

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2253/0F1	
2.	Proposed Development:	SITING OF TIMBER CHALET FOR FARM WORKER ON EXISTING HARDSTANDING	
3.	Location:	BOLT HOW, HOLMROOK	
4.	Parish:	Gosforth	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter Site Notice Press Notice Consultation Responses Relevant Policies	Yes Yes No See Report See Report
7.	Report:	Site and Location This application relates to an area of agricultural land which lies within the existing farm complex known as 'Bolt How'. The agricultural holding is made up of 340 acres of a mix of owner-occupied and tenanted land, and benefits from a three bedroomed Listed farmhouse. Agricultural fields are located to the north, west and east of the site. Access to the farm is from the north by a single track from the A595.	

Relevant Planning History

No relevant planning history.

Proposal

This application seeks planning permission for the siting of a timber chalet for a farm worker. The proposed chalet is to be located on existing hardstanding located to the north of the existing farm complex.

The proposed chalet will measure 8.5m x 6.1m, with an eaves height of 2.2m and an overall height of 3.4m. The chalet will comprise of an open plan kitchen/living room, bathroom, and two bedrooms. Externally, it will be finished with timber walls, a tile effect roof and UPVC windows and doors. Two parking spaces will be created within the site for use by the occupants of the chalet.

It is proposed that foul water from the development will be dealt with via a package treatment plant and surface water will be disposed of to the existing watercourse.

The applicant's agent has submitted an agricultural appraisal in support of the application which sets out details of the farming operations to justify the need for a further dwelling to the sevre the farm for a period of five years. The appraisal concludes that there is an established functional need for a further agricultural workers dwelling at Bolt How Farm. The report further states that the business is of a size and scale that requires a further full-time worker to be resident on site with easy access to the land, buildings, and livestock, being the core production assets of the agricultural business, as currently there is no fulltime worker living on or near the farm holding.

Consultation Responses

Gosforth Parish Council

No objections.

Cumberland Council – Highway Authority & Lead Local Flood Authority

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

As the package treatment plant will be connecting into a water course, they will need to apply for an Ordinary Water Course consent from the LLFA to construct an outfall, this also applies to any new outfall for surface water drainage.

The applicant will need to ensure that they meet the general binding rules for discharge to the



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water course.

With the above in mind the LHA and LLFA have no objections to the development, as this is a single dwelling any further aspects would be covered under our Service Level Agreement (SLA) The remaining drainage implications of this application would therefore be decided by the Local Planning Authority.

United Utilities

United Utilities provides the following comments to support the Local Planning Authority in their determination of the planning application detailed above, and to direct the applicant to further sources of support and guidance on matters that might impact their proposal.

The letter and Appendix should be read in their entirety to support the determination, the design, and should the scheme be approved, the subsequent delivery of the proposal.

DRAINAGE

We strongly encourage all developments to include sustainable drainage systems to help manage surface water and to offer new opportunities for wildlife to flourish. We request that Local Planning Authorities and applicants do all they can to avoid surface water entering the public sewer. The flows that come from this surface water are very large when compared with the foul water that comes from toilets, showers, baths, washing machines, etc. It is the surface water that uses up a lot of capacity in our sewers and results in the unnecessary pumping and treatment of surface water at our pumping stations and treatment works. If new developments can manage flows through sustainable drainage systems that discharge to an alternative to the public sewer, it will help to minimise the likelihood of sewers spilling into watercourses and the flooding of homes and businesses.

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) advise that surface water from new developments should be investigated and delivered in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

The applicant should consider their drainage plans in accordance with the drainage hierarchy outlined above.

In the event that the applicant, or any subsequent developer, approaches United Utilities regarding a connection for surface water to the public sewer, it is likely that we will request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable. This will be managed through either our 'S106 Sewer

Connections' or 'S104 Adoptions' processes.

Cumberland Council – Environmental Health

There are no objections from Environmental Health to this development.

As the timber chalet is proposed to be used in connection to employment, the applicants should note that a Fire Risk Assessment, under provisions of the Regulatory Reform (Fire Safety) Order 2005 should be carried out, and that the Electricity at Work Regulations 1989 may also apply in that any electrical equipment is maintained in a safe condition, and should be inspected and tested accordingly (see HSE Advice 'Maintaining Portable Electrical Equipment').

