



**Cumberland Council
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**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).
NOTICE OF GRANT OF OUTLINE PLANNING PERMISSION**

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

APPLICATION REFERENCE: 4/25/2317/001

**OUTLINE APPLICATION FOR PROPOSED SELF BUILD / CUSTOM BUILD
DETACHED DWELLING INCLUDING DETAILS OF ACCESS WITH ALL OTHER
MATTERS RESERVED**

OAKLEA, OAKBANK AVENUE, WHITEHAVEN

Mr & Mrs Les Skinner

The above application dated 16/09/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and OUTLINE PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Reserved Matters

1. Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before any development begins.

Reason

The application has been submitted in outline form and these matters have been reserved for subsequent approval in accordance with the provisions of Article 5 of

the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reserved Matters Time Limit

2. Detailed plans and drawings with respect to the matters reserved for subsequent approval must be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted must be commenced not later than the later of the following dates:-
 - a) The expiration of THREE years from the date of this permission
 - Or
 - b) The expiration of TWO years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

List of Plans

3. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form, received on 16th September 2026

Location Plan, reference 18/02/924 -01, received on 11th September 2026

Existing Site Plan, reference 18/02/924 -01, received on 11th September 2026

Proposed Site Plan, reference 18/02/924 -03a, received on 10th March 2026

Reason

For the avoidance of doubt and in the interests of proper planning.

Access Construction

4. Prior to the commencement of development, details of the proposed vehicular access including construction materials, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority. The access shall thereafter be constructed in accordance with the approved details prior to the occupation of the dwelling.

Reason

To ensure the provision of a safe and suitable access arrangement in the interests of highway safety in accordance with Policy CO2 of the Copeland Local Plan 2021–2039.

Visibility Splays

5. The approved visibility splays shall be provided at the access in accordance with details illustrated on plan reference Site Plan 3a prior to the occupation of the dwelling. The approved visibility splays shall be retained thereafter free from obstruction above a height of 1 metre above carriageway level.

Reason

To ensure adequate visibility for drivers entering and leaving the site in the interests of highway safety in accordance with Policy CO2 of the Copeland Local Plan and the National Planning Policy Framework.

Surface Water Drainage

6. No development shall commence until details of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the dwelling.

Reason

To ensure that the development is adequately drained and does not increase flood risk elsewhere in accordance with Policy DS6 of the Copeland Local Plan 2021–2039 and the National Planning Policy Framework.

Foul Water Drainage

7. No development shall commence until details of foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the dwelling.

Reason

To ensure the provision of an adequate means of foul drainage in the interests of environmental protection in accordance with Policy DS6 of the Copeland Local Plan.

Construction Management Plan

8. Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of construction hours, parking of construction vehicles, delivery arrangements and measures to control dust and noise during construction.

Reason

To minimise disturbance to neighbouring residential occupiers during construction in accordance with Policy DS4 of the Copeland Local Plan 2021–2039.

Ground Conditions

9. No above ground development shall commence (excluding the demolition of any existing structures) until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
 - b) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.

Reason

To ensure the risks from previous mining activity are minimised.

10. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity

Reason

To ensure the risks from previous mining activity are minimised.

Removal of Permitted Development Rights

11. 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 or extensions, conservatories, dormer, or enlargement shall be carried out to the dwelling, nor shall any detached building, enclosure, domestic fuel containers, pool 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 visual amenity and in accordance with Policy DS4 of the Copeland Local Plan

Self Build/Custom Build

12. The dwelling hereby approved must be constructed as a self-build and custom housebuilding dwelling within the definitions of self-build and custom housebuilding as contained in the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

The first occupation of the dwelling hereby permitted must be as the sole or main residence of a person or persons who had primary input into the design and layout of the dwelling.

Reason

To ensure the development complies with the self-build and custom house building definition and help meet the districts self-build requirement, in accordance with National Policy.

Informative Notes

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun

because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Applicable exemption: Self-build and custom build development

Development which:

consists of no more than 9 dwellings, and is carried out on a site which has an area no larger than 0.5 hectares and consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

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

12th March 2026



Nick Hayhurst
Head of Planning and Place
Thriving Places

**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.