

PLANNING APPEAL DECISIONS

Lead Officer: Tony Pomfret – Development Services Manager

To inform Members of recent appeal decisions in respect of:-

- i. Site at Front Corkickle, Whitehaven**
- ii. Rowlee, Nethertown**
- iii. East Road Garage, Egremont**

Recommendation: That the decisions be noted in the context of the Council's Local Plan policies and also in relation to performance monitoring.

Resource Implications: Nil.

1.0 SUPPORTING INFORMATION

1.1 Site at Front Corkickle, Whitehaven

1.1.1 Planning permission to construct a detached dwelling on this garden land within the Corkickle Conservation Area was refused in June 2005 for the following reason:

“The design and siting of the proposed dwelling would, in particular, be detrimental to the appearance and character of the terrace of Grade II listed houses opposite and the Corkickle Conservation Area generally. As such, the proposed development is at variance with Policies ENV 26 and ENV 33 of the Copeland Local Plan 2001-2016 2nd Deposit Version. In addition, the proposed vehicular access arrangements are deemed inadequate, being onto a narrow road under conditions of severely restricted visibility and, therefore, to the detriment of highway safety.”

1.1.2 A subsequent appeal against this decision has been DISMISSED. A copy of the Inspector's decision letter is appended.

1.2 Rowlee, Nethertown, Egremont

1.2.1 Planning permission to construct a dormer bungalow at Rowlee (now known as Poppybank Cottage), Nethertown was granted in August 2005 subject to a condition requiring that:

“Within 3 months of this grant of planning permission translucent glazing shall be installed in the first floor windows of the south east elevation. The translucent glazing shall not thereafter be removed and/or replaced without the prior written consent of the Local Planning Authority.”

1.2.2 A subsequent appeal against the imposition of this condition has been DISMISSED. A copy of the Inspector's decision letter is appended.

1.3 East Road Garage, Egremont

1.3.1 Consent to display an internally illuminated double sided free standing advertisement display unit on the forecourt of these garage premises was refused in November 2005 for the following reason:

“The proposal represents an obtrusive visual feature within a predominantly residential area in close proximity to a heavily trafficked roundabout on the A595 trunk road and accesses to existing and ongoing housing estate developments at variance with Policy ENV 40 of the Copeland Local Plan 2001-2016 2nd Deposit Version.”

1.3.2 A subsequent appeal against this decision has been DISMISSED. A copy of the Inspector's decision letter is appended.

Contact Officers: Tony Pomfret – Development Services Manager

Background Papers: Copies of the Inspector's decision letters are appended.