Cumberland Council & Westmoreland and Furness Council – Resilience Unit

No comments received.

Public Representation

This application has been advertised by way of a site notice. No comments have been received in relation to the statutory notification procedure.

Planning Policy

Planning law requires that 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 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles



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Policy ST2 – Spatial Development Strategy

Policy SS1 – Improving the Housing Offer

Policy SS2 – Sustainable Housing Growth

Policy SS3 – Housing Needs, Mix and Affordability

Policy T1 – Improving Accessibility and Transport

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscape

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM11 – Sustainable Development Standards

Policy DM12 – Standards for New Residential Developments

Policy DM22 – Accessible Developments

Policy DM24 – Development Proposals and Flood Risk

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Emerging Copeland Local Plan 2021 – 2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued their post hearing letter in June 2023, which identified the next steps for the examination.

The appointed Planning Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and closed on the 28th March 2024.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies

	<p>have been resolved; and the degree to which emerging policies are consistent with the NPPF.</p> <p>The Report on the Examination of the ELP was received on the 23rd September 2024. Given the advanced stage of preparation and with adoption pending, full weight can be attached to the policies of the ELP.</p> <p>The following policies are relevant to this proposal:</p> <p>Strategic Policy DS1PU: Presumption in favour of Sustainable Development</p> <p>Strategic Policy DS2PU: Reducing the impacts of development on Climate Change</p> <p>Strategic Policy DS3PU: Settlement Hierarchy</p> <p>Strategic Policy DS4PU: Settlement Boundaries</p> <p>Strategic Policy DS5PU: Planning Obligations</p> <p>Policy DS6PU: Design and Development Standards</p> <p>Policy DS7PU: Hard and Soft Landscaping</p> <p>Strategic Policy DS8PU: Reducing Flood Risk</p> <p>Policy DS9PU: Sustainable Drainage</p> <p>Strategic Policy H1PU: Improving the Housing Offer</p> <p>Strategic Policy H2PU: Housing Requirement</p> <p>Strategic Policy H3PU: Housing delivery</p> <p>Strategic Policy H4PU: Distribution of Housing</p> <p>Strategic Policy H5PU: Housing Allocations</p> <p>Policy H6PU: New Housing Development</p> <p>Policy H7PU: Housing Density and Mix Strategic</p> <p>Policy H16PU: Essential Dwellings for Rural Workers</p> <p>Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity</p> <p>Strategic Policy N2PU: Local Nature Recovery Networks</p> <p>Strategic Policy N3PU: Biodiversity Net Gain</p> <p>Strategic Policy N6PU: Landscape Protection</p> <p>Policy CO4PU - Sustainable Travel</p> <p>Policy CO5PU - Transport Hierarchy</p> <p>Policy CO7PU - Parking Standards and Electric Vehicle Charging Infrastructure</p> <p>Other Material Planning Considerations</p>
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National Planning Policy Framework (NPPF)

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Borough Council Housing Strategy 2018-2023 (CBCHS)

Cumbria Development Design Guide (CDDG)

Assessment

The key issues raised by this application relate to the principle of the development; landscape impact and visual impact; scale, design, and impact of development; access, parking, and highway safety; drainage and flood risk; and impact on ecology.

Principle of Development

Policies ST1 and ST2 along with Policies SS1, SS2, and SS3, seek to promote sustainable development to meet the need and aspirations of the Borough's housing market. These policies further concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy. The NPPF also seeks to support the Government's objective of significantly boosting the supply of housing through sustainable development.

The application site is located to the north of Holmrook within open countryside. The site is located outside of any settlement boundary identified within Policy ST2 of the Copeland Local Plan. Policy ST2 of the Copeland Local Plan restricts the development of housing outside of the defined settlement boundary to that which has a proven and specific local need including the provision for agricultural workers, replacement dwellings, replacement of residential caravans, affordable housing, and the conversion of rural buildings to residential use.

