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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Red Raven Design Ltd  
8 Cocktons Yard  
Cockermouth  
CA13 9LN  
FAO: Darren Ward

**APPLICATION No: 4/22/2486/0F1**

**TWO-STOREY REAR AND SIDE EXTENSION AND RAISED DECK TO PROVIDE  
ADDITIONAL LIVING SPACE WITH RETROSPECTIVE RAISED REAR GARDEN  
LEVEL  
54 VALLEY PARK, WHITEHAVEN**

**Alex Johnson**

The above application dated 19/12/2022 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 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 19<sup>th</sup> December 2022;  
Block Plan, scale 1:500, drawing 221004-02C, received 29<sup>th</sup> September 2023;  
Proposed Ground Floor and Site Plan, scale 1:100, drawing 221004-02C,  
received 29<sup>th</sup> September 2023;  
Site Location Plan, received 19<sup>th</sup> December 2022;  
Existing Floor Plan and Elevations, scale 1:100, drawing 221004-01, received  
19<sup>th</sup> December 2022;  
Proposed Floor Plan and Elevations, scale 1:100, drawing 221004-02C,  
received 29<sup>th</sup> September 2023.

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 Condition

3. Prior to commencement of development on the site a detailed surface drainage scheme must be submitted to and agreed in writing by the Local Planning Authority. The scheme must be implemented in accordance with the approved details and fully operational prior to the first use of the extension hereby approved and must be retained in perpetuity thereafter.

Reason

To ensure a satisfactory scheme of surface water disposal from the site and reduce the risk of flooding in accordance with Policy DM24 of the Copeland Local Plan.

#### Prior to First Use Condition

4. Prior to the first use of the extension hereby approved, obscure glazing must be installed within the right-side elevation windows in accordance with the approved plan. Once installed, the obscure glazing must be permanently maintained at all times thereafter.

Reason

To safeguard the residential amenity in accordance with Policy DM18 of the Copeland Local Plan.

## Other Conditions

5. The rear timber palisade boundary fence must remain in position in accordance with the Site Plan, drawing 221004-02C, received by the Local Planning Authority on 29<sup>th</sup> September 2023 and it must be maintained in accordance with the approved details at all times thereafter.

### Reason

To safeguard the residential amenity in accordance with Policy DM18 of the Copeland Local Plan.

## **Informative Note**

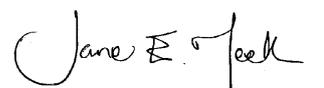
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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)

## **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



Jane Meek  
Assistant Director  
Thriving Place and Investment

23<sup>rd</sup> October 2023

**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/appeal-planning-decision> . 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.