



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Calva Design Studio  
Home Dale  
Low Scales  
Wigton  
CA7 3NE  
FAO: Richard Lindsay

**APPLICATION No: 4/22/2027/0F1**

**PROPOSED CHANGE OF USE GARAGE TO KITCHEN INVOLVING A SINGLE STOREY  
EXTENSION TO THE FRONT OF THE DWELLING & NEW PITCHED ROOF TO ACCOMMODATE  
THE NEW KITCHEN  
8 THE CHESTNUTS, DISTINGTON**

**Miss Claire Temple**

The above application dated 17/01/2022 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:

1. The development hereby permitted must commence 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: -

Application Form, received 17<sup>th</sup> January 2022;

Location Plan, scale 1:1250, drawing no. 324-01002-Rev 1, received 17<sup>th</sup> January

2022;

Block Plan, scale 1:200, drawing no. 324-01003-Rev 1, received 17<sup>th</sup> January 2022;

Existing Ground Floor Plan, scale 1:50, drawing no. 324-01001-Rev 1, received 17<sup>th</sup> January 2022;

Proposed Ground Floor Plan, scale 1:50, drawing no. 324-04001-Rev 2, received 17<sup>th</sup> January 2022;

Existing and Proposed Elevations, scale 1:100, drawing no. 324-02001-Rev 2, received 17<sup>th</sup> January 2022;

Proposed Parking Layout, scale 1:100, received 3<sup>rd</sup> February 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.

3. Prior to the first use of the extension hereby approved the proposed driveway must be installed in accordance with the approved 'Proposed Parking Layout', scale 1:100, received by the Local Planning Authority on 3<sup>rd</sup> February 2022 and it must be maintained at all times thereafter.

Reason

To ensure that adequate off-street parking is provided in accordance with Policy DM22 of the Copeland Local Plan.

4. The driveway must be surfaced in bituminous bound material in accordance with the details set out in approved 'Proposed Parking Layout', scale 1:100, received by the Local Planning Authority on 3<sup>rd</sup> February 2022, and it shall be constructed and completed before the development is first brought into use. The surfacing of the driveway shall be maintained in accordance with these details thereafter.

Reason

In the interests of highway safety in accordance with Policy DM22 of the Copeland Local Plan.

5. Prior to the first use of the extension and driveway hereby approved, any existing highway fence/wall boundary must be reduced to a height not exceeding 1.05 metres above the carriageway level of the adjacent highway and must not be raised to a height exceeding 1.05 metres thereafter.

Reason

In the interests of highway safety in accordance with Policy DM22 of the Copeland Local Plan.

### **Informatives**

1. Before any works are commenced, you should contact Cumbria Highway's Street Works team to obtain a permit from the driveway access and dropped kerb. Enquires should be made to Cumbria County Councils Streetwork's team [streetworks.west@cumbria.gov.uk](mailto:streetworks.west@cumbria.gov.uk)
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)  
<<http://www.gov.uk/government/organisations/the-coal-authority>>

### **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

09<sup>th</sup> March 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.