

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2058/0E1
2.	Proposed Development:	APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE FOR REMOVAL OF EXISTING BAY WINDOW TO REAR ELEVATION; EXISTING PATIO DOORS TO BE REMOVED & A NEW 3 PANEL SLIDING DOOR TO BE INSTALLED
3.	Location:	11 LONGLANDS CLOSE, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Potential Area for Great Crested Newts, Outer Consultation Zone - Sellafield 10KM
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>This application relates to 11 Longlands Close, a detached property located on an existing housing estate within Egremont.</p> Proposal <p>This application seeks a lawful development certificate for a proposed development. The</p>	

proposal includes the removal of a single-storey bay window and patio doors on the rear elevation and the installation of three new sliding doors and it will be finished with brick and doors to match the existing property.

Consultation Responses

Egremont Town Council – No objections.

Planning Policy

Town and Country Planning Act 1990 – Section 192 as amended by Section 10 of the Planning and Compensation Act 1991

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Assessment

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house.

The application relates to a detached house; therefore, the provisions of Schedule 2, Part 1, Class A of the GPDO 2015 are applicable.

The provision of Schedule 2, Part 1, Class A of the GPDO 2015 are considered in turn below:

In respect of the provisions of A. –

The proposal comprises the alteration of a dwelling house.

In respect of the provisions of A.1 -

- (a) The property has not been granted permission to use the dwelling house as a dwelling house by virtue of Part 3 of the GPDO (change of use);
- (b) The total area of ground covered by building within the curtilage of the dwelling house will not exceed 50% of the total area of the curtilage;
- (c) The height of the proposed alterations will not exceed the height of the highest part of the roof of the existing dwelling house;
- (d) The height of the proposed alterations will not exceed the height of the eaves of the existing dwelling house;
- (e) The development does not comprises that referenced in (i) or (ii);



Cumberland Council

- (f) The proposed alterations do not include an enlargement of the dwelling house;
- (g) Not applicable;
- (h) The proposed alterations relate to the ground floor;
- (i) Not applicable;
- (j) Not applicable;
- (ja) Not applicable;
- (k) Not applicable;
- (l) Not applicable.

In respect of the relevant provisions of A.2 -

The dwelling house is not located on article 2(3) land.

In respect of the relevant provisions of A.3 -

- (a) The proposed exterior materials will be similar in appearance to the existing dwelling house;
- (b) Not applicable;
- (c) Not applicable.

In respect of the relevant provisions of A.4 -

The proposed alterations do not include an enlargement of the dwelling house and therefore this section is not applicable.

The proposed alterations will be located to the rear of the dwelling and will be similar in materials to match the existing dwelling and this will therefore minimise the impact of the development on the surrounding residential area.

Conclusion

Having considered the proposal against the criteria outline in Part 1 Class A of this Order, I am satisfied that the proposed works comply and falls within the definition of permitted development, therefore the Certificate of Lawfulness should be granted.

8.	Recommendation: Approval of Certificate of Lawfulness	
Case Officer: C. Unsworth		Date : 13/04/2023
Authorising Officer: N.J. Hayhurst		Date : 24/04/2023
Dedicated responses to:- N/A		