

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2162/OR1
2.	Proposed Development:	<p>APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR NON-MATERIAL AMENDMENT – PLOT 2.</p> <p>APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE PURSUANT TO OUTLINE PLANNING APPROVAL 4/16/2175/001 FOR PLOTS 2, 3, 9, 10, 11, 12, 13, 17, 18 AND 19</p>
3.	Location:	BONNY MEADOWS, MORESBY PARKS, WHITEHAVEN
4.	Parish:	Moresby
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Standing Advice - Data Subject To Change,</p> <p>Key Species - Bounds of Sensitive Area for Hen Harriers</p>
6.	Publicity Representations &Policy	N/A
7.	<p>Report:</p> <p>Site and Location:</p> <p>The Application Site comprises a parcel of agricultural land located to the north of School Brow, Moresby Parks.</p> <p>The Application Site is enclosed by the highway known as School Brow to the south; the highway known as Moresby Parks Road to the east; open agricultural land to the north; and, a combination of dwellings and agricultural land to the west.</p>	

The Application Site slopes gently from north to south and east to west.

The Application Site is enclosed by a combination of fences, stone walls and hedgerows.

Proposal:

Application Ref. 4/23/21624/OR1 approved the reserved matters of scale, layout, access, appearance and landscaping for Plots 2, 3, 9, 10, 11, 12, 13, 17, 18 and 19 pursuant to the approval of Outline Planning Permission for residential development on the Application Site under Planning Application ref. 4/16/2175/OO1.

This application seeks a non-material amendment of approved Application Ref. 4/23/21624/OR1.

The amendments relate to Plot 2 only.

The amendments proposed comprise the following:

- Removal of accommodation from the roof space including removal of dormer windows, roof lights and gable windows to roof space.
- Handing of sunroom to rear elevation and replacement of glazed doors with windows to rear elevation.
- Reduce height of gable projection to front elevation and associated reduction in size of windows within gable.
- Removal of stepped/projection to front elevation.
- Alteration of size and position of windows within rear elevation.
- Reduce size of windows in gable elevation and introduction of additional door.
- Reduce size of windows and removal of window in gable elevation.
- Alternations to internal layout.

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 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 - 2039 (LP):



Cumberland Council

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 2001-2016.

Policy DS4 - Design and Development Standards

Policy DS5 - Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy H1 - Improving the Housing Offer

Policy H6 - New Housing Development

Policy H7 - Housing Density and Mix

Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Policy N3: Biodiversity Net Gain

Policy N11: Provision of Open Space in New Development

Policy N14: Woodlands, Trees and Hedgerows

Policy CO4 - Sustainable Travel

Policy CO5 - Transport Hierarchy

Policy CO7 - Parking Standards and Electric Vehicle Charging Infrastructure

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

National Design Guide (NDG).

Planning Practice Guidance (PPG).

Cumbria Development Design Guide (CDDG).

Assessment:

The alterations reduce the overall floor area of the dwelling and reduce the overall level of glazing within the elevations.

No alterations are proposed to the position of the dwelling or eaves and ridge height.

The removal of the dormer windows, height of the gable projection and removal of the projection to the front elevation reduce the overall massing.

The alterations will not result in additional material impacts upon residential amenity.

The revisions result in some visual changes to the approved dwelling; however, these are not considered material to the overall character and form of the wider development.

	<p>Given their nature and location the proposed amendments do not detract from the overall character of the wider development.</p> <p>Conclusion</p> <p>The proposed amendments are acceptable in relation to the development.</p> <p>In the context of the wider approved development, the proposed comprise non-material amendments.</p> <p>Approve non-material amendments.</p>	
8.	<p>Recommendation:</p> <p>Approve non-material amendment.</p>	
9.	<p>Condition(s):</p> <p>N/A.</p>	
Case Officer: Chris Harrison		Date : 17.02.2025
Authorising Officer: N.J. Hayhurst		Date : 28.02.2025
Dedicated responses to:- N/A		