

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2319/0F1
2.	Proposed Development:	PROPOSED SELF-BUILD DOMESTIC DORMER BUNGALOW
3.	Location:	PLOT 9, BONNY MEADOWS, MORESBY PARKS, WHITEHAVEN
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers
6.	Publicity Representations &Policy	See report.
7.	Report: Site and Location: The Application Site comprises Plot 9 of Bonny Meadows, Moresby Parks. Bonny Meadows comprises a parcel of agricultural land located to the north of School Brow, Moresby Parks. Bonny Meadows is enclosed by the highway known as School Brow to the south; the highway known as Moresby Parks Road to the east; open agricultural land to the north; and, a combination of dwellings and agricultural land to the west. Bonny Meadows slopes gently from north to south and east to west. Bonny Meadows is enclosed by a combination of fences, stone walls and hedgerows. Directly Relevant Planning Application History: Application ref. 4/16/2175/001 – Outline Application For Residential Development –	

Approved subject to planning conditions and a Section 106 Agreement.

Application ref. 4/16/2175/0O1 included two parcels of land denoted as Site A and Site B. Site A comprises land to the west of Moresby Parks School and Site B comprises the current Application Site.

Application ref. 4/21/2327/0R1 approved the reserved matters of scale, layout, access, appearance (part) and landscaping (part) pursuant to the approval of Outline Planning Permission for residential development on the Application Site i.e. Site B of application ref. 4/16/2175/0O1.

Application ref. 4/23/2162/0R1 approved the reserved matters of access, appearance, landscaping, layout and scale pursuant to outline planning approval 4/16/2175/0O1 for Plots 2, 3, 9, 10, 11, 12, 13, 17, 18 and 19.

Proposal:

This application seeks Full Planning Permission for the erection of a single self-build dwelling on the Application Site.

The proposal comprises a 4-bedroom 1.5 storey dwelling under a dual pitched roof structure. Primary living accommodation is proposed at ground floor level.

Dual pitched gable features are proposed to the front and rear elevations.

It is proposed to finish the dwelling with facing brick and anthracite cladding to the elevations with concrete tiles to the roof structure.

Grey coloured uPVC or aluminum windows and black uPVC doors are proposed.

The Application Site comprises part of a self-build housing development. The Developer is to provide all of the required infrastructure including access and services etc. to serve each individual plot. The plot purchasers are free to design and build their own dwellings subject to agreed limitations in relation to scale and layout and an approved Design Code prepared by the Developer. The junction with the public highway, highway within the development site and drainage infrastructure is substantially complete.

Consultee:	Nature of Response:
Parish Council	None received.
Highways and LLFA	The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on

		existing highway conditions nor will it increase the flood risk on the site or elsewhere.
	United Utilities	All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water. Request the imposition of planning condition requiring the submission and approval of the detailed surface and foul water drainage scheme. Advice is provided in relation to asset protection and water efficiency in new development.
	Northern Gas Networks	No objections.
	Neighbour Responses:	
	The application has been advertised by way of a site notice and neighbour notification letters. No representations have been received.	
	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. <u>Copeland Local Plan 2021 - 2039 (LP):</u>	

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Strategic Policy DS3: Planning Obligations

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Policy DS9: Protecting Air Quality

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy H8: Affordable Housing

Policy H11: Community-led, Self-build and Custom Build housing

Strategic Policy SC1: Health and Wellbeing

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3: Biodiversity Net Gain

Policy N5: Protection of Water Resources

Strategic Policy N6: Landscape Protection

Strategic Policy N9: Green Infrastructure

Policy N14: Woodlands, Trees and Hedgerows

Strategic Policy CO2: Priority for improving transport networks within Copeland

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Key Material Planning Considerations

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

National Design Guide (NDG).

The Conservation of Habitats and Species Regulations 2017 (CHSR).

Cumbria Development Design Guide (CDDG).



Cumberland Council

Assessment:

Principle

Application ref. 4/16/2175/0O1 was considered by Members of the Planning Panel on the 18th January 2017. It was resolved that application ref. 4/16/2175/0O1 be approved subject to the Applicant entering into a Section 106 Agreement.

Due to the time taken to negotiate, prepare and execute the required Section 106 Agreement, application ref. 4/16/2175/0O1 was formally approved and the Decision Notice issued on the 10th August 2020.

Planning Condition 2 of application ref. 4/16/2175/0O1 requires that any application(s) for approval of the reserved matters shall be submitted to the Local Planning Authority within three years of the date of the planning permission i.e. prior to the 10th August 2023 and that the development shall be commenced not later than 3 years from the date of the permission or 2 years from the final approval of the reserved matters.

Application ref. 4/21/2327/0R1 was submitted on the 19th July 2021 and was approved on the 2nd November 2022.

Application ref. 4/23/2162/0R1 was validated on the 12th June 2023 and approved on the 23rd January 2024.

As such, the principle of a detached executive style dwelling on the Application Site has been established.

Given the terms of Planning Condition 2 of application ref. 4/16/2175/0O1 it is not possible to progress a further reserved matters planning application in relation to Plot 10 and hence a Full Planning Application has been submitted.

Design and Landscape Impact

The overall form and layout of the development was approved under application ref. 4/21/2327/0R1. The layout follows the change in levels across the Application Site, with dormer dwellings to the east and two storey dwellings to the west, minimising the overall finished floor and ridge levels of the development. The finished floor levels proposed follow the existing ground levels within and adjacent to the Application Site.

The proposed development aligns with the form and layout of the development approved under application ref. 4/21/2327/0R1 and 4/23/2162/0R1. The distances between the gable elevations and boundaries, and the gable elevations and facing windows accord with the provisions of application ref. 4/21/2327/0R1.

