

Town and Country Planning Act 1990 (As amended).

4/21/2067/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Geoffrey Wallace Ltd
11 St Bridgets Close
Brigham
Cockermouth
CA13 0DJ
FAO Mr Geoff Wallace

**ALTERATION AND EXTENSION FOR ACCESSIBLE BATHROOM AND BEDROOM AND THE
CREATION OF TWO CAR PARKING SPACES (RESUBMISSION - AMENDED SCHEME)
98 BRANSTY ROAD, WHITEHAVEN**

Clare Kumur & Michael Farrell

The above application dated 15/02/2021 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 commence 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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -

Existing Site Location Plan, scale 1:1250, drawing no 20/0280/01, received 15th February 2021;

Existing Block Plan, scale 1:200, drawing no 20/0280/01, received 15th February 2021;

Proposed Block Plan and Parking, scale 1:200, drawing no 20/0280/06, received 15th February 2021;

Existing Ground Floor Plan, scale 1:50, drawing no 20/0280/02, received 15th

February 2021;

Existing Elevations, scale 1:100, drawing no 20/0280/03, received 15th February 2021;

Proposed Ground Floor Plans, scale 1:50, drawing no 20/0280/04, received 15th February 2021;

Proposed Elevations, scale 1:100, drawing no 20/0280/05, received 15th February 2021;

Proposed Roof Layout Plans, scale 1:200, drawing no 20/0280/07, received 15th February 2021;

Proposed Section, scale 1:50, drawing no 20/0280/08, received 15th February 2021;

Proposed Foundations and Drains, scale 1:50, drawing no 20/0280/09, received 15th February 2021.

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 use of the extension, the proposed driveway must be installed to provide two off street car parking spaces in accordance with the details set out in approved Block Plan and Parking, drawing reference 20/0280/06 received by the Local Planning Authority on 15th February 2021. The driveway must be maintained in accordance with these details at all times thereafter.

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

4. Prior to the first use of the extension, the front wall facing onto the highway must be reduced to a maximum height of 1 metre as measured from the finished surface of the driveway access. Once lowered the wall shall be retained at this height at all times thereafter.

Reason

In the interests of highway safety.

5. The driveway must be surfaced in permeable bituminous, cement bound materials, or otherwise bound materials, and shall be constructed and completed before the development is brought into use. The surfacing of the driveway shall be maintained in accordance with these details thereafter.

Reason

In the interests of highway safety.

Informatives

1. Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain a permit from the driveway access and dropped kerb. Enquires should be made to Cumbria County Councils Streetwork's team streetworks.west@cumbria.gov.uk
2. 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

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

19/05/2021



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.