

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/23/2086/0B1
2.	<b>Proposed Development:</b>	VARIATION OF CONDITIONS 2, 3, 4, 5, 6, 7, 8, 9 AND 11 OF PLANNING APPLICATION 4/21/2369/0R1 (RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 4/20/2491/0O1 FOR RESIDENTIAL DEVELOPMENT)
3.	<b>Location:</b>	LAND TO THE SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST BEES (PLOT1 only)
4.	<b>Parish:</b>	St. Bees
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: NO  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  <p>The application site relates to an area of agricultural land which fronts onto Nethertown Road on the southern edge of St Bees. The sloping site covers an area of 0.41 hectares, and adjoins the curtilage of the existing dwelling known as Southrigg immediately to the north. The site is located adjacent to the existing settlement boundary for St Bees and is bound to the north and east by residential properties, to the south by open countryside and to the west by Nethertown Road. The properties located to the east of the application site are set at a higher level than the application site and the existing properties on Nethertown Road.</p>	

Planning permission was granted on the site for the following:

- Outline application for residential development, approved in March 2021 (application reference 4/20/2491/0O1 relates);
- Application for approval of reserved matters relating to access, appearance, landscaping, layout and scale following outline planning approval, approved in May 2022 (application reference 4/21/2369/0R1 relates);
- Variation of conditions 2, 3, 4, 5, 6, 7, 8, 9 and 11 of planning application 4/21/2369/0R1, approved in August 2023 (application reference 4/23/2086/0B1 relates).

This application is for a non-material amendment application reference 4/23/2086/0B1 for the following revisions to the dwelling on plot 1 only:

- At the roof line, remove four Velux windows, chimney now only to include one flue in (was two), and allowance for (potential addition of) solar panels to the SSE facing rear roof;
- At the rear elevation, two windows to be reduced in size and to become standard openings (no longer bi-folds/sliding), and 1st Floor large window now fixed (not bi-fold / sliding doors, and no Juliet Balcony);
- At the front elevation, 1st Floor LHS window now fixed (no longer bi-fold / sliding doors and no Juliet Balcony);
- At NNW side elevation, one window removed (two remaining windows to retain obscure glazing);
- At SSE side elevation, minor relocations of existing windows / door, with two windows reducing in size (all windows / door to retain obscure glazing);
- Garage to include roof mounted / integrated solar panels.

## **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**

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.



## Cumberland Council

	<p>The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.</p> <p>The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.</p> <p><b>Copeland Local Plan 2021-2039 (LP):</b></p> <p>Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.</p> <p>The LP was adopted by Cumberland Council on the 5<sup>th</sup> of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.</p> <p>The policies relevant to this application are as follows:</p> <p>Strategic Policy DS1: Settlement Hierarchy</p> <p>Strategic Policy DS2: Settlement Boundaries</p> <p>Policy DS4: Design and Development Standards</p> <p><b>Other Material Planning Considerations</b></p> <p>National Planning Policy (NPPF)</p> <p><b>ASSESSMENT</b></p> <p>The non-material amendment seeks minor alterations to the approved planning application relating to Plot 1. The changes will be modest having a negligible affect to the overall scheme. As a result, the alterations proposed can be considered to be non-material and does not require a full assessment.</p> <p>All other details of the application will remain as approved.</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.	<b>Recommendation:</b> Approve	
<b>Case Officer:</b> Sarah Papaleo		<b>Date :</b> 03/09/2025
<b>Authorising Officer:</b> N.J. Hayhurst		<b>Date :</b> 03/09/2025
<b>Dedicated responses to:-</b> N/A		