

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Guardian Homes  
Bouthwood Road  
Sowerby Woods Business Park  
Barrow in Furness  
LA14 4QR  
FAO Mrs Michelle Probert

**APPLICATION No: 4/21/2297/0F1**

**ERECTION OF A DETACHED FOUR BED DWELLING  
BEACH VIEW, BORWICK RAILS, MILLOM**

**Mr Steve Rowe**

The above application dated 24/06/2021 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:-
  - Location Plan (Amended), Scale 1:1250, Drg Ref: 1955/50, received by the Local Planning Authority on the 14<sup>th</sup> September 2021.

- Elevations (Amended), Scale 1:100, Drg Ref: SK/150/2G, received by the Local Planning Authority on the 12<sup>th</sup> April 2022.
- Floor Layouts (Amended), Scale 1:100, Drg No: 150/1E, received by the Local Planning Authority on the 12<sup>th</sup> April 2022.
- Site Plan (Amended), Scale 1:200, Drg No: SK/250A 1955/53, Rev D, received by the Local Planning Authority on the 12<sup>th</sup> April 2022.
- Section, Scale 1:100, received by the Local Planning Authority on the 14<sup>th</sup> September 2021.
- Splay 2, Drawing No 1955/52, received by the Local Planning Authority on the 14<sup>th</sup> September 2021.
- Splay 1, Drawing No 1955/51, received by the Local Planning Authority on the 14<sup>th</sup> September 2021.
- Email from applicant: 4/21/2297/OF1 - BEACH VIEW, BORWICK RAILS, MILLOM, received by the Local Planning Authority on the 7<sup>th</sup> March 2022.

#### 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 drainage of the development hereby approved, must be carried out in accordance with the following approved documents:
  - Site Plan (Amended), Scale 1:200, Drg No: SK/250A 1955/53, Rev D, received by the Local Planning Authority on the 12<sup>th</sup> April 2022.

For the avoidance of doubt. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

#### Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

4. The development hereby approved must not be occupied until the parking requirements have been constructed in accordance with the approved plan 'Site Plan (Amended), Scale 1:200, Drg No: 1955/53, Rev D, received by the Local Planning

Authority on the 12<sup>th</sup> April 2022'. The approved parking provision must be retained at all times thereafter and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

In the interests of highway safety.

5. Prior to the first occupation of the dwelling hereby approved all side windows and doors must be fitted with grade 5 obscuring glazing in line with the approved plan 'Elevations (Amended), Scale 1:100, Drg Ref: SK/150/2G, received by the Local Planning Authority on the 12<sup>th</sup> April 2022'. Once installed 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 occupation of the dwelling hereby approved the proposed boundary treatment must be installed in accordance with the approved plan 'Site Plan (Amended), Scale 1:200, Drg No: 1955/53, Rev D, received by the Local Planning Authority on the 12<sup>th</sup> April 2022'. Once installed the boundary treatment must be retained in accordance with these approved details at all times thereafter.

Reason

In the interest of residential amenity.

#### Other Conditions

7. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:
  - Elevations (Amended), Scale 1:100, Drg Ref: SK/150/2G, received by the Local Planning Authority on the 12<sup>th</sup> April 2022.
  - Email from applicant: 4/21/2297/0F1 - BEACH VIEW, BORWICK RAILS, MILLOM, received by the Local Planning Authority on the 7<sup>th</sup> March 2022.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the area.

**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



PP Pat Graham  
Chief Executive

27<sup>th</sup> May 2022

**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](mailto: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.