The proposed dwelling follows the same general design principles as the dwellings approved

elsewhere on the wider development.

The design and eaves height of the proposed dwelling differs from those of the approved dwellings; however, the proposed would not be prominent or dominant in views from/along Moresby Parks Road. The rear of the dwelling include a glazed dual pitched gable and limited openings to the remainder of the elevation in contrast to the design of the remainder of the development; however, views of this elevation will be limited and so the arrangement will not detract from the overall character of the development.

Two dwellings of similar design and massing have been proposed by separates parties on Plot 10 and Plot 11, which provides some consistency in design and form along this frontage with Moresby Parks Road.

The Design Code prepared by the Applicant does not form part of the current planning application; however, the proposed design aligns with its principles and limitations.

Residential Amenity

The interface separation distances achieved between the existing dwellings and proposed dwellings are acceptable to maintain residential amenity.

Given the scale, form and design of the proposed dwelling unacceptable adverse impacts will not result through overbearing, loss of light, overlooking or overshadowing.

Windows are proposed within the gable elevations at ground floor level; however, these are secondary windows. The erection of boundary fencing will prevent overlooking from these windows.

Landscaping

A landscaping scheme has been submitted. This includes planting to the boundary with the adjacent agricultural field, boundary with the public highway and boundary with the adjacent plot.

A native hedgerow is proposed to the boundary with the agricultural field and with more ornamental/decorative planting proposed within the curtilage, which is appropriate in the context.

A planning condition is proposed to secure delivery of the planting scheme.

Highways Impacts

It is proposed to access the dwelling via the access approved under application ref. 4/21/2327/0R1.



Cumberland Council

Off highway parking for 2-3no. vehicles is proposed with access directly taken from the turning head approved under application ref. 4/21/2327/0R1.

The access and parking provision are proposed in accordance with the requirements of the Cumbria Development Design Guide.

Ecology

The Application Site previously comprised grazing pasture; therefore, its ecological value is limited.

The proposed development comprises a self-build dwelling; therefore, a biodiversity net gain of 10% is not required to be delivered.

The development is a self-build development as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 and the design of the proposed dwelling has been commissioned by the Applicants.

An informative is imposed in relation to biodiversity net gain for information and clarity.

Drainage

It is proposed to dispose of foul water to the public main and to dispose of surface water to watercourse via a scheme of attenuation as approved under application ref. 4/21/2325/DOC and application ref. 4/21/2328/0F1.

The design and capacity of the surface water drainage system and the means of maintenance and management are considered and secured under application ref. 4/21/2325/DOC and application ref. 4/21/2328/0F1.

Planning Balance

The dwelling approved on the Application Site under application ref. 4/16/2175/0O1, application ref. 4/23/2162/0R1 and application ref. 4/21/2327/0R1 is a material planning consideration and establishes the principle of the development.

In overall terms, subject to the planning conditions proposed, the proposed dwelling accords with the provisions of the development plan.

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| 8. | Recommendation:
Approve (commence within 3 years) |
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9.

Conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Planning Application Form

Proposed Site & Proposed Block Plan – Drawing No. P9-RH-001 Rev. -

Proposed Ground Floor Plan – Drawing No. P9-RH-002 Rev. -

Proposed First Floor Plans – Drawing No. P9-RH-003 Rev. -

Proposed Elevations Plan – Drawing No. P9-RH-004 Rev. -

Proposed North Elevation Plans – Drawing No. P9-RH-005 Rev. -

Proposed South Elevation Plans – Drawing No. P9-RH-006 Rev. -

Proposed East Elevation Plan – Drawing No. P9-RH-007 Rev. -

Proposed West Elevation Plans – Drawing No. P9-RH-008 Rev. -

Proposed Site Drainage Plans – Drawing No. P9-RH-009 Rev. -

Proposed Landscape Plans – Drawing No. P9-RH-010 Rev. A

Proposed Street View Plans – Drawing No. P9-RH-012 Ref. -

Design and Access Statement (DAS) DAS-001 Plot 9, Land to the North of School Brow, Moresby Parks Whitehaven, Cumbria

Reason

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

Pre-Occupation Planning Conditions

Access and Parking

3. The dwelling hereby approved shall not be occupied until the vehicular access and parking provision to serve the 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 CO2 of the Copeland Local Plan 2021-2039.

Landscaping

4. All hard and soft landscape works shall be carried out in accordance with the approved details.

The works shall be carried out in the first planting season after any part of the development is occupied.

Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DS5 of the Copeland Local Plan 2021-2039.

Other Planning Conditions

Ground Conditions

5. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 14 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

An assessment must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason

To prevent harm to human health and the environment in accordance with the provisions of Policy DS8 of the Copeland Local Plan 2021-2039.

Construction Management

6. No construction work associated with the development hereby approved shall be carried out outside of the hours of 07.30 hours -18.00 hours Monday-Saturday, nor at any time on Sundays and bank holidays.

Reason

In the interests of neighbouring residential amenity in accordance with the provisions of the National Planning Policy Framework.

7. The construction management details outlined in Design and Access Statement (DAS) DAS-001 Plot 9, Land to the North of School Brow, Moresby Parks Whitehaven, Cumbria shall be implemented for the duration of the construction period.

Reason

To prevent pollution and in the interests of neighbouring residential amenity in accordance with the provisions of Policy DS8, Policy N1, Policy N5 of the Copeland Local Plan 2021-2039 and the relevant provisions of the National Planning Policy Framework.

Informative Notes

Development Low Risk Area - Standing Advice

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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.

Case Officer: C. Harrison

Date : 20.11.2025

Authorising Officer: N.J. Hayhurst

Date : 21.11.2025

Dedicated responses to:- N/A