

Town and Country Planning Act 1990 (As amended).

4/20/2151/0R1

**NOTICE OF GRANT OF PLANNING PERMISSION**

Coniston Consultants  
2 Coniston Close  
WORKINGTON  
Cumbria CA14 3PL

**RESERVED MATTERS APPLICATION RELATING TO SCALE, LAYOUT, DESIGN, ACCESS &  
LANDSCAPING FOLLOWING ON FROM PREVIOUSLY APPROVED OUTLINE APPLICATION  
4/18/2092/001 FOR ERECTION OF A DETACHED HOUSE  
LAND AT BARWISE ROW, ARLECDON, FRIZINGTON**

**Mr and Mrs W Bell**

The above application dated 16/04/2020 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 shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

**Reason**

To comply with Section 92 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: -

Block and Location Plan, scales 1:50, 1:200 and 1:1250, drawing number WB/KT/20/06, received 9<sup>th</sup> June 2020;  
Floor Plans, scale 1:100, drawing number WB/KT/20/02, received 10<sup>th</sup> April 2020;  
Elevations, scales 1:100, 1:500 and 1:1250, drawing number WB/KT/20/01, received 10<sup>th</sup> April 2020;  
Design and Access Statement, document number WB/KT/20/DAS, received 10<sup>th</sup> April 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. Prior to the first occupation of the development hereby approved, the access and associated pavements must be constructed and brought into use in accordance with the Block and Location Plan, scales 1:50, 1:200 and 1:1250, drawing number WB/KT/20/06, received on 9<sup>th</sup> June 2020 and must be retained as such at all times thereafter.

Reason

To ensure a minimum standard of construction in the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

4. Prior to the first occupation of the development hereby approved, visibility splays of 2.4m x 60m in both directions, as demonstrated on the Block and Location Plan, scale 1:50, 1:200 and 1:1250, drawing number WB/KT/20/06, received 9<sup>th</sup> June 2020, must be constructed and brought into use. The visibility splays must be retained as such at all times thereafter.

Reason

To ensure a minimum standard of construction in the interests of highway safety and in accordance with Policy DM22 of the Copeland Local Plan.

5. Prior to the first occupation of the dwelling hereby approved, full details of both hard and soft landscaping works must be submitted to and approved in writing by the Local Planning Authority. These works shall include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping must be carried out in accordance with the approved details and retained as such at all times thereafter.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to protect the amenity of the occupiers of the neighbouring property in accordance with Policy DM10 of the Copeland Local Plan.

## **Informative**


Footways must be provided across the whole frontage of the site with the public highway, to the current standards of Cumbria County Council Highways and paid for by the applicant. This is to secure public amenity for extending of development along this road.

## 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

23<sup>rd</sup> July 2020



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](mailto: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.