

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2286/DOC
2.	Proposed Development:	DISCHARGE OF CONDITIONS 3 AND 4 OF PLANNING APPLICATION 4/25/2081/0B1
3.	Location:	2 CHURCH WALK, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, PROWs - Public Right of Way
6.	Publicity Representations &Policy	N/A
7.	Report: Site and Location <p>This application relates to 2 Church Walk, a semi-detached property located within Millom. Church Walk contains a mix of terraced, semi-detached and detached dwellings. The site benefits from two garages attached to the side of the house and also a rear garden. The property is bound by Church Walk, an unclassified road to the front and a public right of way and fields to the rear.</p> Relevant Planning History <p>4/23/2120/0F1 - Raise the roof height, erect three storey side and rear extension. Two storey rear extension and provide a first floor rear facing terrace – Approve 2/23/2120/0F1 – Non Material Amendment – Approved</p> <p>4/25/2081/0B1 - VARIATION OF CONDITION 2 (EXTERNAL CHANGES) OF PLANNING APPROVAL 4/23/2120/0F1 - RAISE THE ROOF HEIGHT, ERECT THREE STOREY SIDE AND REAR EXTENSION. TWO STOREY REAR EXTENSION AND PROVIDE A FIRST</p>	

FLOOR REAR FACING TERRACE – Approved

Proposal

The current application seeks to discharge conditions 3 and 4 of planning approval reference 4/25/2081/0B1

The wording of these conditions is as follows:-

Condition 3

Prior to the installation of the first-floor rear roof terrace, a detailed design and specification for the side screening panels must be submitted to and agreed in writing by the Local Planning Authority. The screening panels must be installed in accordance with the approved details prior to the first use of the roof terrace and must be maintained at all times thereafter.

Reason

To ensure that the development is of a suitable design while protecting residential amenity in accordance with Policies DS4 and H14 of the Copeland Local Plan 2021-2039.

Condition 4

A sample of the external timber cladding shall be submitted to and approved in writing by the Local Planning Authority prior to its installation on any part of the development hereby approved. Development shall be carried out in accordance with the approved details and shall be maintained at all times thereafter.

Reason

To ensure that the development is of a suitable design while protecting residential amenity in accordance with Policies DS4 and H14 of the Copeland Local Plan 2021-2039

The information submitted in support of the application comprises the following:-

- Application Form, received by the Local Planning Authority on 15th August 2025
- Covering letter dated 30th July 2025
- Design and Specifications for Side Screening Panel, received by the Local Planning Authority on 14th August 2025
- Samples of the external timber cladding and screening panels

PLANNING POLICIES

Planning law requires that applications for planning permission must be determined in



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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 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 2021 - 2039 (LP):

Cumberland Council continued the preparation of the Local Plan as commenced by Copeland Borough Council. The Local Plan was adopted by Cumberland Council on the 5th of November 2024, replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021- 2016.

The policies relevant to this application are as follows:-

Policy DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy H14: Domestic Extensions and Alterations

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

Assessment

Condition 3 requires the submission of a a detailed design and specification for the side screening panels. A specification and supporting drawings have been supplied and a sample of the screen has also been provided. These details are considered to be acceptable and will ensure a suitable design while protecting the residential amenity of the occupiers of the adjoining residential property.

Condition 4 requires a sample of the external timber cladding to be submitted. The submitted sample of the cladding provided is considered to be acceptable in terms of its design and appearance and will ensure that a suitable level of protection will be provided to maintain residential amenity.

	<u>Conclusion</u> Discharge condition 3 and 4.	
8.	Recommendation: Approve	
Case Officer: N.J. Hayhurst		Date : 28/08/2025
Authorising Officer: I. Fairlamb		Date : 28/08/2025
Dedicated responses to:- N/A		