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TOWN AND COUNTRY PLANNING ACT 1990. (AS AMENDED)

NOTICE OF REFUSAL OF CONSENT

Calva Design Studio  
Waters Edge  
2A Church Road  
Harrington  
Workington  
CA14 5QP  
FAO: Mr Richard Lindsay

**APPLICATION No: 4/25/2266/0F1**

**DEMOLITION OF EXISTING ATTACHED DOUBLE GARAGE; ERECTION OF FRONT EXTENSION TO PROVIDE WORKSHOP, DRESSING ROOM AND EN SUITE (AT FIRST FLOOR LEVEL); ERECTION OF FRONT PORCH; AND ALTERATION/HEIGHT INCREASE TO ROOF OF MAIN DWELLING**

**56 GOSFORTH ROAD, SEASCALE**

**Mr Shaun Zarzyna**

The above application dated 22/07/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and has been REFUSED for the following reasons:

**Reason for Refusal:**

The proposal, due to its overall scale, design and appearance of the proposed roof structure, would result in an incongruous form of development which would have a significant detrimental impact on the character and appearance of both the existing property and the visual amenity and character of the wider area. The contrasting roof

design, within a residential area benefitting from a strong simple built form, would accentuate its prominence within the locality which would add to this impact.

The proposal would therefore conflict with Policies DS4 and H14 of the Copeland Local Plan 2021-2039 and the guidance set out in section 12 of the NPPF and the National Design Guide.

Please read the accompanying notice

16<sup>th</sup> October 2025

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst  
Head of Planning and Place  
Thriving Places

## **REFUSALS (OUTLINE, FULL, RESEVED MATTERS)**

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/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](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 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 VI of the Town and Country Planning Act 1990.