



Town and Country Planning Act 1990 (As amended).

4/20/2034/OF1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Mark Allison
17 Holliday Crescent
Solway Street
WIGTON
Cumbria CA7 4HW

ERECTION OF 8 NO. SEMI DETACHED DWELLINGS
PLOTS 51, 52, 53, 54, 43, 44, 36 & 37 JOLLOWS CLOSE, WHITEHAVEN

Mr Graeme Morton

The above application dated 22/01/2020 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Site location plan, scale 1:1250, drawing number 502, received 22nd January 2020;
Site plan and garage, scales 1:50 and 1:100, drawing number 501, received 17th March 2020;

New build plots 51, 52 Jollows Close elevations and floor plans, scale 1:100, drawing number 504B, received 22nd January 2020;

New build plots 53, 54 Jollows Close elevations and floor plans, scale 1:100, drawing number 503, received 22nd January 2020;

New build plots 43, 44 Jollows Close elevations and floor plans, scale 1:100, drawing number 505D, received 17th March 2020;

Plots 36, 37 Jollows Close, elevations, scale 1:100, drawing number 801D;
Design and Access Statement, received 22nd January 2020.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Access gates, if provided, shall be hung to open inwards only away from the highway and retained as such at all times thereafter.

Reason

In the interests of highway safety

4. Prior to the commencement of the development hereby approved, all measures to be taken by the applicant to prevent surface water discharging onto or off the highways must be submitted to and approved in writing by the Local Planning Authority. Development must be carried out in accordance with the approved plans and retained as such at all times thereafter.

Reason

In the interests of highway safety and environmental management.

5. Prior to their first use on the development hereby approved, representative samples of the materials to be used on the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

6. With regards to Plot 36 Jollows Close, Whitehaven, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly

authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity.

Informative

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

[<http://www.gov.uk/government/organisations/the-coal-authority>](http://www.gov.uk/government/organisations/the-coal-authority)

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

31/03/2020

A handwritten signature in black ink, appearing to read 'N. J. Hayman' followed by a stylized flourish.

PP Pat Graham
Chief Executive

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.