

Town and Country Planning Act 1990 (As amended)

4/21/2109/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

WK Design Architects Limited
43 The Mount
Papcastle
Cockermouth
CA13 0JZ
FAO Mrs Carolyn Williamson

**RESERVED MATTERS APPLICATION FOR DETACHED DWELLING WITH DETAILS OF LAYOUT,
SCALE, APPEARANCE AND LANDSCAPING FOLLOWING OUTLINE APPROVAL
4/19/2208/001**

LAND ADJ TO POOLSIDE/WHITRIGGS DRIVE, POOLSIDE, HAVERIGG

Mr & Mrs Robinson

The above application dated 19/03/2021 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development must 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. 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:-
 - Sketch Proposals Revised Configuration: Site Location Plan, Site Plan, Proposed Elevations, and Proposed Floor Plans (Amended), Scale 1:100,

1:200 & 1:1250, Drawing No: 20.18.09c, received by the Local Planning Authority on the 12th May 2021.

- Proposed Block Plan and Front Elevation (Amended), Scale 1:200, Drawing No: 20.18.08d, received by the Local Planning Authority on the 6th May 2021.
- Design and Access Statement, received by the Local Planning Authority on the 19th March 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.

Prior to Commencement Conditions

3. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

Prior to Occupation/First Use Conditions

4. Prior to the first occupation of the dwelling hereby approved the proposed landscaping must be carried in accordance with the approved document 'Sketch Proposals Revised Configuration: Site Location Plan, Site Plan, Proposed Elevations, and Proposed Floor Plans (Amended), Scale 1:100, 1:200 & 1:1250, Drawing No: 20.18.09c, received by the Local Planning Authority on the 12th May 2021'. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

5. Prior to the first occupation of the dwelling hereby approved the proposed windows within east and west gable of the dwelling must be fitted with obscure glazing in line with the approved documents:

- Sketch Proposals Revised Configuration: Site Location Plan, Site Plan, Proposed Elevations, and Proposed Floor Plans (Amended), Scale 1:100, 1:200 & 1:1250, Drawing No: 20.18.09c, received by the Local Planning Authority on the 12th May 2021.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

6. Prior to the first use of the first floor balcony hereby approved, obscure glazed screens must be erected along the east and west edges of the balcony, in accordance with the approved document:

- Sketch Proposals Revised Configuration: Site Location Plan, Site Plan, Proposed Elevations, and Proposed Floor Plans (Amended), Scale 1:100, 1:200 & 1:1250, Drawing No: 20.18.09c, received by the Local Planning Authority on the 12th May 2021.

The screens must be maintained at all times and thereafter retained in perpetuity.

Reason

To protect the residential amenity of neighbouring dwellings.

7. The obscure glazed screens along the east and west edges of the first floor balcony hereby approved must be fitted with grade 5 obscure glazing, unless otherwise agreed in writing by the Local Planning Authority. The screens must be maintained at all times and thereafter retained in perpetuity.

Reason

To protect the residential amenity of neighbouring dwellings.

Prior to Erection of External Walling Conditions

8. Prior to the erection of any external walling relating to the development hereby approved representative samples of the materials to be used on the external surfaces of the development hereby permitted must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details and so maintained thereafter.

Reason

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

Informatives:

1. Prior to the commencement of this development, the requirements of Planning Conditions 5 of Outline Planning Approval Ref: 4/19/2208/001 are required to be submitted and approved in writing by the Local Planning Authority.
2. The development hereby approved must be carried out in accordance with conditions 4, 6, 7, 8, 9 and 10 of Outline Planning Approval Ref: 4/19/2208/001.

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

10/06/2021



PP Pat Graham
Chief Executive

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

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.