Policy DS3PU of the Emerging Local Plan continues to identify the application site as outside of any settlement boundary. Policy DS4PU of the Emerging Local Plan also restricts the development of residential dwellings outside the designated settlement boundaries to that which have a proven need including agricultural, forestry, farm diversification or tourism proposals which require such a location.

Policy H16PU of the Emerging Local Plan stated that housing within the open countryside where it can be demonstrated that the dwelling is essential to allow a rural worker to live permanently at or near their place of work. This policy further states that the development will only be permitted where: there is a clearly established existing functional need; the need relates to a full-time worker, or one who is primarily employed in a rural business and does not relate to a part-time requirement; the unit and the rural business concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so; the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing

accommodation in the area which is suitable and available for occupation by the workers concerned; and other planning requirements, e.g. in relation to access, or impact on landscape and biodiversity, are satisfied.

In order to establish whether or not there is an agricultural need for a further dwelling on this site, an agricultural appraisal of the application and submitted documentation was commissioned from a suitably qualified independent consultant. This assessment concludes the following:

- There appears to be clear evidence of a firm intention and ability to operate the existing enterprises.
- There is an existing functional need on these landholdings in relation to the care of the livestock.
- In my view the business has been planned on a sound financial basis.
- A full time worker actively involved in the management of this unit should be resident on the holdings on a temporary basis to meet the existing functional need.
- The existing farmhouse may well be suitable to house a full time worker but it is currently unavailable

Due to the rural nature of the site and the justification for the location being the agricultural need, it is considered that the dwelling should be tied to the agricultural farm and must only be occupied by agricultural workers. This can be controlled by way of an appropriately worded planning condition.

The application seeks permission for a temporary five year siting of a chalet. Given the conclusion of the independent assessment a condition will also be used to restrict the siting to a temporary five year period.

On this basis, it is considered that there is a justified need to house a farm worker on the site in accordance with the exceptions set out in the NPPF, and therefore the development is considered to be in accordance with the aim and objectives of the Copeland Local Plan and the Emerging Local Plan. therefore the principle of development is acceptable.

Landscape and Visual Impact

Policy ENV5 of the Copeland Local Plan states that the Borough's landscapes will be protected and enhanced by: protecting all landscapes from inappropriate change by ensuring that the development does not threaten or detract from the distinctive characteristics of that particular area; that where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site; and, supporting proposals which enhance the value of the Borough's landscapes.

Policy DM26 of the Copeland Local Plan stated that where necessary development proposals



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will be required to include landscaping schemes that retain existing landscape features, reinforce local landscape character, and mitigate against any adverse visual impact. Care should be taken that landscaping schemes do not include invasive non-native species.

Within the Emerging Local Plan, Policy N6PU states that the Borough's landscapes will be protected and enhanced by supporting proposals which enhance the value of the Borough's landscapes, protecting all landscapes from inappropriate change by ensuring that development conserves and enhances the distinctive characteristics of that particular area in a manner commensurate with their statutory status and value. It is stated that proposals will be assessed according to whether the proposed structures and associated landscaping relates well in terms of visual impact, scale, character, amenity value and local distinctiveness and the cumulative impact of developments will be taken into account as part of this assessment and that consideration must be given to the Council's Landscape Character Assessment, Settlement Landscape Character Assessment and the Cumbria Landscape Character Guidance and Toolkit at the earliest stage.

The proposed chalet is to be located on an existing hardstanding to the north of the existing farm complex and agricultural buildings. The site is currently enclosed by a post and wire fence and is surrounded by open fields to the north, east and west. No details have been provided in terms of additional landscaping for this application. Whilst the application site is located away from the main highway, given the rural location of the site it is considered necessary to have some landscaping to soften the impact of the development. A condition is proposed which requires a full landscaping scheme to be submitted and approved with defined timescales.

Based on the inclusion of this condition, it is considered that the proposal will not have a significant detrimental impact on the overall landscape in accordance with Policies ENV5 and DM26 of the Copeland Local Plan, Policies N6PU of the Emerging Local Plan, and the provisions of the NPPF.

Scale, Design and Impact of Development

Policy SS1 of the Copeland Local Plan seeks to make Copeland a more attractive place to build homes and to live through requiring new development to be designed and built to a high standard.

