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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

WK Design Architects Limited
43 The Mount
Papcastle
Cockermouth
CA13 0JZ
FAO: Mr Paul Kitchen

APPLICATION REFERENCE: 4/24/2071/0R1

**APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO
APPEARANCE, LAYOUT & SCALE FOR A DETACHED DWELLING &
DETACHED GARAGE FOLLOWING OUTLINE APPROVAL 4/21/2368/001 FOR A
RESIDENTIAL DEVELOPMENT WITH ALL MATTERS RESERVED**

**PLOT 5, LAND TO THE SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST
BEES**

Sunshine Properties West Coast Ltd

The above application dated 01/05/2024 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 must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission reference 4/21/2368/001.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Application Form received on 16th February 2024
- Site Location and Block Plan, Scale 1:1250 and 1:500, drawing number 23.51.05B, received by the Local Planning Authority on the 01st May 2024.
- Proposed Plans, Elevations and Sections, scale 1:100 and 1:500, drawing number 23.51.02M, received by the Local Planning Authority on the 14th February 2025
- External Material Schedule, received on 28th April 2025

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.

External Materials

3. The development hereby approved must be finished in strict accordance with the materials set out on the approved document 'External Material Schedule, received on 28th April 2025, and must be maintained as such at all times thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Prior to Occupation Conditions:

4. Prior to the first occupation of any dwelling hereby approved, the boundary treatment and landscaping at this site must be installed in accordance with the following approved plans:

- Proposed Plans, Elevations and Sections, scale 1:100 and 1:500, drawing number 23.51.02M, received by the Local Planning Authority on the 14th February 2025

The landscaping scheme must be implemented within the first available planting season from the date of this permission. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority. Following completion of the development should any of the planting be uprooted, destroyed or die, replacement planting must be planted at the same place. The replacement planting will be of a size, species and be planted at such a time as agreed in writing by 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 in accordance with Policies DS5 and N6 of the Copeland Local Plan 2021-2039.

5. Prior to the first occupation of the dwelling on Plot 5 hereby approved the gable windows must be fitted with obscure glazing in line with the approved documents:
 - Proposed Plans, Elevations and Sections, scale 1:100 and 1:500, drawing number 23.51.02M, received by the Local Planning Authority on the 14th February 2025

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with DS4 of the Copeland Local Plan 2021-2039.

6. The dwelling hereby approved shall not be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. The vehicular access and parking provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered.

Reason

To ensure a minimum standard of access provision when the development is brought into use in accordance with the provisions of Policy CO7 of the Copeland Local Plan 2021-2039.

Informatives:

1. The development hereby approved must be carried out in accordance with the planning conditions imposed on the Outline Planning Approval Ref: 4/21/2368/0O1 and the Approval of Reserved Matters Ref 4/23/2100/0R1.
2. Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the Highway including footways and verges, until you are in receipt of an appropriate permit allowing such works. This also applies to erecting scaffolding or placing traffic management or skips on the highway and the creation of vehicle cross-overs from the highway to a private driveway. Enquires should be made to Cumbria County Councils Street Work's team - streetworks.west@cumbria.gov.uk.

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

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

28th April 2025

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) 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.