

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2113/0B1
2.	Proposed Development:	VARIATION OF CONDITION 2 (PLANS) TO ENLARGE FOOTPRINT & APPEARANCE OF BUNGALOW APPROVED UNDER PLANNING APPROVAL 4/20/2260/0R1 RESERVED MATTERS APPLICATION FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOLLOWING APPROVED OUTLINE APPLICATION 4/18/2178/0O1
3.	Location:	PLOT 4, LAND BETWEEN GILGARRAN PARK AND PINEWOODS, GILGARRAN
4.	Parish:	Distington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers, Outer Consultation Zone - Cycliffe 3KM
6.	Publicity Representations & Policy	N/A
7.	Report: Site and Location <p>This application relates to a plot of land in the middle of Gilgarran which is currently vacant agricultural land. The land is bound by an existing post and wire fence and fronts onto Gilgarran Park, a private road which leads towards Pinewoods. There is residential development to the south, east and west of the site.</p> Relevant Planning History <p>Outline Planning Permission was granted for residential development comprising a maximum of 2 properties in June 2018 (application reference 4/18/2178/0O1 relates).</p> <p>Reserved matters were then granted in October 2020 for two four bedroomed dwellings</p>	

(application reference 4/20/2260/0R1 relates).

Proposal

Planning permission was approved to vary condition 2 of planning permission 4/20/2260/0R1 to enlarge the footprint and change the appearance of the bungalow on 02nd July 2024.

This current application is for a non material amendment to change the proposed external facing material on the front gable from composite cladding to natural local slate.

Planning Policies

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

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 the 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)

The policies relevant to this proposal are as follows:

Policy DS4: Design and Development Standards

Other Material Planning Considerations

National Planning Policy 2024 (NPPF)

Assessment

The non material amendment seeks to change the proposed external facing material on the front gable from composite cladding to natural local slate. The use of the revised external facing material is considered to be acceptable in this context.

All other details of the application will stay the same.



Cumberland Council

	<p>In the context of the approved development, the proposed comprises a non-material amendment.</p> <p>Overall, this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.</p>	
8.	Recommendation: Approve non material amendment	
Case Officer: S. Papaleo		Date : 25/06/2025
Authorising Officer: N.J. Hayhurst		Date : 25/06/2025
Dedicated responses to:- N/A		