



**Cumberland Council  
Cumbria House  
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Telephone 0300 373 3730  
[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

JTS Architectural Services Ltd  
1 Curwendale  
Stainburn  
Workington  
CA14 4UT  
FAO: Mr Gavin Taylor

**APPLICATION No: 4/24/2322/0F1**

**SINGLE STOREY SIDE GARAGE EXTENSION AND ERECTION OF FRONT PORCH**

**1 SNEBRO ROAD, WHITEHAVEN**

**Mr Gilbert Kirkpatrick**

The above application dated 30/09/2024 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:

1. The development hereby permitted must commence 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. This permission relates to the following plans and documents received on the respective dates and development must be carried out in accordance with them:

Application Form, received 30<sup>th</sup> September 2024  
Location Plan, scale 1:100, DWG02, received 30<sup>th</sup> September 2024  
Proposed Ground Floor Plan, scale 1:50, DWG03, received 30<sup>th</sup> September 2024  
Proposed First Floor Plan, scale 1:50, DWG04, received 30<sup>th</sup> September 2024  
Proposed Elevations, Block Plan and Location Plan, scale 1:100, 1:500 and 1:1250, DWG05 Rev A, received 10<sup>th</sup> December 2024  
Proposed Block Plan, scale 1:200, DWG06 Rev A, received 10<sup>th</sup> December 2024  
Flood Risk Assessment, received 11<sup>th</sup> November 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.

3. 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 and to ensure a satisfactory external finish in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021-2039.

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

**Reason:**

In the interests of highway safety.

5. The extension shall be occupied as ancillary residential accommodation to the existing dwellinghouse at the site and shall thereafter at no time be subdivided, occupied or sold as a separate, independent residential planning unit.

**Reason:**

In the interests of highways safety and residential amenity in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021-2039.

**Informative Note**

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](https://www.gov.uk/government/organisations/the-coal-authority)

## **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



Nick Hayhurst  
Head of Planning and Place  
Inclusive Growth and Placemaking

11th December 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 12 weeks 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](mailto: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.