

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

LoftHouse Architectural
1 Apres House
Water Street
Wigton
CA7 9BS
FAO: Tony Wharton

APPLICATION No: 4/22/2302/0F1

ANNEX TO PROVIDE ADDITIONAL ACCOMODATION & CREATION OF ADDITIONAL PARKING SPACE

SOMERBY, BEACH ROAD, ST BEES

Apres 414 Ltd

The above application dated 14/07/2022 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:

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:-

- Elevations/Floors – Site Location, Existing & Proposed Block Plan, Existing & Proposed Ground Floor, and Existing & Proposed Elevations (Amended), Scale 1:50, 1:100, 1:500 & 1:2500, Drawing No: 028-29/PR EX EL BP NT, Revision C, received by the Local Planning Authority on the 27th September 2022.
- Planning Statement (Amended), received by the Local Planning Authority on the 6th September 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.

Pre Commencement Conditions:

3. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works 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.

4. The development must not commence until visibility splays providing clear visibility of 60 meters by 2 meters by 60 meters down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway as demonstrated on the approved plan:
 - ‘Elevations/Floors – Site Location, Existing & Proposed Block Plan, Existing & Proposed Ground Floor, and Existing & Proposed Elevations (Amended), Scale 1:50, 1:100, 1:500 & 1:2500, Drawing No: 028-29/PR EX EL BP NT, Revision C, received by the Local Planning Authority on the 27th September 2022’.

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 shall be erected, parked or placed and no trees, bushes or other plants shall 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.

5. The development hereby approved must not commence before the existing highway boundary along the site frontage has been reduced to a height not exceed 1.05m above the carriageway level of the adjacent highway in accordance with the approved plan "Elevations/Floors – Site Location, Existing & Proposed Block Plan, Existing & Proposed Ground Floor, and Existing & Proposed Elevations (Amended), Scale 1:50, 1:100, 1:500 & 1:2500, Drawing No: 028-29/PR EX EL BP NT, Revision C, received by the Local Planning Authority on the 27th September 2022'. This boundary treatment must be maintained in accordance with these details and must not be raised to a height exceeding 1.05m at any time thereafter.

Reason

In the interests of highway safety.

Prior to Use/Occupation Conditions:

6. The annex hereby approved must not be occupied/brought into use until the additional parking space has been constructed and brought into use in accordance with the approved plan:
 - Elevations/Floors – Site Location, Existing & Proposed Block Plan, Existing & Proposed Ground Floor, and Existing & Proposed Elevations (Amended), Scale 1:50, 1:100, 1:500 & 1:2500, Drawing No: 028-29/PR EX EL BP NT, Revision C, received by the Local Planning Authority on the 27th September 2022.

The parking spaces must be retained and capable of use at all times thereafter and must not be removed or altered without the prior consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use.

7. The access drive must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is occupied/brought into use.

Reason

In the interests of highway safety.

Other Conditions:

8. The detached annex development hereby permitted must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling, known as Somerby, Beach Road, St Bees, and must not be independently occupied let or sold as a separate permanent dwelling, or used for any business purposes whatsoever.

Reason

The annexe is not considered appropriate for use as a separate residential unit.

9. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

Informative:

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

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

14th October 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) 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.