Policy DM10 of the Copeland Local Plan expects high standards of design and the fostering of quality places. It is required that development responds positively to the character of the site and the immediate and wider setting and enhance local distinctiveness. It is required that development incorporate existing features and address vulnerability to and fear of crime and antisocial behaviour.

Policy DS6PU of the Emerging Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful

open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The proposed chalet is to be located adjacent to the existing farm complex. The nearest residential property is located approximately 430m away from the application site. Given the proposed site it is not considered to have a detrimental impact on residential amenity in accordance with Policies SS1 and DM10 of the Copeland Local Plan, Policies DS6PU of the Emerging Local Plan, and the provisions of the NPPF.

Access, Parking and Highway Safety

Policy T1 of the Core Strategy requires mitigation measures to be secured to address the impact of major housing schemes on the Boroughs transportation system. Policy DM22 of the Copeland Local Plan requires developments to be accessible to all users and to meet adopted car parking standards, which reflect the needs of the Borough in its rural context.

Policies CO4PU, CO5PU and CO7PU of the ELP promotes active travel.

The proposed dwelling will be accessed via the existing single access track serving the farm from the A595. It is considered that there is unlikely to be an increase in traffic from the siting of a dwelling in this location as the occupant will live on site therefore reducing their current commute to work. The Highways Authority have raised no objections to the proposal. Given the nature of the proposal there it is unlikely to have a material impact on existing highway conditions or increase the traffic accessing/egressing the site. The application form states that two parking spaces are proposed however these are not indicated on the submitted plans. However, it is considered that the application site, which is a large existing hardstanding, provides sufficient space to accommodate the required parking for the dwelling.

It is therefore considered that, the proposal will not have a detrimental impact on highway safety in accordance with Policies T1 and DM22 of the Copeland Local Plan, Policies CO4PU, CO5PU and CO7PU of the Emerging Local Plan and provisions of the NPPF.

Flood Risk and Drainage

Policy ST1B(ii) and paragraph 163 of the NPPF seek to focus development on sites that are at least risk of flooding and where development in flood risk is unavoidable, ensure that the risk is minimised or mitigated through appropriate design. Policy ENV1 and DM24 of the Copeland Local Plan reinforces the focus of protecting development against flood risk.

The application site is located within Flood Zone 1, therefore a Flood Risk Assessment has not been submitted to support this application. Given the proposal is to be sited on an existing hardstanding, the development is not considered to increase the surface run off from

the site.

The application proposes that foul water from the development will be dealt with via a package treatment plant and surface water will be disposed of to the existing watercourse.

No objections have been received from the LLFA or UU, however UU have stated that the development should be carried out in accordance with the drainage hierarchy. As the application does not provide a drainage strategy to show how the hierarchy has been considered, a condition is proposed to secure full details of the proposed surface water drainage scheme for the development prior to the commencement of works at this site.

It is therefore considered that, based on the inclusion of the requested condition, a suitable drainage scheme can be secured for the development and therefore the proposal will not have a detrimental impact on flood risk in accordance with Policies ST1, ENV1 and DM24 of the Copeland Local Plan, Policies DS8PU and DS9PU of the Emerging Local Plan, and the provisions of the NPPF.

Impact on Ecology

Policies ST1, ENV3, and DM25 seeks to ensure that new development will protect and enhance biodiversity and geodiversity.

Policy N1PU of the Emerging Local Plan LP defines a mitigation hierarchy.

Policy N3PU of the Emerging Local Plan requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1PU above. This is in addition to any compensatory habitat provided under Policy N1PU. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however except from these BNG requirements. This application is supported by a Biodiversity Net Gain Statement which sets out why this proposal is except. In this instance the application is exempt from BNG as the proposed chalet will be sited on an existing hardstanding so there will be no or only a de minimis impact on onsite habitat.

On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan, Emerging Local Plan and the NPPF.

