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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Geoffrey Wallace Limited
11 St Bridgets Close
Brigham
Cockermouth
CA13 0DJ
FAO: Mr Geoffrey Wallace

APPLICATION No: 4/24/2226/0F1

**ALTERATIONS AND EXTENSION FOR TWO STOREY EXTENSION WITH
JULIETTE BALCONY FOR LIVING KITCHEN DINER AND MASTER BEDROOM
SUITE
2 HIGH CROFT COTTAGES, MOSS SIDE, EGREMONT**

Mr Scott Robertson

The above application dated 24/06/2024 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 must 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 must relate 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 by the Local Planning Authority on the 24th June 2024.
- Existing Block Plan & Location Plan, Scale 1:500, DWG No: 24/0404/01, received by the Local Planning Authority on the 24th June 2024.
- Existing Ground and First Floor Plans, Scale 1:100, DWG No: 24/0404/02, received by the Local Planning Authority on the 24th June 2024.
- Existing Elevations, Scale 1:100, DWG No: 24/0404/03, received by the Local Planning Authority on the 24th June 2024.
- Existing Sectional Elevation, Scale 1:50, DWG No: 24/0404/04, received by the Local Planning Authority on the 24th June 2024.
- Existing Sectional Elevation, Scale 1:50, DWG No: 24/0404/05, received by the Local Planning Authority on the 24th June 2024.
- Proposed Alterations and Extensions Ground Floor Plan, Scale 1:50, DWG No: 24/0404/06, received by the Local Planning Authority on the 24th June 2024.
- Proposed Alterations and Extensions First Floor Plan, Scale 1:50, DWG No: 24/0404/07, received by the Local Planning Authority on the 24th June 2024.
- Proposed Alterations and Extensions Front Elevation, Scale 1:50, DWG No: 24/0404/08, received by the Local Planning Authority on the 24th June 2024.
- Proposed Rear Elevation, Scale 1:50, DWG No: 24/0404/09, received by the Local Planning Authority on the 24th June 2024.
- Proposed End Elevation, Scale 1:50, DWG No: 24/0404/10, received by the Local Planning Authority on the 24th June 2024.
- Proposed Sectional Elevation, Scale 1:50, DWG No: 24/0404/11, received by the Local Planning Authority on the 24th June 2024.
- Proposed Block Plan, Scale 1:500, DWG No: 24/0404/011, received by the Local Planning Authority on the 24th June 2024.
- Bat Survey Report, Prepared by Knight Sky Ecology Practical Ecology Solutions June 2024, received by the Local Planning Authority on the 26th July 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.

Other Conditions:

3. The development hereby approved must implement all the mitigation and compensation measures set out in the approved documents 'Bat Survey Report, Prepared by Knight Sky Ecology Practical Ecology Solutions June 2024, received by the Local Planning Authority on the 26th July 2024'.

Reason

To protect the ecological interests evident on the site, in accordance with policies ST1, ENV3 and DM25 of the Copeland Local Plan and section 15 of the NPPF.

Informative Note:

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Nick Hayhurst
Head of Planning and Place
Place, Sustainable Growth and Transport

19th August 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.