

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2162/0B1	
2.	Proposed Development:	VARIATION OF CONDITION 2 (PLANS) TO AMEND PREVIOUSLY APPROVED PLANS FOR PLOT 3 OF PLANNING APPLICATION 4/26/2057/0B1	
3.	Location:	LAND AT NORTH LANE, HAVERIGG	
4.	Parish:	Millom	
5.	Constraints:	ASC Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, PROWs - Public Right of Way, Main River Consultation Area - Main River Consultation Area	
6.	Publicity Representations &Policy	Neighbour Notification Letter	Yes
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	This application relates to 0.4 hectares of land located along North Lane, to the north west of Haverigg. The application site is bounded to the north by North Lane, to the east by existing	

residential dwellings and to the south and west by open countryside. The greenfield site is relatively flat in nature and is currently used as agricultural land. Due to the existing use the site benefits from existing established access onto North Lane.

Relevant Planning History

4/22/2279/0F1 – Hybrid application for full planning permission for one dwelling (plot 1) and outline planning permission with all matters reserved for up to seven – Withdrawn.

4/23/2082/0F1 – Residential development consisting of 8 dwellings and associated infrastructure – Approved.

4/24/2201/0B1 – Variation of condition 2 (plans – addition of external flue pipe to serve wood burning stove) and condition 18 (approved materials – amend boundary treatments & paving) for plot 5 of planning application 4/23/2082/0F1 residential development consisting of 8 dwellings & associated infrastructure – Withdrawn.

4/24/2318/0B1 – Variation of conditions 2, 3, 4, 5, 6, 7, and 18 (plot 5 only) planning application 4/23/2082/0F1 – residential development consisting of 8 dwellings & associated infrastructure – Approved.

4/26/2057/0B1 – Variation of condition 2 (plans) to amend previously approved plans for plot 4 of planning application 4/24/2318/0B1 residential development of 8 dwellings & associated infrastructure – Approved.

Proposal

In October 2023, planning permission (ref: 4/23/2082/0F1) was granted for a residential development consisting of 8 dwelling and associated infrastructure at this site.

In January 2025, permission was granted (ref: 4/24/2318/0B1) to vary conditions 2, 3, 4, 5, 6, 7, and 18 (plot 5 only) of this original planning application.

In April 2026, planning permission was granted (ref: 4/26/2057/0B1) to vary condition 2 to vary the approved plans for plot 4 of this approved scheme.

This current application seeks to vary condition 2 of planning approval 4/26/2057/0B1 relating to the submitted plans for this development in order to amend the house type for plot 3.

Consultation Responses

Millom Town Council

No objections in principle to this application.

Cumberland Council – Highway Authority & Lead Local Flood Authority



Cumberland Council

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed variation 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

No comments received.

Environment Agency

We have no objection to the development as proposed. We wish to reiterate our previous comments made to planning permissions 4/23/2082/0F1 and 4/24/2318/0B1, in our letters referenced NO/2023/115420/01-L01 and NO/2024/116339/01-L01, respectively

Natural England

No comments received.

Cumberland Council – Countryside Access Officer

No comments received.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to 18 properties. No responses have been received to this statutory notification period.

Planning Policy

Planning law requires that applications for planning permission must be determined in 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 the 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 LP as commenced by Copeland Borough Council.

The LP 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 2001-2016.

Planning approval 4/23/2082/0F1 was determined under the previous Local Plan, however this current variation of conditions application is being considered under the Copeland Local Plan 2021-2016 as this now forms the development plan.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

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

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Copeland Borough-Wide Housing Needs Survey (2020)

Assessment

Under Section 73 of the Town and Country Planning Act 1990, an application can be made to vary or remove a condition associated with a permission. The effect of an application under Section 73 is the issue of a new permission sitting alongside the original permission, which remains intact and unamended. The NPPG outlines that to assist with clarity it states that decision notices should also repeat the relevant conditions from the original permission unless they have already been discharged. As a Section 73 application cannot be used to vary the time limit for implementation this condition must remain unchanged from the original permission.

