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**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**NOTICE OF APPROVAL OF RESERVED MATTERS**

Alpha Design  
7 Europe Way  
Cockermouth  
CA13 0RJ  
FAO: Mr Glen Beattie

**APPLICATION No: 4/23/2132/0R1**

**APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO  
ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOR 2  
DETACHED DORMER DWELLINGS WITH INTEGRAL GARAGE (PURSUANT TO  
OUTLINE PLANNING APPROVAL 4/21/2469/001)**

**LAND AT ARLECDON ROAD, ARLECDON**

**I & B Builders Ltd**

The above application dated 10/05/2023 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

**Standard Conditions**

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as

amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Application form, received 10<sup>th</sup> May 2023;

Site Location Plan, scale 1:1250, drawing number 23/01/1038-01, received 10<sup>th</sup> May 2023;

Proposed Site Plan, scale 1:500, drawing number 23/01/1038-02, received 10<sup>th</sup> May 2023;

Proposed Plans and Elevations, scale 1:100, drawing number 23/01/1038-03a), received 5<sup>th</sup> June 2023;

Design and Access Statement, reference 23/01/1038-DAS, received 10<sup>th</sup> May 2023;

Topographical Survey, scale 1:500, received 19<sup>th</sup> June 2023.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

#### Pre-commencement Condition

3. No dwelling hereby approved will be commenced until the approved parking layout and any associated turning spaces associated with the use of those dwellings have been constructed, marked out and made available for use. The approved parking layout and any associated turning spaces associated must be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with the provisions of Policy DM22 of the Copeland Local Plan 2013-2028.

#### Prior to Occupation Conditions

4. Prior to the first occupation of the dwellings hereby approved, the development must be carried out in accordance with the details of external materials within the proposed plans and elevations, reference 23/01/1038-03a), received 5<sup>th</sup> June 2023 and so maintained as such at all times thereafter.

Reason

To ensure that the development reflects the character of the surrounding area and in accordance with Policy DM10 of the Copeland Local Plan.

5. Prior to the first occupation of the dwellings hereby approved, the side elevation, first floor windows must be fully obscured in accordance with the proposed plans and elevations, scale 1:100, drawing number 23/01/1038-03a), received 5<sup>th</sup> June 2023 and so maintained as such at all times thereafter.

Reason

To ensure the privacy of the neighbouring dwellings and in accordance with Policies DM10 and DM12 of the Copeland Local Plan.

6. Prior to the first occupation of the dwellings hereby approved, the boundary treatments including the 1.8m high timber boarded fence and the laurel hedgerow must be erected in accordance with the site plan, scale 1:500, drawing number 23/01/1038-02, received 10<sup>th</sup> May 2023 and maintained as such at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with Policies DM10 and DM12 of the Copeland Local Plan.

7. No dwelling hereby approved will be occupied until the foul and surface water infrastructure to serve those dwellings have been constructed and brought into full operational use.

Reason

To prevent suitable provision for the control and management of surface and foul water in accordance with the provisions of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013-2028.

## **Informatives**

- 1) The development hereby approved must be carried out in accordance with the conditions included in the outline approval 4/21/2469/001.
- 2) The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the

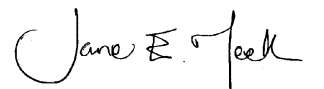
Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

## **Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Jane Meek  
Assistant Director  
Thriving Place and Investment

05<sup>th</sup> July 2023

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

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/planning-inspectorate>. 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](mailto: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.