

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2045/0F1
2.	Proposed Development:	ERECTION OF DETACHED DWELLING TOGETHER WITH DETACHED GARAGE (REVISION OF APPROVED APPLICATION 4/22/2078/0F1)
3.	Location:	LAND ADJACENT TO BELVERDERE, CLEATOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>The Application Site comprises a 0.16 hectare parcel of land located to the north of the property known as Belvedere, Wath Brown, Cleator.</p> <p>The Application Site is bounded by a stable block to the west; a parcel of agricultural land to the north; and, existing dwellings to the south and east.</p> <p>The Application Site is enclosed by a combination of walls and hedgerows. A line of mature trees exist to the southern boundary.</p> <p>Full Planning Permission was approved for the erection of a detached dwelling together with</p>	

detached garage in June 2023 (application reference 4/23/2045/OF1 relates).

PROPOSAL

This application is for a non-material amendment to that application to replace the proposed facing stonework, including the stone lintels, cills, mullions and quoins from the approved stone to natural Burlington Slate.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013-2028 (Adopted December 2013)

Development Plan

Copeland Local Plan 2013-2028 (Adopted December 2013)

Policy ST1 – Strategic Development Principles

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Other Material Planning Considerations

National Planning Policy 2021 (NPPF)

Emerging Copeland Local Plan (ELP).

Cumberland Council are continuing the preparation and progression to adoption of the emerging Copeland Local Plan 2017-2038.

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been examined by the Planning Inspector and their report on the soundness of the plan currently remains awaited.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

	<p>Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.</p> <p>Strategic Policy DS1PU - Presumption in favour of Sustainable Development Policy DS6PU – Design and Development Standards</p> <p>ASSESSMENT</p> <p>The non material amendment seeks a minor alteration to the approved scheme. The change of material for the external cladding is minor. The use of Burlington Slate will compliment the modern design of the house and it has been allowed on other developments within the Cleator Moor area.</p> <p>The dwelling is set back into the site and the amendment proposed will have limited impact on the street scene.</p> <p>All other details of the dwelling will stay the same.</p>
8.	<p>Recommendation: Approve Non Material Amendment</p>
<p>Case Officer: Sarah Papaleo</p>	
<p>Date : 14/07/2023</p>	
<p>Authorising Officer: N.J. Hayhurst</p>	
<p>Date : 14/07/2023</p>	
<p>Dedicated responses to:-</p>	