In terms of the conditions attached to the previous decision notice (ref: 4/26/2057/0B1), condition 1 will be repeated to ensure timescales for commencement are clearly outlined.

Conditions 3, 7, 8, 12, 14, 16, 17, 18, 19, and 20 will be repeated to ensure works are carried out as per the approved details.

Conditions 4, 5, 6, 9, 10, 11, 13, and 15 will be amended to reflect the updated plans as submitted within this current S73 application.

Condition 2 relates to the approved plans for this application. This application seeks to vary this condition to accommodate the following amendments to allow for the following changes to plot 3:

- Increase roof ridge height by 324mm;
- Installation of an external flue pipe associated with the heating appliance within the lounge;
- Amendments to the internal ground and first floor layout;
- Relocation of first floor en-suite window on side elevation due to internal reconfiguration;
- Removal of the recess in the entrance roof design.

These amendments are considered acceptable in the context of the existing house type for plot 4 and reflects the previously approved house types within the wider development,

	ensuring a harmonious development, and retains the character of the surrounding area.
8.	Recommendation: Approve
9.	Conditions: <u>Standard Conditions</u> 1. The development hereby permitted must be commenced before the 13 th October 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. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:- - Location Plan, Scale 1:1250, received by the Local Planning Authority on the 28th March 2023. - Proposed Site Plan – Master, Scale 1:500, Drawing Reference: 26-24-P-09, Revision: -, received by the Local Planning Authority on the 28th May 2026. - Proposed Site Plan 01, Scale 1:500, Drawing Reference: 22-15-P-00, Revision: C, received by the Local Planning Authority on the 28th March 2023. - Proposed Site Plan 02, Scale 1:500, Drawing Reference: 22-15-P-01, Revision: C, received by the Local Planning Authority on the 28th March 2023. - Proposed Street Elevation, Scale 1:250, Drawing Reference: 26-24-P-10, Revision: -, received by the Local Planning Authority on the 28th May 2026. - Ground Floor Plan as Proposed – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-03, Revision: A, received by the Local Planning Authority on the 28th March 2023. - First Floor Plan as Proposed – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-04, Revision: A, received by the Local Planning Authority on the 28th March 2023. - Roof Plan as Proposed – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-05, Revision: A, received by the Local Planning Authority on the 28th March 2023. - Elevations as Proposed 01 – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-06, Revision: A, received by the Local Planning Authority on the 28th March 2023. - Elevations as Proposed 02 – Plot 01, Scale 1:100, Drawing Reference: 22-15-P-07, Revision: A, received by the Local Planning Authority on the 28th March 2023. - Proposed 3D Sketches 01 – Plot 01, Drawing Reference: 22-15-P-08, Revision: A,



