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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF REFUSAL OF PLANNING PERMISSION

Mr Marc Almond
2 Church Walk
Millom
Cumbria
LA18 5BZ

APPLICATION No: 4/23/2127/0F1

**ADD THREE AND TWO STOREY SIDE AND REAR EXTENSIONS, RAISE THE ROOF HEIGHT AND PROVIDE A REAR-FACING TERRACE (ALTERNATIVE SCHEME - AMENDED ROOF)
2 CHURCH WALK, MILLOM**

Mr Marc Almond

The above application dated 28/04/2023 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN REFUSED for the following reasons:

Reasons for Refusal:

1. The extension due to its scale, design and appearance would result in an incongruous form of development within the locality and appear dominant within the street-scene. The design with black cladding contrasting the proposed white elevations of the main property would accentuate its prominence and it would have a significant detrimental impact on the character and appearance of both the existing property and the visual amenity of the wider area. This would therefore be in conflict with Policies ST1, DM10 and DM18 of the Copeland Local Plan 2013-2028 Policies H14PU of the

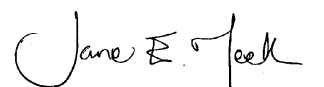
Emerging Local Plan and guidance set out in section 12 of the NPPF and the National Design Guide.

2. The extension due to its scale, siting and design would exert an overbearing and dominant effect on the neighbouring bungalow causing significant harm to the amenities of its occupiers. As a consequence, the development is considered to be in conflict with Policies ST1, DM10 and DM18 of the Copeland Local Plan 2013 – 2028, Policies H14PU of the Emerging Local Plan and section 12 of the NPPF which seek to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Statement

The Local Planning Authority has acted positively and proactively in accordance with Copeland Local Plan policies and the National Planning Policy Framework in determining this application by identifying matters of concern with the proposal and raising those with the applicant/ agent. However, in this case it has not been possible to arrive at a satisfactory resolution for the reasons set out in the reason for refusal.

Please read the accompanying notice



Jane Meek
Assistant Director
Thriving Place and Investment

10th August 2023

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.