

Mrs Jennie Taylor
Story Homes
Story House
Lords Way
Kingmoor Business Park
Carlisle
Cumbria
CA6 4SL

Please Contact: Chris Harrison
Officer Tel No: 01946 598412
My Ref: 4/20/2474/0R1
Date: 07th August 2024

Dear Mrs Taylor,

**APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED) FOR NON-MATERIAL AMENDMENT.**

PLANNING APPLICATION REF: 4/20/2474/0R1.

**PROPOSAL: RESERVED MATTERS APPLICATION (ACCESS, APPEARANCE,
LANDSCAPING, LAYOUT AND SCALE) FOR ERECTION OF 335 DWELLINGS
INCLUDING ASSOCIATED INFRASTRUCTURE PURSUANT TO OUTLINE PLANNING
APPROVAL 4/13/2235/001.**

LOCATION: EDGEHILL PARK, WHITEHAVEN.

I refer to your application for the above received on the 6th September 2024.

The amendments relate to Plots: 143-152, 163-167, 171-176, 178, 189-205, 281-283 and 299-304 as identified on Location Plan - Drawing Number 20106.90.9. LP Rev P1 only.

The amendments proposed comprise the following:

- Revision of dwellings design to new company dwelling designs that align with the new building regulations.
- Revision of finishes to the elevations on Plots 303, 147 and 152 from stone to render.
- Relocation of the ramp and block paving on the highway from between Plots 192-203 to between Plots 178-198.

The plans and document submitted in support of the application comprise:

Layouts

General Arrangements Plan - Drawing Number 20106.90.9.GA Rev P1
 Hard Surfaces Plan - Drawing Number – 20106.90.9.HS Rev P1
 Elevations Treatments - Drawing Number 20106.90.9.ET Rev P1
 Location Plan - Drawing Number 20106.90.9. LP Rev P1
 Boundary Treatments - Drawing Number 20106.90.9.BT Rev P1
 Management Layout - Drawing Number 20106.90.9.ML Rev P1
 Parking Provision - Drawing Number 20106.90.9.PPP Rev P1
 Proposed NMA - Drawing Number 20106.90.9.PNMA Rev D1
 SD100 - External Plot Finishes A20 – Issue (02) 1850mm High Open Boarded Fence
 Drawing Number SD100-A-001, 1850mm High Open Boarded Timber Side Gate Details
 Drawing Number SD100-A-002.1, 1850mm High Feather Edge Board Timber Side Gate
 Details Drawing Number SD100-A-002.2, 1850mm High Feather Edge Fence, 600mm &
 450mm High Trip rail, 1800mm High Brick Boundary Wall Drawing Number SD100-B-001,
 1200mm Plain Top Railing Drawing Number SD100-C-002, Rail Post Fixing To Masonry Wall
 Drawing Number SD100-C004, Patio Step and Gravel Board Detail Drawing Number SD100-
 D-002.

House Types

Cooper House Type (A20) Planning Drawings: Planning Layout 3 (Corner) Drawing Number
 CPR-PLP3, Planning Elevation 3/4 (Corner) Drawing Number CPR-PLE3/4 Rev A
 Dawson House Type (A20) Planning Drawings: Planning Layout 1 Drawing Number DWN-
 PLP1 Rev A, Planning Elevation 1/1 Drawing Number DWN-PLE1/1 Rev A, Planning
 Elevation 1/2 Drawing Number DWN-PLE1/2 Rev A
 Garage Booklet (A20) Planning Drawings: Single Garage 1 Planning Drawing 1/1 Drawing
 Number GB-PLP1
 Harper House Type (A20) Planning Drawings: Planning Layout 1 Drawing Number HPR-
 PLP1, Planning Elevation 1/1 Drawing Number HPR-PLE1/1 Rev A
 Hewson House Type (A20) Planning Drawings: Planning Layout 1 Drawing Number HWN-
 PLP1, Planning Elevation 1/1 Drawing Number HWN-PLE1/1 Rev B
 Masterton House Type (A20) Planning Drawings: Planning Layout 1 Drawing Number
 MTNPLP1, Planning Elevation 1/1 Drawing Number MTN-PLE1/1 Rev A
 Oxley House Type (A20) Planning Drawings: Planning Drawing Number OXY-P-CON Rev A,
 Planning Layout 1 Drawing Number OXY-PLP1, Planning Elevation 1/1 Drawing Number
 OXY-PLE1/1, Planning Elevation Drawing Number OXY-PLE1/2
 Pearson House Type (A20) Planning Drawings: Planning Layout 1 Drawing Number PRN-
 PLP1 Rev A, Planning Elevations 1/1 Drawing Number PRN-PLE1/1 Rev B
 Sanderson House Type (A20) Planning Drawings: Planning Drawing Number SAN-PCON
 Rev B, Planning Layout 1 Drawing Number SAN-PLP1, Planning Elevation 1/1 SAN-PLE1/1
 Rev A, Planning Elevation 1/2 Drawing Number SAN-PLE1/2 Rev A, Planning Elevation 1/3
 Drawing Number SAN-PLE1/3 Rev A
 Spencer House Type (A20) Planning Drawings: Planning Layout 1 Drawing Number SPR-
 PLP1 Rev A, Planning Layout 2 Drawing Number SPR-PLP2 Rev A, Planning Elevation 1/1
 Drawing Number SPR-PLE1/1 Rev B, Planning Elevation 1/2 Drawing Number SPR-PLE1/2
 Rev B, Planning Elevation 2/1 Drawing Number SPR-PLE2/1 Rev A

Wilson House Type (A20) Planning Drawing: Planning Layout 2 (corner) Drawing Number WLN-PLP2, Planning Elevation 2/1 (corner) WLN-PLE2/1 Rev A

Landscaping

Landscape Plan 1 of 3 Drawing Number SHEHP-WW-01 Rev J

Landscape Plan 2 of 3 Drawing Number SHEHP-WW-02 Rev J

Landscape Plan 3 of 3 Drawing Number SHEHP-WW-03 Rev I

Engineering

Strategy Earthworks Drawing Number 7503-3BNMA/SK02 Rev /

Engineering Layout Drawing Number 7503-3BNMA/SK01 Rev B

Decision of Copeland Borough Council

The proposed revisions are acceptable as non-material amendments of planning application ref. 4/20/2474/0R1. The development should now proceed in accordance with the amended plans.

This is not a reissue of planning application ref. 4/20/2474/0R1, which still stands. A copy of this letter should be attached to the Notice of Grant of Planning Permission for planning application ref. 4/20/2474/0R1 for safekeeping.

Please note that approval under any other legislation, including Building Regulations consent, is not granted by this letter and should be subject of a separate approval.

If you have any queries, please contact the officer on the above number.

Yours sincerely

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

Nick Hayhurst
Head of Planning and Place