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- received by the Local Planning Authority on the 28th March 2023.
- Proposed 3D Sketches 02 – Plot 01, Drawing Reference: 22-15-P-09, Revision: A, received by the Local Planning Authority on the 28th March 2023.
 - Ground Floor Plan as Proposed – Plot 02, Scale 1:100, Drawing Reference: 22-15-P-10, Revision: -, received by the Local Planning Authority on the 28th March 2023.
 - First Floor Plan as Proposed – Plot 02, Scale 1:100, Drawing Reference: 22-15-P-11, Revision: A, received by the Local Planning Authority on the 28th March 2023.
 - Roof Plan as Proposed – Plot 02, Scale 1:100, Drawing Reference: 22-15-P-12, Revision: A, received by the Local Planning Authority on the 28th March 2023.
 - Elevations as Proposed 01 – Plot 02, Scale 1:100, Drawing Reference: 22-15-P-13, Revision: A, received by the Local Planning Authority on the 28th March 2023.
 - Elevations as Proposed 02 – Plot 2 (Amended), Scale 1:100, Drawing Reference: 22-15-P-14, Revision: B, received by the Local Planning Authority on the 4th July 2023.
 - Proposed 3D Sketches 01 – Plot 02, Drawing Reference: 22-15-P-15, Revision: A, received by the Local Planning Authority on the 28th March 2023.
 - Proposed 3D Sketches 02 – Plot 02, Drawing Reference: 22-15-P-16, Revision: A, received by the Local Planning Authority on the 28th March 2023.
 - Ground Floor Plan as Proposed – Plot 3, Scale 1:100, Drawing Reference: 26-24-P-02, Revision: -, received by the Local Planning Authority on the 28th May 2026.
 - First Floor Plan as Proposed – Plot 3, Scale 1:100, Drawing Reference: 26-24-P-03, Revision: -, received by the Local Planning Authority on the 28th May 2026.
 - Roof Plan as Proposed – Plot 3, Scale 1:100, Drawing Reference: 26-24-P-04, Revision: -, received by the Local Planning Authority on the 28th May 2026.
 - Elevations as Proposed 01 – Plot 3, Scale 1:100, Drawing Reference: 26-24-P-05, Revision: -, received by the Local Planning Authority on the 28th May 2026.
 - Elevations as Proposed 02 – Plot 3, Scale 1:100, Drawing Reference: 26-24-P-06, Revision: -, received by the Local Planning Authority on the 28th May 2026.
 - Proposed 3D Sketches 01 – Plot 3, Drawing Reference: 26-24-P-07, Revision: -, received by the Local Planning Authority on the 28th May 2026.
 - Proposed 3D Sketches 02 – Plot 3, Scale 1:100, Drawing Reference: 26-24-P-08, Revision: -, received by the Local Planning Authority on the 28th May 2026.
 - Ground Floor Plan as Proposed – Plot 4, Scale 1:100, Drawing Reference: 25-38-P-02, Revision: -, received by the Local Planning Authority on the 17th March 2026.
 - First Floor Plan as Proposed – Plot 4, Scale 1:100, Drawing Reference: 25-38-P-03, Revision: -, received by the Local Planning Authority on the 17th March 2026.
 - Roof Plan as Proposed – Plot 4, Scale 1:100, Drawing Reference: 25-38-P-04, Revision: -, received by the Local Planning Authority on the 17th March 2026.
 - Elevations as Proposed 01 – Plot 4, Scale 1:100, Drawing Reference: 25-38-P-05, Revision: -, received by the Local Planning Authority on the 17th March 2026.
 - Elevations as Proposed 02 – Plot 4, Scale 1:100, Drawing Reference: 25-38-P-06, Revision: -, received by the Local Planning Authority on the 17th March 2026.
 - Proposed 3D Sketches 01 – Plot 4, Scale 1:100, Drawing Reference: 25-38-P-07, Revision: -, received by the Local Planning Authority on the 17th March 2026.
 - Proposed 3D Sketches 02 – Plot 4, Scale 1:100, Drawing Reference: 25-38-P-08,

