



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Architects Plus (UK) Ltd
Victoria Galleries
Victoria Viaduct
Carlisle
CA3 8AN
FAO Barbara Gower

APPLICATION No: 4/23/2242/0F1

**EXTENSION OF DOMESTIC CURTILAGE & CHANGES TO GARDEN LEVEL TO DWELLINGS APPROVED UNDER PLANNING APPROVAL 4/17/2431/0F1 (ERECTION OF TWO EXECUTIVE DWELLINGS)
MILL HILL FARM, CLEATOR MOOR**

Mr D Mossop

The above application dated 23/08/2023 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. 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 23rd August 2023;
 - Design & Access Statement, received 23rd August 2023;
 - Section A-A, drawing number 16057-202, scale 1:200, received 23rd August 2023;
 - Location Plan, drawing number 16057-202, scale 1:1250, received 23rd August 2023;
 - Existing and Proposed Block Plan, drawing number 16057-202, scale 1:500, received 23rd August 2023;

- Revised Garden Boundaries (amended), drawing number 16057-201, scale 1:200, received 20th October 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.

2. The boundary fence with Mill Hill Cottage shall be installed and maintained at a height not exceeding 1.8 metres in accordance with details submitted to and approved in writing by the Local Planning Authority and shall not be raised to a height exceeding 1.8 metres thereafter.

Reason

To protect residential amenity in accordance with Policy DM18 of the Copeland Local Plan.

3. The boundary fence hereby permitted shall be painted or stained in a colour to be agreed in writing with the Local Planning Authority within two months of this permission and shall be so maintained in accordance with the approved details thereafter.

Reason

To ensure a satisfactory finish in the interests of visual amenity.

4. The proposed landscaping and planting must be carried in accordance with the approved document 'Revised Garden Boundaries (amended), drawing number 16057-201, scale 1:200, received by the Local Planning Authority on the 20th October 2023 and shall be installed within the next available planting season. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking or re-enacting that Order with or without modification) no external alterations including any

building, enclosure (fence/gate/wall), extension, domestic fuel container, pool or hardstanding be constructed within the curtilage without the prior written consent of the Local Planning Authority.

Reason

To safeguard the appearance of the site in the interests of visual amenity.

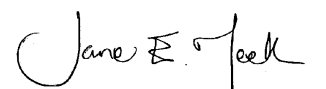
Informative:

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

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

24th November 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.