



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2327/0R1
2.	Proposed Development:	NON-MATERIAL AMENDMENT RESERVED MATTERS APPROVAL FOR THE ERECTION OF 20 DETACHED DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE APPROVAL 4/16/2175/001
3.	Location:	LAND TO THE NORTH OF SCHOOL BROW, MORESBY PARKS, WHITEHAVEN
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Safeguard Zone - Safeguard Zone
6.	Publicity Representations & Policy	N/A
7.	Report:	
	Site and Location:	
		The Application Site comprises a parcel of agricultural land located to the north of School Brow, Moresby Parks.
		The Application Site is enclosed by the highway known as School Brow to the south; the highway known as Moresby Parks Road to the east; open agricultural land to the north; and, a combination of dwellings and agricultural land to the west.
		The Application Site slopes gently from north to south and east to west.
		The Application Site is enclosed by a combination of fences, stone walls and hedgerows.

Proposal:

Application Ref. 4/21/2327/0R1 approved of the reserved matters of scale, layout, access, appearance (part) and landscaping (part) pursuant to the approval of Outline Planning Permission for residential development on the Application Site i.e. Site B of application ref. 4/16/2175/0O1.

This application seeks a non-material amendment of approved Application Ref. 4/21/2327/0R1.

The non-material amendments comprise alterations to the design of the dwelling on Plot 6 approved under Application Ref. 4/21/2327/0R1.

The proposed revisions include the following:

- Reduce window sizes to front elevation;
- Remove glazing and increase eaves and ridge heights to gable feature;
- Reduce window sizes and replace to glazed doors with windows to rear elevation;
- Introduce secondary window to glazing to side elevation;
- Reduce window sizes and replace to glazed door with windows to side elevation;
- Introduce a soil vent pipe;
- Introduce an air source heat pump; and,
- Alter the internal layout at first floor level.

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

- Planning Application Form;
- Ground Floor Plan – Drawing No. 21/307/01 Rev. 00/00/0000
- First Floor Plan – Drawing No. 21/307/02 Rev. 00/00/0000
- Sectional Elevation AA – Drawing No. 21/307/03 Rev. 00/00/0000
- Front Elevation – Drawing No. 21/307/04 Rev. 00/00/0000
- Rear Elevation – Drawing No. 21/307/01 Rev. 00/00/0000
- End Elevation – Drawing No. 21/307/06 Rev. 00/00/0000
- End Elevation – Drawing No. 21/307/07 Rev. 00/00/0000
- Foundations – Drawing No. 21/307/08 Rev. 00/00/0000
- Block Plan – Drawing No. 21/307/09 Rev. 00/00/0000
- Garage Details – Drawing No. 21/307/09 Rev. 00/00/0000

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.



Cumberland Council

The inherited local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

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

Core Strategy:

Policy ST1 – Strategic Development Principles

Policy ENV5 – Protecting and Enhancing the Boroughs Landscapes

Development Management Policies:

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards for New Residential Development

Copeland Local Plan 2001-2016 (LP):

Policy TSP8 – Parking Requirements

Emerging Copeland Local Plan 2017-2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (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 NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

Policy DS1PU - Presumption in favour of Sustainable Development

Policy DS6PU - Design and Development Standards

Policy H6PU - New Housing Development

Policy SC1PU - Health and Wellbeing

	<p>Policy N6PU - Landscape Protection</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (NPPF). Planning Practice Guidance (PPG). National Design Guide (NDG). The Conservation of Habitats and Species Regulations 2017 (CHSR). Cumbria Development Design Guide (CDDG).</p> <p>Assessment:</p> <p>The proposed revisions comprise minor alterations interior and exterior of the dwelling design on Plot 6 approved under Application Ref. 4/21/2327/0R1.</p> <p>The proposed alterations are substantive in number; however, given their form, their location and the nature of the development, the alterations are individually non-material.</p> <p>The alterations do not adversely impact the overall design and form of the development and do not result in material impacts in relation to residential amenity.</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:</p> <p>Approve NMA.</p>	
9.	<p>Condition(s):</p> <p>N/A</p>	
<p>Case Officer: Chris Harrison</p>		<p>Date : 19.07.2023</p>
<p>Authorising Officer: N.J. Hayhurst</p>		<p>Date : 19.07.2023</p>
<p>Dedicated responses to:-</p>		