

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 73

NOTICE OF GRANT OF PLANNING PERMISSION

Mr Daniel Sowerby
Sowerby House
Townhead
Dearham
Maryport
CA15 7JW

APPLICATION No: 4/25/2347/0B1

**VARIATION OF CONDITION 2 (PLANS) TO ALLOW FOR MINOR DESIGN
AMENDMENTS AND CONDITION 7 (DRAINAGE) REVISED DRAINAGE TO
PRIVATE TREATMENT PLANT OF PLANNING APPLICATION 4/23/2020/0F1
PROPOSED DORMER BUNGALOW**

PLOT 2, ARLECDON ROAD, FRIZINGTON

Mr Kieran Mcgonagle

The above application dated 15/10/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted must be commenced before the 26th April 2026.

Reason

To comply with Section 91 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: -

Proposed site and block plan, scales 1:1250 and 1:500, drawing number P2AR-KM-001 B, received 15th October 2025;
Proposed dwelling floor plans, scale 1:50, drawing number P2AR-KM-004 B, received 15th October 2025;
Proposed Elevations, scale 1:50, drawing number P2AR-KM-003 B, received 15th October 2025;
Proposed site drainage plan, scale 1:250, drawing number P2AR-KM-002 B, received 15th October 2025;
Design and access statement, drawing number DAS-001, received 15th October 2025;
Proposed Foul and Surface Water Drainage Report, report reference FSWDR-001, received 15th October 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. Prior to the first occupation of the dwelling hereby approved, any windows on the first floor side elevations that are below 1.7 metres above floor level must be fitted with obscure glazing to a minimum of level 5. Once installed the obscure glazing must be retained at all times thereafter and for the lifetime of the development.

Reason

To safeguard the amenity of the neighbouring dwellings and in accordance with Policy DS4 of the Copeland Local Plan.

4. Prior to the first occupation of the dwelling hereby approved, the access and parking must be fully constructed and brought into use in accordance with the approved plans. The access and parking must be retained as such at all times during the lifetime of the development.

Reason

To ensure a minimum standard of construction in the interests of highway safety and in order to ensure that there is no antisocial parking in accordance with Policy CO7 of the Copeland Local Plan.

5. Prior to the first occupation of the dwelling hereby approved, a 2 metre high, close boarded boundary fence must be erected on the north and south boundaries. The fence must be retained and maintained at all times for the lifetime of the development.

Reason

To ensure that the amenity of the neighbouring dwellings is maintained and in accordance with Policy DS4 of the Copeland Local Plan.

6. Prior to the first occupation of the dwelling hereby approved, full details of hard and soft landscaping must be submitted to and approved by the Local Planning Authority. Once approved, the scheme must be implemented in accordance with the approved plans and retained as such at all times thereafter.

Reason

To ensure a satisfactory appearance in the interests of visual amenity and in accordance with Policy DS5 of the Copeland Local Plan.

Other conditions

7. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the submitted Proposed Site Drainage Plan P2AR-KM-002 B – received 15th October 2025. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer.

Prior to occupation of the proposed development, the drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding and in accordance with Policies DS6 and DS7 of the Copeland Local Plan.

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 vary conditions in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

10th December 2025



Nick Hayhurst
Head of Planning and Place
Thriving Places

APPROVALS (OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

TOWN AND COUNTRY PLANNING (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/appeal-planning-decision> . 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.