

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF GRANT OF PLANNING PERMISSION

John Gainford  
Mill Farmhouse  
Calderbridge  
Seascale  
CA20 1DN

**APPLICATION No: 4/21/2430/0F1**

**PROPOSED DORMER BUNGALOW AND ASSOCIATED WORKS  
DRUMMORE, DRIGG ROAD, SEASCALE**

**John Gainford**

The above application dated 28/09/2021 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 must be carried out in accordance with them:-
  - Existing Floor Plan, Ref: JG-DD-003, received by the Local Planning Authority on the 28<sup>th</sup> September 2021.

- Existing Elevations (Amended), Scale 1:50, Ref: JG-DD-001, received by the Local Planning Authority on the 12<sup>th</sup> October 2021.
- Proposed Plot Layout Plan (Amended), Scale 1:50, Ref: JG-DD-002, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021.
- Existing Floor Plan (Amended), Ref: JG-DD-003, received by the Local Planning Authority on the 12<sup>th</sup> October 2021.
- Proposed Site and Block Plan (Amended), Scale 1:500 & 1:1250, Ref: JG-DD-004, Rec C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021.
- Proposed & Existing Drainage Plan (Amended), Scale 1:150 & 1:500, Ref: JG-DD-005, Rec C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021.
- Proposed Streetscape Plan (Amended), Scale 1:100 & 1:1250, Ref: JG-DD-006, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021.
- Proposed Elevations & Floor Plan (Amended), Scale 1:50 & 1:150, Ref: JG-DD-007, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021.
- Design and Access Statement (Amended), received by the Local Planning Authority on the 12<sup>th</sup> October 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 Commencement Conditions:

3. The development must not commence until visibility splays providing clear visibility as show on the approved plan 'Proposed Streetscape Plan (Amended), Scale 1:100 & 1:1250, Ref: JG-DD-006, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021' has been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind must be erected, parked or placed and no trees, bushes or other plants must be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays must be constructed before general development of the site commences so that construction traffic is safeguarded.

#### Reason

In the interests of highway safety.

4. The development hereby approved must not be commenced until the access, parking and turning requirements have been constructed in accordance with the approved plan 'Proposed Plot Layout Plan (Amended), Scale 1:50, Ref: JG-DD-002, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021'. The approved access and parking provision must be retained and be capable of use when the development is completed and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

In the interests of highway safety.

Prior to Completion of Works Conditions:

5. All proposed measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be in accordance with approved plans:
  - Proposed Plot Layout Plan (Amended), Scale 1:50, Ref: JG-DD-002, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021.
  - Proposed & Existing Drainage Plan (Amended), Scale 1:150 & 1:500, Ref: JG-DD-005, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021.

These approved details must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

Prior to Occupation Conditions:

6. Prior to the first occupation of the dwelling hereby approved all side windows, doors and rooflights must be fitted with grade 5 obscuring glazing in line with the approved plan 'Proposed Elevations & Floor Plan (Amended), Scale 1:50 & 1:150, Ref: JG-DD-007, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021'. Once installed the obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties

7. Prior to the first occupation of the dwelling hereby approved the proposed boundary treatment must be installed in accordance with the approved plan 'Proposed Plot Layout Plan (Amended), Scale 1:50, Ref: JG-DD-002, Rev C, received by the Local Planning Authority on the 19<sup>th</sup> October 2021'. 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

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.

#### **Informatives:**

The applicant should liaise with Cumbria County Council's Resilience Unit via [emergency.planning@cumbria.gov.uk](mailto:emergency.planning@cumbria.gov.uk) to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

#### **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

A handwritten signature in black ink, appearing to read 'N. S. Hayman', with a stylized flourish at the end.

PP Pat Graham  
Chief Executive

18<sup>th</sup> November 2021

**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.