



**Cumberland Council**  
**Cumbria House**  
**107-117 Botchergate**  
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**[cumberland.gov.uk](http://cumberland.gov.uk)**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

John Coward Architects Ltd  
3 Unsworths Yard  
Ford Road  
Cartmel  
Grange Over Sands  
LA11 6PG  
FAO: Alex McClellan

**APPLICATION No: 4/25/2380/0F1**

**DEMOLITION OF EXISTING WORKSHOP; CONSTRUCTION OF NEW GARAGE INCLUDING ASSOCIATED GROUND EXCAVATIONS, REPLACEMENT OF EXISTING EXTENSION, ADDITION OF PORCH; INSTALLATION OF REAR PATIO DOORS AND CANOPY AND INTERNAL ALTERATIONS  
PROSPECT HOUSE, HOLMROOK**

**Mr & Mrs Wilson**

The above application dated 11/11/2025 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:

**Standard Conditions**

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

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 must relate to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:

- Application Form, received by the Local Planning Authority on the 11<sup>th</sup> November 2025.
- Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 11<sup>th</sup> November 2025.
- Site Survey, Scale 1:100, Ref: PBT, received by the Local Planning Authority on the 11<sup>th</sup> November 2025.
- Site Survey: Existing Plans and Elevations, Scale 1:100, Ref: PBT, received by the Local Planning Authority on the 11<sup>th</sup> November 2025.
- Site Plan & Ground Floor Plan, Scale 1:50 & 1:100, Drawing No: 04, Revision: D, received by the Local Planning Authority on the 11<sup>th</sup> November 2025.
- Garage Plans and Elevations (Amended), Scale 1:50, Drawing No: 05, Revision: A, received by the Local Planning Authority on the 28<sup>th</sup> November 2025
- Preliminary Roost Assessment, Prepared by Hesketh Ecology November 2025, received by the Local Planning Authority on the 11<sup>th</sup> November 2025.
- Design and Access Statement, Prepared by John Coward Architects Limited October 2025, Job No: 25024, received by the Local Planning Authority on the 11<sup>th</sup> November 2025.
- Garage Use – Email from Agent, received by the Local Planning Authority on the 28<sup>th</sup> November 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.

#### Other Conditions:

3. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:
- Preliminary Roost Assessment, Prepared by Hesketh Ecology November

2025, received by the Local Planning Authority on the 11<sup>th</sup> November 2025.

#### Reason

To protect the ecological interests evident on the site, in accordance with policies N1 and N3 of the Copeland Local Plan 2021 – 2039.

4. The detached garage hereby approved must be used for the housing/parking of private vehicles and domestic equipment only in association with the residential property known as Prospects House and for no commercial or business purposes whatsoever.

#### Reason

To ensure that non-conforming uses are not introduced into the area in accordance with DS4 of the Copeland Local Plan.

### **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/are considered to apply.

Applicable exemptions: The development falls under the definition of a householder application.

#### **Ecology – Bats and Birds**

Works should commence outside of the breeding season for birds, which runs from March to August inclusive. If this is not possible a breeding bird check should be carried out in the trees adjacent to the works area no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

**Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Nick Hayhurst  
Head of Planning and Place  
Thriving Places

09th January 2026

**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 12 weeks 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](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 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.