

Town and Country Planning Act 1990 (As amended).

4/21/2266/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

John Coward Architects Ltd
3 Unsworths Yard
Ford Road
Cartmel
Grange over Sands
LA11 6PG
FAO Sarah Gerrish

**ERECTION OF DETACHED DWELLING
PLOT 5, LAND ADJACENT TO WEST LAKES HOTEL, GOSFORTH, SEASCALE**

Mr & Mrs Jackson

The above application dated 09/06/2021 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:

Standard Conditions

1. The development hereby permitted must be commenced 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 shall be carried out in accordance with them:-
 - Site Plan (Amended), Scale 1:200, Drawing No 04, Rev E, received by the Local Planning Authority on the 29th June 2021.
 - Additional Information (Amended), received by the Local Planning Authority on the 23rd June 2021.
 - Final Proposal Plans, Elevations, Section & Location Plan (Amended), Scale 1:100, Drawing No 05, Rev F, received by the Local Planning Authority on the 20th August 2021.

- Design and Access Statement, Rev A, received by the Local Planning Authority on the 9th June 2021.
- Foul Drainage Layout, Scale 1:200, Drg No 004-004, Rev D, received by the Local Planning Authority on the 6th July 2021.
- Utility Service Strip Layout, Scale 1:100, Drg No 004-005, Rev A, received by the Local Planning Authority on the 6th July 2021.
- Aco Multidrain M150D/DS 10.0 Channel Installation Detail Drawing, Scale 1:10, Rev F, received by the Local Planning Authority on the 6th July 2021.
- GRI Report, Prepared by GEO Environmental Engineering on the April 2018, received by the Local Planning Authority on the 6th July 2021.
- Exploratory Holes Location Plan, received by the Local Planning Authority on the 6th July 2021.
- Road Setting Out, Scale 1:100, Drg No: 004-001, Rev G, received by the Local Planning Authority on the 26th July 2021.
- Date for Permeable Pavements Exfiltration System, received by the Local Planning Authority on the 6th September 2021.
- SW Surface Areas, received by the Local Planning Authority on the 6th September 2021.
- Materials List, Rev A, received by the Local Planning Authority on the 8th September 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 Use/Occupation Conditions

3. 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 occupied/brought into use.

Reason

In the interests of highway safety.

4. Prior to the first occupation of the dwelling hereby approved the first floor and ground floor windows within the front facing gable shall be fitted with obscuring glazing in line with 'Final Proposal Plans, Elevations, Section & Location Plan (Amended), Scale 1:100, Drawing No 05, Rev F, received by the Local Planning Authority on the 20th August 2021'. The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

5. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason

To ensure that management arrangements are in place for the sustainable drainage system.

Other conditions

6. The development hereby approved must be finished in strict accordance with the materials set out on the approved document 'Materials List, Rev A, received by the Local Planning Authority on the 8th September 2021', and must be maintained as such at all times thereafter.

Reason

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

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

16th September 2021

A handwritten signature in black ink, appearing to read "N. S. Hayman" followed by a stylized flourish.

PP Pat Graham
Chief Executive

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

TOWN AND COUNTRY PLANNING (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.