Visually dominating side extensions on corner plots or which otherwise intrude unacceptably on the streetscene will be refused if they are considered to be detrimental to the character or spaciousness of the area. If, however, this effect can be overcome by their re-design with a pitched roof or more matching materials the Authority will require the proposal to be amended accordingly.

- 3.4.8 Where there is limited space to extend the property it may be possible to extend into the roof space creating a dormer. These can have a significant effect on the appearance of the property, especially on the main frontage. The Borough Council will expect to see the proposed dormer extension to be well designed in order that they do not have a box-like appearance.

POLICY B18

Dormer extensions will only be permitted where they are of a scale and appearance appropriate to the property and do not adversely impact on the overall streetscene.

- 3.4.9 The conversion of integral garages is also a frequent method of extending houses. However, this can sometimes result in clutter resulting from a large number of parked cars in driveways and

garden areas, which detracts from the density and spaciousness of suburban areas.

POLICY B19

Applications involving the loss of garages or access thereto will only be permitted where it can be demonstrated that sufficient alternative parking space is available behind the building line or in such other position as will not have an adverse impact on the character of the area.

3.4.10 Garages are frequent additions to houses but their location can have a significant effect on highway and pedestrian safety, especially with vehicles waiting on the highway prior to garage doors being opened and vehicles reversing out 'blind' from the property.

POLICY B20

Applications for garages will be refused unless the proposed garage is located a minimum distance of six metres from the highway. Exceptions to this policy will be allowed only where the safety of people using the highway will not be unduly diminished such as along back streets.

3.4.11 The creation of patio areas with balconies on the roof of house extensions has been found to be unacceptable by the Authority, where they are in close proximity to neighbouring properties and the resultant overlooking of yards and habitable rooms, would represent an unacceptable loss of privacy for the occupiers of those properties. They are also unacceptable where they are in elevated, prominent positions and the paraphernalia associated with them represents an alien and intrusive feature that is detrimental to the street scene.

POLICY B21

The creation of patio areas and balconies over house extensions will be refused where they are considered to represent an unacceptable loss of privacy for the occupiers of neighbouring properties or to occupy a prominent position and be a detrimental intrusion into the street scene.

PART 5 : MOBILE HOMES AND RESIDENTIAL CARAVAN SITES

3.5.1 In assessing proposals for new residential caravan parks, consideration will be given to the number of units proposed, the ease of servicing the site, the suitability of the proposed access, the impact on adjoining occupiers and, particularly, the capability of the landscape to absorb the development. They will only be approved in areas where traditional residential development would be.

- 3.5.2 The mobile home park at West Shore has a capacity under current planning permission for 330 units, which have now been taken up. Any further extensions would be into protected land and, therefore, be unacceptable. They would also make a significant visual intrusion over the wind-swept landscape of North Walney. In recent years the site has been improved and marketed as a retirement site.
- 3.5.3 In 1990, Cumbria County Council, on evidence provided by Barrow-in-Furness Borough Council, stated that there was a need to provide accommodation for gypsies in the Barrow-in-Furness area. Since this date searches have been undertaken to find a suitable location for Local Authority gypsy site provision but these searches have proved inconclusive. An analysis of the Gypsy Count figures carried out in 1994 showed that there was a local need for 23 pitches for settled occupation and 9 pitches on temporary or transit sites. These figures were agreed with the National Gypsy Council.
- 3.5.4 A 17 unit residential caravan site has been approved and constructed on land at land at Schneider Road. In relation to the bi-annual gypsy surveys carried out on behalf of the DOE this is likely to provide sufficient capacity over the Plan period. Table 10 shows that the number of unauthorised sites has declined significantly in these surveys since the authorised Schneider Road site opened.

TABLE 10 : Total no. of unauthorised/authorised residential caravan sites (1992-97)

	Unauthorised Sites	Authorised Sites	Total
January 1997	1	17	18
July 1996	0	19	19
January 1996	2	19	21
July 1995	0	15	15
January 1995	7	11	18
July 1994	9	14	23
January 1994	12	20	32
July 1993	24	4	28
January 1993	23	0	23
July 1992	15	0	15
January 1992	23	0	23

POLICY B22

Proposals to extend the residential caravan park at West Shore beyond the area already benefiting from planning permission will not be permitted. Elsewhere, other than at sites acceptable for permanent residential development, new residential caravan sites will not be approved, whether permanent or temporary, unless the environmental capacity of the local landscape will sustain them.

POLICY B23

Individual residential caravans or mobile homes outside the urban areas and the village cordons will not be allowed. However, sympathetic consideration will be given to proposals involving special cases, for instance where the caravan is for a dependant relative or in establishing a new agricultural enterprise or during the construction of a permanent dwelling. Only temporary permissions will be granted in these circumstances and occupation of the caravan will be strictly limited to persons directly involved.

POLICY B24

In assessing applications for the development of travellers/gypsy sites, the Authority will use the following locational criteria:

- a) Sites should not result in the loss of any land of nature conservation, agricultural or amenity value;***
- b) Sites should be within a reasonable distance of local services and facilities and within 10 minutes walk of a frequent public transport service;***
- c) Sites should not encroach on the undeveloped open countryside; and***
- d) Sites should be located in areas where there will be minimal disruption to residential amenity.***