



Town and Country Planning Act 1990

Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended).

Determination of Local Planning Authority as to whether the prior approval of the authority is required for the below development.

SRE Associates
10 Parklands Drive
Cockermouth
CA13 0WX
FAO Mr Simon Blacker

APPLICATION No: 4/21/2374/0F1

PROPOSAL: PRIOR APPROVAL TO ALTER AN AGRICULTURAL BUILDING INTO A DWELLING

LOCATION: WEDDICAR HALL, WEDDICAR, CLEATOR MOOR

Messrs Cartmell and McNicholas

Under the provisions of Part 3 of the Town and Country Planning (General Permitted Development) Order 2013, I hereby confirm that this Authority has made the following determination:

THAT THE PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED.
THE AUTHORITY REFUSES TO APPROVE THE DETAILS SUBMITTED FOR THE FOLLOWING REASONS:

Reason 1

On the basis of the information provided, insufficient evidence has been provided to demonstrate on balance of probability that the building was solely in agricultural use as part of an established agricultural unit on the 20th March 2013 (or the last use before that date) as required by Q.1 of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended).

Reason 2

On the basis of the information provided, insufficient evidence has been provided to demonstrate that the building comprises part of an agricultural unit and that no other such development under Schedule 2, Part 3, Class Q and Schedule 2, Part 6 Class A(a) or Class

B(a) of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended) has been completed on the established agricultural holding since the 20th March 2013.

Reason 3

Insufficient information has been provided to demonstrate that the existing access serving the building could accommodate the development without unacceptable adverse impacts upon safe operation of the public highway.

Reason 4

The installation of the roof structure as proposed would result in the external dimensions of the completed building extending beyond the external dimensions of the existing building in conflict with the requirements of Q.1 (h) of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended).

Reason 5

No curtilage area is clearly defined; however, reference is made to space for turning and parking. It cannot therefore be determined if the curtilage of the development would need the definition as outlined in Part X of Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2021 (as amended).

06th October 2021



PP Pat Graham
Chief Executive