Planning Balance & Conclusions

The application site is located to the north of Holmrook within open countryside. The site is

	<p>located outside of any settlement boundary identified within Policy ST2 of the Copeland Local Plan. Policy ST2 of the Copeland Local Plan restricts the development of housing outside of the defined settlement boundary to that which has a proven and specific local need.</p> <p>The application is supported by an agricultural appraisal which provides details of the farming operations at this stie to justify the need for a further dwelling to serve the farm for a period of 5 years. An independent assessment of this appraisal has been undertaken which concludes that there is a need for a full time worker actively involved in the management of the farm to be resident on the holdings on a temporary basis to meet the existing functional need. Due to the agricultural justification conditions will be utilised to tie the chalet to the agricultural farm, limit the occupation to an agricultural worker, and limit the siting to the temporary period of 5 years. This is afforded significant weight.</p> <p>The proposed chalet is considered appropriate in terms of scale and design and is located a significant distance from any nearby residential property. The proposal is not considered to have detrimental impact on existing highway conditions due to the nature of the proposal.</p> <p>Details of additional landscaping, and drainage details will be secured by condition.</p> <p>On balance the positive benefits that would result from this proposal outweigh any potential harm and the proposal represents an acceptable from of exceptional development which is justified in this location which complies with the Policies set out in the Copeland Local Plan and the guidance within the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve</p>
9.	<p>Conditions:</p> <p><u>Standard Conditions</u></p> <ol style="list-style-type: none"> 1. This permission must be for a limited period of five years from the date of this permission, expiring on the 14th October 2029. At or before the expiration of this period the chalet, and all other materials and equipment brought onto the land in connection with its use must be removed and the land restored in accordance with a scheme submitted to and approved in writing by the Local Planning Authority unless prior written approval of the Local Planning Authority has been obtained for its continued siting. <p>Reason</p> <p>The site is not appropriate for long term siting of a chalet for residential purposes.</p> <ol style="list-style-type: none"> 2. Permission must relate to the following plans and documents as received on the



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respective dates and development must be carried out in accordance with them:

- Site Location and Block Plan (Amended), Scale 1:500 & 1:1250, received by the Local Planning Authority on the 30th September 2024.
- Sewer Map, received by the Local Planning Authority on the 18th August 2024.
- Foul Drainage Assessment Form (FDA), received by the Local Planning Authority on the 18th August 2024.
- Biodiversity Exemption Statement, received by the Local Planning Authority on the 18th August 2024.
- Proposed Chalet, Scale 1:100, Dwg No: 01, received by the Local Planning Authority on the 5th September 2024.
- Agricultural Planning Appraisal, Prepared by Mitchells Land Agency & Professional Services October 2023, received by the Local Planning Authority on the 18th August 2024.
- Diamond Treatment Plant, received by the Local Planning Authority on the 11th October 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.

Prior to First Siting Conditions:

3. Prior to the first siting of the chalet hereby approved, details of a sustainable surface water drainage scheme for the development shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 - i. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - ii. A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - iii. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - iv. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - v. Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

Prior to Occupation Conditions:

4. Prior to the first occupation of the chalet hereby approved, a full landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The landscaping must be installed in accordance with the approved plan prior to the first occupation of the chalet and retained as such at all times thereafter.

Reason

To ensure mitigation against landscape impact, in accordance with Policy DM26 of the Copeland Local Plan.

Occupancy Conditions:

5. The occupation of the chalet hereby approved must be limited solely to a full time agricultural worker associated with 'Bolt How Farm', and to any resident dependants.

Reason

The Local Planning Authority would not be prepared to grant planning permission for the erection of a dwelling on this site except for occupation by persons so employed in accordance with Policy ST2 of the Copeland Local Plan.

Other Conditions:

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool



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or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of the visual amenity of the area.

Informative Notes:

Flood Defence Consent

Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority on tel: 01228 221331 or email: LFRM.consent@cumbria.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

Fire Risk Assessment

As the timber chalet is proposed to be used in connection to employment, the applicants should note that a Fire Risk Assessment, under provisions of the Regulatory Reform (Fire Safety) Order 2005 should be carried out, and that the Electricity at Work Regulations 1989 may also apply in that any electrical equipment is maintained in a safe condition, and should be inspected and tested accordingly (see HSE Advice 'Maintaining Portable Electrical Equipment').

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.

Case Officer: C. Burns

Date : 14.10.2024

Authorising Officer: N.J. Hayhurst

Date : 14.10.2024

Dedicated responses to:-