

Town and Country Planning Act 1990 (As amended).

4/20/2352/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Matthew Adair
10 Shakespeare Avenue
Orgill
EGREMONT
Cumbria CA22 2HF

**SINGLE STOREY PITCHED ROOF OUTBUILDING INTERNALLY DIVIDED TO FORM STORE,
UTILITY AND HOBBY ROOMS**

10 SHAKESPEARE AVENUE, EGREMONT

Mr Matthew Adair

The above application dated 18/09/2020 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 must 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: -

Proposed Plans, Section, Elevations, Site & Location Plans received with the application on the 18th September 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. The development hereby approved must not be brought into use until all of the external elevation finishes of the development match in terms of material, colour, style, bonding and texture those of the main dwelling house.

Reason

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

4. Prior to the use of the hereby approved Utility and Hobbies room commencing, a 1.8 metre tall close boarded fence must be erected upon the shared boundary of the site with adjoining neighbour at No.9 Shakespeare Avenue. The fence thereafter must be retained at 1.8 metres in height for the lifetime of the development.

Reason

In order to safeguard the amenity of the immediate adjoining neighbour

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no new windows, doors or any other form of openings shall be constructed within any elevation of the development hereby permitted, other than those shown on the approved plans within this application, without the prior written permission of the Local Planning Authority.

Reason

To ensure that any external alterations will not adversely impact on the amenities of the surrounding occupiers.

6. The Store, Utility and Hobbies building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as No.10 Shakespeare Avenue and shall not be let or sold as a separate permanent dwelling.

Reason

In order to safeguard the residential amenity of the local area.

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

A handwritten signature in black ink, appearing to read 'N. S. Hayman', with a stylized flourish at the end.

PP Pat Graham
Chief Executive

09th November 2020

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.