	Revision: -, received by the Local Planning Authority on the 17th March 2026. - Ground Floor Plan as Proposed – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-03, Revision: D, received by the Local Planning Authority on the 24th September 2024. - First Floor Plan as Proposed – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-04, Revision: D, received by the Local Planning Authority on the 24th September 2024. - Roof Plan as Proposed – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-05, Revision: D, received by the Local Planning Authority on the 24th September 2024. - Elevations as Proposed 01 – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-06, Revision: D, received by the Local Planning Authority on the 24th September 2024. - Elevations as Proposed 02 – Plot 5, Scale 1:100, Drawing Reference: 22-39-P-07, Revision: D, received by the Local Planning Authority on the 24th September 2024. - Proposed 3D Sketches 01 – Plot 5, Drawing Reference: 22-39-P-08, Revision: D, received by the Local Planning Authority on the 24th September 2024. - Proposed 3D Sketches 02 – Plot 5, Drawing Reference: 22-39-P-09, Revision: D, received by the Local Planning Authority on the 24th September 2024. - Ground Floor Plan as Proposed – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-24, Revision: -, received by the Local Planning Authority on the 28th March 2023. - First Floor Plan as Proposed – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-25, Revision: -, received by the Local Planning Authority on the 28th March 2023. - Roof Plan as Proposed – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-26, Revision: -, received by the Local Planning Authority on the 28th March 2023. - Elevation as Proposed 01 – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-27, Revision: -, received by the Local Planning Authority on the 28th March 2023. - Elevation as Proposed 02 – Plot 6-7-8, Scale 1:100, Drawing Reference: 22-15-P-28, Revision: -, received by the Local Planning Authority on the 28th March 2023. - Proposed 3D Sketches 01 – Plot 6-7-8, Drawing Reference: 22-15-P-29, Revision: -, received by the Local Planning Authority on the 28th March 2023. - Proposed 3D Sketches 02 – Plot 6-7-8, Drawing Reference: 22-15-P-30, Revision: -, received by the Local Planning Authority on the 28th March 2023. - Planning Statement (Amended), received by the Local Planning Authority on the 4th July 2023. - Preliminary Ecological Appraisal, Prepared by Envirotech April 2022, received by the Local Planning Authority on the 28th March 2023. - Flood Risk Assessment and Drainage Report, Prepared by Kingmoor Consulting June 2023, received by the Local Planning Authority on the 24th September 2024. - Letter from Agent – Biodiversity Information, received by the Local Planning Authority on the 6th September 2023. - Response to Flood Officer, Prepared by Kingmoor Consultants June 2023, received by the Local Planning Authority on the 4th July 2023. - External Materials & Landscaping Schedule, received by the Local Planning Authority on the 4th July 2023. - External Materials & Landscaping Schedule – Plot 5 (Amended), received by the
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Local Planning Authority on the 16th January 2025.

- Email from Agent – Ecological Survey Status, received by the Local Planning Authority on the 23rd May 2023.
- Letter Regarding Condition Amendments (Amended), received by the Local Planning Authority on the 16th January 2025.
- Construction Traffic Management Plan, Prepared by FOX-AD, received by the Local Planning Authority on the 24th September 2024.

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.

Pre Commencement Conditions:

3. The drainage for the development hereby approved, must be carried out in accordance with principles set out in the approved document 'Flood Risk Assessment and Drainage Report, Prepared by Kingmoor Consulting June 2023, received by the Local Planning Authority on the 24th September 2024'. 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 shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies DS6 and DS7 of the Copeland Local Plan 2021 - 2039.

4. No further works are to commence on site until all measures shown on the approved document 'Proposed Site Plan – Master, Scale 1:500, Drawing Reference: 26-24-P-09, Revision: -, received by the Local Planning Authority on the 28th May 2026' to prevent surface water discharging onto or off the highway have been implemented. These measures must be retained for the lifetime of the development and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management in accordance with Policy CO4 of the Copeland Local Plan 2021 – 2039.

5. No further works are to commence on site until the visibility splays providing clear visibility of 60m in both directions at each approved access measured 2.4m down the centre of the access road and the and the nearside channel line of the major road have been provided at the junction of the access road with the county highway in accordance with the approved plan 'Proposed Site Plan – Master, Scale 1:500, Drawing Reference: 26-24-P-09, Revision: -, received by the Local Planning Authority on the 28th May 2026'.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays.

The visibility splays must be constructed before general development of the site commences so that construction traffic is safeguarded. The visibility splays must be retained at all times thereafter.

Reason

In the interests of highway safety and in accordance with Policy CO4 of the Copeland Local Plan 2021 – 2039

6. No further works are to commence on site until the existing boundary wall along North Lane has been lowered in accordance with the approved plans 'Proposed Site Plan – Master, Scale 1:500, Drawing Reference: 26-24-P-09, Revision: -, received by the Local Planning Authority on the 28th May 2026'. The boundary must be retained at this approved height at all times thereafter.

