

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2053/0F1	
2.	Proposed Development:	SINGLE DWELLING	
3.	Location:	LAND ADJACENT TO 12 KIRKBECK DRIVE, BECKERMET	
4.	Parish:	Beckermets with Thornhill	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafeld 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	No
		Relevant Policies	No
7.	Report		
	Site and Location		
		This application relates to land adjacent to 12 Kirkbeck Drive, a detached bungalow property located within the south of Beckermets. The grassed site extends 0.06 hectares, which forms	

part of the residential curtilage of the existing dwelling. The site is bounded to the north and south by residential dwellings, to the west by Kirkbeck, and to the east by the access road for Kirkbeck Drive which serves 12 residential dwelling within a cul-de-sac arrangement. The site slopes significantly from east to west and has previously been granted planning permission for a residential dwelling.

Relevant Planning History

4/09/2448/0 – Outline application with all matters reserved for the subdivision of the garden of an existing domestic plot for one dwelling – Approved.

4/11/2411/0F1 – For bedroomed split level dwelling – Withdrawn.

4/12/2022/0F1 – Split level dwelling (re-submission) – Approved.

4/23/2053/0F1 – Single dwelling – Approved.

4/24/2151/DOC – Discharge of conditions 3, 4, and 5 of planning application 4/23/2053/0F1 – Approved in part.

4/25/2043/DOC – Discharge of conditions 5 of planning application 4/23/2053/0F1 – Approved in part.

Proposal

In August 2023, planning permission (ref: 4/23/2053/0F1) was granted for the erection of a single dwelling at this site.

This current application is for a non-material amendment to insert a high level window within the north elevation of the proposal to allow natural light and ventilation into the store room.

Planning Policy

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

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area

of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

Planning approval 4/21/2489/0F1 was determined under the previous Local Plan, however this current non material amendment application is being considered under the Copeland Local Plan 2021-2016 as this now forms the development plan.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

	<p>Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity</p> <p>Strategic Policy N2: Local Nature Recovery Networks</p> <p>Strategic Policy N3: Biodiversity Net Gain</p> <p>Strategic Policy BE1: Heritage Assets Policy BE2: Designated Heritage Asset</p> <p>Strategic Policy CO4: Sustainable Travel</p> <p>Policy CO5: Transport Hierarchy</p> <p>Policy CO7: Parking Standards</p> <p>Other Material Planning Considerations</p> <p>National Planning Policy Framework (2024)</p> <p>National Design Guide (NDG).</p> <p>Cumbria Development Design Guide (CDG)</p> <p>The Conservation of Habitats and Species Regulations 2017 (CHSR).</p> <p>Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)</p> <p>Strategic Housing Market Assessment 2021 (SHMA)</p> <p>Copeland Borough Council - Strategic Housing Market Assessment and Objectively Assessed Housing Need (SHMA).</p> <p>Assessment</p> <p>The non-material amendment seeks to install a single additional high-level window within the ground floor north elevation of the previously approved dwelling. This elevation already benefits from two high level windows however the installation of this additional opening will provide light and ventilation into the approved store which currently benefits from no external openings.</p> <p>The proposed additional opening is considered an acceptable design given this elevation already includes two of the same openings. Whilst this creates an additional side facing window the opening is high level and will not serve a habitable room, therefore the proposal is not considered to have an adverse effect on residential amenity.</p>
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Cumberland Council

	<p>All other details of the application will stay the same.</p> <p>In the context of the approved development, the proposed comprises a non-material amendment.</p> <p>Overall, this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.</p>	
8.	Recommendation: Approve non material amendment	
Case Officer: C. Burns		Date : 05.06.2025
Authorising Officer: N.J. Hayhurst		Date : 05.06.2025
Dedicated responses to:- N/A		