

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2115/0F1
2.	Proposed Development:	DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF A NEW SINGLE STOREY EXTENSION TO REAR OF EXISTING DWELLING
3.	Location:	GHYLL BANK HOUSE, INKERMANN TERRACE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Conservation Area - Conservation Area, 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>This application relates to Ghyll Bank House, a detached property located within Whitehaven, behind Inkerman Terrace. The property falls within Whitehaven Corkickle Conservation Area and it benefits from an existing single-storey conservatory within the large rear garden.</p> <p>Planning permission was granted in June 2023 for the demolition of the existing conservatory and erection of a new single storey extension to rear of existing dwelling (application reference 4/23/2115/0F1 relates).</p>	

PROPOSAL

This application is for a non-material amendment to that application to reconfigure the patio doors and move the windows from the back gable of the sunroom to the side of the sunroom.

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.

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 2021-2038 (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.

The policies relevant to this application are as follows:

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Strategic Policy BE1 – Heritage Assts

Policy BE2 – Designated Heritage Assets

Other Material Planning Considerations

National Planning Policy (NPPF)



Cumberland Council

	ASSESSMENT <p>The non-material amendment seeks minor alterations to the approved planning application. The changes will be modest having a negligible affect to the overall scheme. As a result, the alterations to reconfigure the placement of the window and patio doors can be considered to be non material and does not require a full assessment.</p> <p>All other details of the application will stay the same.</p> <p>Overall, following the receipt of amended plans, 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	
Case Officer: Sarah Papaleo		Date : 20/02/2025
Authorising Officer: N.J. Hayhurst		Date : 21/02/2025
Dedicated responses to:- N/A		