



**Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Lee Barwise
23 Thornton Road
Whitehaven
CA28 6UW

APPLICATION No: 4/24/2099/0F1

**PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF
NEW SINGLE STOREY EXTENSION TO SIDE OF PROPERTY, ALONG WITH
PROPOSED DEMOLITION OF GARAGE AND ERECTION OF NEW SINGLE
BRICK GARAGE**

23 THORNTON ROAD, WHITEHAVEN

Mr Lee Barwise

The above application dated 27/03/2024 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:

Standard Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 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 27th March 2024;
- Site Plan (amended), scale 1:500, received 29th April 2024;
- Location Plan, scale 1:1250, received 27th March 2024;
- Existing elevations, scale 1:100, drawing no E001 Rev 01, received 27th March 2024;
- Existing garage elevations, scale 1:50, drawing no E003 Rev 01, received 27th March 2024;
- Existing ground floor plan, scale 1:50, drawing no E002, Rev 01, received 27th March 2024;
- Existing rear perspective, drawing no E004, Rev 01, received 27th March 2024;
- Existing garden and turning head (amended), drawing no E006, Rev 01, received 29th April 2024;
- Proposed elevations, scale 1:100, drawing no P001, Rev 01, received 27th March 2024;
- Proposed Garage Plan, scale 1:100, drawing no P003, Rev 01, received 27th March 2024;
- Proposed rear full perspective (amended), scale 1:100, drawing no P005 Rev 01, received 29th April 2024;
- Proposed driveway and turning head (amended), scale 1:100, drawing no P010, Rev 01, received 29th April 2024;

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 Conditions

3. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

4. Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning

authority. The CTMP shall include details of:

- pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
- retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- cleaning of site entrances and the adjacent public highway;
- details of proposed wheel washing facilities;
- the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- construction vehicle routing;
- the management of junctions to and crossings of the public highway and other public rights of way/footway;
- surface water management details during the construction phase

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Other Conditions

5. The garage shall be used for the housing/parking of private vehicles and domestic equipment only in association with the residential property known as 23 Thornton Road and for no commercial or business purposes whatsoever.

Reason

To ensure that non conforming uses are not introduced into the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no new openings shall be installed on any elevation of the detached garage without prior written consent from the Local Planning Authority.

Reason

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

7. The access drive shall be surfaced in bituminous, or cement bound materials,

or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

Reason

In the interests of highway safety.

8. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason

In the interests of highway safety.

Informative notes:

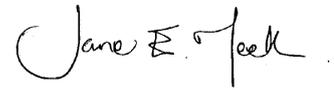
1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
2. Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team. <https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

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 that reads "Jane E. Meek". The signature is written in a cursive style with a large initial 'J' and a distinct 'E'.

Jane Meek
Assistant Director
Thriving Place and Investment

31st May 2024

**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.