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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)4/24/2323/0R1

NOTICE OF APPROVAL OF RESERVED MATTERS

Alpha Design
7 Europe Way
Cockermouth
CA13 0RJ
FAO: Mr Glen Beattie

APPLICATION FOR RESERVED MATTERS RELATING TO LAYOUT, SCALE, APPEARANCE AND LANDSCAPING PURSUANT TO OUTLINE APPLICATION REFERENCE 4/23/2076/001 - RESIDENTIAL DEVELOPMENT FOR UP TO 65 DWELLINGS WITH DETAILS OF PROPOSED ACCESS & ALL OTHER MATTERS RESERVED

LAND OFF DALZELL STREET, MOOR ROW, EGREMONT

Nigel Kay Homes Ltd

The above application dated 01/10/2024 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development shall be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission reference 4/23/2076/001.

Reason

To comply with Section 92 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 on 24th September 2024
- Site Location Plan, reference 22/07/1026 – 01a, received on 24th September 2024
- Proposed Site Plan, reference 22/07/1026 – 04e, received on 01st April 2025
- Proposed Site Plan Enlarged, reference 22/07/1026 – 03e, received on 01st April 2025
- Phasing Plan, reference 22/07/1026 – 13b, received on 24th January 2025
- Landscape Layout Plan, Drawing No: M3570-pp-01-V05, received on 24th January 2025
- Derwent Cottages 3 Bed Plans and Elevations, reference 22/07/1026 – 07b, received on 01st April 2025
- Derwent Cottages 2 Bed Plans and Elevations, reference 22/07/1026 – 39, received on 01st April 2025
- The Ambleside Plans and Elevations, reference 22/07/1026 – 09a, received on 24th January 2025
- The Bowness Plans and Elevations, reference 22/07/1026 – 12a, received on 24th January 2025
- The Eskdale Plans and Elevations, reference 22/07/1026 – 11, received on 24th September 2024
- The Grasmere Plans and Elevations, reference 22/07/1026 – 08, received on 24th September 2024
- The Langdale Plans and Elevations, reference 22/07/1026 – 05, received on 24th September 2024
- The Patterdale Plans and Elevations (plots 9 and 21 only), reference 22/07/1026 – 10, received on 24th January 2025
- The Rydal Plans and Elevations, reference 22/07/1026 – 06, received on 24th September 2024
- External Material Schedule, reference 22/07/1026 – EMS, received on 24th January 2025
- Design and Access Statement, reference 22/07/1026 – DAS, received on 24th September 2024
- Plot Schedule, reference 22/07/1026, received on 24th January 2025
- Boundary Treatment Plan, scale 1:500, Drawing No: 22/07/1026 – 40a), received on 04th April 2025.

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 Occupation Conditions

3. No dwelling hereby approved shall be occupied until the vehicular access and parking requirements to serve that dwelling have been constructed in accordance with the approved plan and brought into use. The vehicular access and parking

provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered.

Reason

To ensure a minimum standard of access provision when the development is brought into use in accordance with the provisions of Policy CO7 of the Copeland Local Plan 2021-2039.

4. Prior to the first occupation of each dwelling hereby approved, the boundary treatment on that occupied plot must be installed in accordance with the following approved plans:

- Boundary Treatment Plan, scale 1:500, Drawing No: 22/07/1026 – 40a).

Once installed the boundary treatment must be retained in accordance with these approved details at all times thereafter.

Reason

To protect residential amenity in accordance with the provisions of Policy DS4 and H6 of the Copeland Local Plan 2021-2039.

Other Conditions

5. All landscape works must be carried out in accordance with the details illustrated on the approved Landscape Plan (M3570-pp-01-V05, received by the Local Planning Authority on 24th January 2025)

The works shall be carried out in the first planting season following the completion of the development. Any trees or shrubs that die, are removed, or become severely damaged or diseased, within five years of planting must be replaced the following planting season with trees or shrubs of a similar size and species to those originally specified, unless varied by written consent from the Local Planning Authority

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policies DS5 and N6 of the Copeland Local Plan 2021-2039.

6. The development hereby approved must be finished in strict accordance with the materials set out on the approved document 'External Material Schedule, Ref

22/07/1026 -EMS, dated 10th September 2024, and must be maintained as such at all times thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Informative Note


Post Boxes

Please note that Cumberland Council's Planning Committee raised concerns in relation to the installation of low level letterboxes in front doors of the proposed development. The postal and delivery industry have raised this matter at parliamentary level and whilst it has not yet been implemented through Building Regulations the local planning authority requests that low level letter boxes are not installed and either a letter box is installed [somewhere between 0.7m and 1.7m high](#) (in line with anticipated regulations) or alternative accessible provision be made.

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 April 2025

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

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/planning-inspectorate>. 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.