



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/21/2243/0B1 – NMA.
2.	Proposed Development:	VARIATION OF PLANNING CONDITION 1 ATTACHED TO APPLICATION REF. 4/20/2417/0B1 – VARIATION OF HOUSE DESIGNS TO PLOTS 39, 43, 50 AND 54.
3.	Location:	LAND AT NORTH PARK, RHEDA, FRIZINGTON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, TPO - TPO, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	N/A.
7.	<p>Site and Location:</p> <p>The Application Site comprises 3.75 hectares of land located to the southwest of Frizington.</p> <p>The Application Site is bounded by the existing residential developments of Rheda Park to the west and Rheda Close to the east, the B5294 highway to the south and a farmhouse and agricultural land to the north.</p> <p>The Application Site comprises an area of greenfield land which is currently used for agricultural grazing purposes.</p> <p>The topography of the land rises gently towards the centre and falls away towards the boundaries.</p> <p>Two existing bands of mature trees exist adjacent to the south and east boundaries and two significant mature trees are located within the central area of the Application Site.</p> <p>Proposal:</p> <p>The approval of Application Ref. 4/21/2243/0B1 had the effect creating a new Full Planning Permission for residential development on the Application Site.</p> <p>This application seeks a non-material amendment of approved Application Ref. 4/21/2243/0B1.</p>	

The non-material amendment proposed comprises the substitution of the approved brick types on Plot 53 and Plot 55.

Plot 53 - Approved: Ivanhoe Athena Blend. Proposed: Glenfield Antique Blend.

Plot 55 Approved: Glenfield Antique Blend. Proposed: Ivanhoe Athena Blend.

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

- Planning Application Form; and,
- Elevation Treatments Layout - Drawing No. 1843 004 Rev. N.

Development plan policies:

Development Plan:

Copeland Local Plan 2013-2028 (Adopted December 2013):

Core Strategy (CS):

Policy ST1 – Strategic Development Principles

Policy T1 – Improving Accessibility and Transport

Development Management Policies (DMP):

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards for New Residential Developments

Policy DM26 – Landscaping

Emerging Local Plan:

The emerging Copeland Local Plan 2017-2038 has recently been the subject of a Publication Draft Consultation. The Publication Draft Consultation builds upon the previously completed Issues and Options and Preferred Options consultations.

As set out at Paragraph 48 of the NPPF, Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the Framework.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning

	<p>Policy Framework.</p> <p>Policy DS1PU - Presumption in favour of Sustainable Development Policy DS6PU - Design and Development Standards Policy H6PU - New Housing Development</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (NPPF). National Design Guide (NDG). Planning Practice Guidance (PPG).</p> <p>Assessment:</p> <p>The proposed comprises the substitution of the approved brick types on Plot 53 and Plot 55.</p> <p>The revisions maintain the form of the relevant character areas and does not diminish the overall design quality of the development.</p> <p>Conclusion</p> <p>The proposed are acceptable in relation to the development.</p> <p>In the context of the wider approved development, the proposed comprise non-material amendments.</p> <p>Approve non-material amendments.</p>	
8.	<p>Recommendation: Approve NMA.</p>	
9.	<p>Condition(s): N/A.</p>	
Case Officer: Chris Harrison		Date : 11.08.2022
Authorising Officer: N.J. Hayhurst		Date : 12.08.2022
Dedicated responses to:-		