

Town and Country Planning Act 1990 (As amended)

4/21/2175/OR1

NOTICE OF APPROVAL OF RESERVED MATTERS

Peter Winter Town Planning Services Ltd
3, Goose Green Cottages
Preston Patrick
Milnthorpe
LA7 7PA
FAO Mr Peter Winter

RESERVED MATTERS APPLICATION FOR DETACHED DWELLING & GARAGE (FOLLOWING GRANT OF OUTLINE APPROVAL 4/19/2314/001) FIELD AT RACESIDE, KIRKSANTON, MILLOM

MG Developments

The above application dated 21/04/2021 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:-
 - Existing: Site Plan as Existing & Site Location Plan, Scale 1:100, Drawing Number 10042/1, received by the Local Planning Authority on the 21st April 2021.

- Site Plan as Proposed: Garage Plan & Elevations (Amended), Scale 1:100, Drawing Number 10042/2, Rev C, received by the Local Planning Authority on the 7th June 2021.
- Floor Plan, Roof Plan, Elevations & Section (Amended), Scale 1:100, Drawing Number 10042/3, Rev A, received by the Local Planning Authority on the 19th May 2021.
- Site Plan as Proposed: Drainage (Amended), Scale 1:200, Drawing Number 10042/4, Rev B, received by the Local Planning Authority on the 7th June 2021.
- Design and Access Statement, received by the Local Planning Authority on the 21st April 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 Occupation/First Use Conditions

3. Prior to the first occupation of the dwelling hereby approved the proposed landscaping must be carried in accordance with the approved document 'Site Plan as Proposed: Drainage (Amended), Scale 1:200, Drawing Number 10042/4, Rev B, received by the Local Planning Authority on the 7th June 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.

4. 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:
 - Floor Plan, Roof Plan, Elevations & Section (Amended), Scale 1:100, Drawing Number 10042/3, Rev A, received by the Local Planning Authority on the 19th May 2021.

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

Reason

To safeguard the amenities of occupiers of adjoining properties.

5. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is brought into use. This surfacing must extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety.

Prior to Erection of External Walling Conditions

6. 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. The development hereby approved must be carried out in accordance with conditions 4, 5, 6, and 7 of Outline Planning Approval Ref: 4/19/2314/001.
2. The development is shown to be adjacent to or affect Electricity North West's operational land or electricity distribution assets. Where the development is adjacent to operational land the applicant must ensure that the development does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted the applicant should verify such details by contacting Electricity North West, Land Rights & Consents, Frederick Road, Salford, Manchester M6 6QH.

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

15/06/2021

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

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.