

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/20/2284/0F1
2.	<b>Proposed Development:</b>	CONVERSION OF DOMESTIC LOCK UP TO SINGLE STOREY RESIDENTIAL DWELLING
3.	<b>Location:</b>	32 MAIN STREET, DISTINGTON
4.	<b>Parish:</b>	Distington
5.	<b>Constraints:</b>	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: NO  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	<p><b>SITE AND LOCATION</b></p> <p>This application relates to an existing building currently used as a domestic lock up, situated at 32 Main Street, Distington.</p> <p>The building is situated in a terrace, with residential properties on either side. It is set back from the road with an access drive off Main Street. Parking is available at the front of the building.</p> <p>Planning permission was granted on the site for the conversion of the domestic lock up to a single storey residential dwelling (application reference 4/20/2284/0F1).</p> <p>This application is for a non-material amendment to application reference 4/20/2284/0F1 for</p>

the following:

- Changes to the internal floor plan;
- Relocation of window on rear elevation;
- Addition of a window on rear elevation.

## **PLANNING POLICIES**

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Development Plan**

#### Copeland Local Plan 2021-2039

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

#### **Copeland Local Plan 2021-2039 (LP):**

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5<sup>th</sup> of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

The policies relevant to this application are as follows:

Strategic Policy DS1: Settlement Hierarchy  
Strategic Policy DS2: Settlement Boundaries  
Policy DS4: Design and Development Standards

### **Other Material Planning Considerations**

National Planning Policy (NPPF)



**Cumberland  
Council**

<p><b>ASSESSMENT</b></p> <p>The non-material amendment seeks minor alterations to the approved planning application. The changes will be modest having a negligible affect to the overall scheme. As a result, the alterations proposed can be considered to be non-material and do not require a full assessment.</p> <p>All other details of the application will stay the same.</p> <p>Overall, following the receipt of amended plans, this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.</p>	
8.	<p><b>Recommendation:</b> Approve Non Material Amendment</p>
<b>Case Officer: Sarah Papaleo</b>	<b>Date : 12/02/2026</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 16/02/2026</b>
<b>Dedicated responses to:- N/A</b>	