

MOORLAND COTTAGE (THE SHOP) REASONS FOR REFUSAL

Reason 1: The proposed development would result in the complete loss of the Post Office and a significant reduction in the size of the shop and its storage space. The application has failed to demonstrate that the shop and post office are unviable and, additionally, has failed to demonstrate that the reduction in the size of the shop won't harm its long-term viability. The proposals fails to accord with Policies CS1.1, CS3.1, and CS7.5 of the Core Strategy; Policies DM1, DM2, and DM17 of the Development Management Development Management Policies Development Plan; and the aims and objectives of the NPPF.

Reason 2: The proposed development, due to its scale and design, would appear unduly prominent, would cause harm to the settlement character and the form and character of the area, and would be overdevelopment of the site. The harm would not be outweighed by any public benefits of the proposal. The proposals fails to accord with Policies CS1.1, CS1.2, CS8.2, and CS8.10 of the Core Strategy; Policies DM1, and DM2 of the Development Management Development Management Policies Development Plan; and the aims and objectives of the NPPF.

Reason 3: The proposed development would fail to provide an acceptable standard of amenity for the occupiers of the proposed residential units due to the proposed layout and the small and poor quality areas of amenity space proposed. The proposal fails to accord with South Lakeland Core Strategy Policies CS1.1 and CS8.10; South Lakeland Development Management Policies Development Plan Document Policies DM1 and DM2; and the aims and objectives of the NPPF (2021).

Reason 4: The application fails to demonstrate that it will provide biodiversity net gain, as required by Policy DM4 of the South Lakeland Development Management Policies Development Plan Document. The proposal fails to accord with South Lakeland Core Strategy Policies CS1.1, CS8.1, and CS8.4; South Lakeland Development Management Policies Development Plan Document Policies DM1, DM2, and DM4; and the aims and objectives of the NPPF (2021).

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.