Reason

In the interests of highway safety and in accordance with Policy CO4 of the Copeland Local Plan 2021 - 2039.

7. The development hereby approved must be carried out in accordance with and implement the measures set out in the approved document 'Construction Traffic Management Plan, Prepared by FOX-AD, received by the Local Planning Authority on the 24th September 2024'. The development must be carried out in accordance with the approved details at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policy CO4 of the Copeland Local Plan 2021 – 2039

Prior to Occupation/First Use Conditions:

8. The foul drainage for the development hereby approved, must be carried out in accordance with the following approved documents:
 - Flood Risk Assessment and Drainage Report, Prepared by Kingmoor Consulting June 2023, received by the Local Planning Authority on the 24th September 2024.

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 secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies DS6 and DS7 of the Copeland Local Plan 2021 - 2039.

9. Prior to the first occupation of any dwelling hereby approved, the boundary treatment and landscaping at this site must be installed in accordance with the following approved plans:
 - Proposed Site Plan – Master, Scale 1:500, Drawing Reference: 26-24-P-09, Revision: -, received by the Local Planning Authority on the 28th May 2026
 - External Materials & Landscaping Schedule, received by the Local Planning Authority on the 4th July 2023.
 - External Materials & Landscaping Schedule – Plot 5 (Amended), received by the Local Planning Authority on the 16th January 2025.

The landscaping scheme must be implemented within the first available planting season from the date of this permission. The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority. Following completion of the development should any of the planting be uprooted, destroyed or die, replacement planting must be planted at the same place. The replacement planting will be of a size, species and be planted at

such a time as agreed in writing by the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy N6 of the Copeland Local Plan 2021 - 2039.

10. Prior to the first occupation of any dwelling hereby approved, the boundary treatment at this site must be installed in accordance with the approved plans 'Proposed Site Plan – Master, Scale 1:500, Drawing Reference: 26-24-P-09, Revision: -, received by the Local Planning Authority on the 28th May 2026'. Once installed the boundary treatment must be retained in accordance with these approved details at all times thereafter.

Reason

To protect residential amenity in accordance with in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021 - 2039.

11. Prior to the first occupation of the dwelling hereby approved on plots 2, 3 or 4 the indicated windows must be fitted with obscure glazing in line with the approved documents:

- Elevations as Proposed 02 – Plot 2 (Amended), Scale 1:100, Drawing Reference: 22-15-P-14, Revision: B, received by the Local Planning Authority on the 4th July 2023.
- Elevations as Proposed 02 – Plot 3, Scale 1:100, Drawing Reference: 26-24-P-06, Revision: -, received by the Local Planning Authority on the 28th May 2026.
- Elevations as Proposed 02 – Plot 4, Scale 1:100, Drawing Reference: 25-38-P-06, Revision: -, received by the Local Planning Authority on the 17th March 2026.

The obscure glazing must be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021 - 2039.

12. Prior to the first occupation of the development hereby approved the biodiversity enhancement measures set out in the approved document 'Protected Species Survey:



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Bats and Barn Owls, Prepared by John Temple July 2019, received by the Local Planning Authority on the 20th July 2020' must be installed. The enhancement measures must submitted to and agreed in writing with the Local Planning Authority prior to installation and must be installed in accordance with these approved details and retained at all times thereafter.

Reasons

To protect the ecological interests evident on the site in accordance with Policies N1 of the Copeland Local Plan 2021 - 2039.

13. The new accesses and driveways hereby approved as detailed on the approved plan 'Proposed Site Plan – Master, Scale 1:500, Drawing Reference: 26-24-P-09, Revision: -, received by the Local Planning Authority on the 28th May 2026', must be constructed, completed and brought into use prior to the occupation of any dwelling hereby permitted. The accesses and driveways road must remain operational as approved at all times thereafter.

Reason

To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety (and general amenity) in accordance with Policy CO4 of the Copeland Local Plan 2021 - 2039.

14. The access drives hereby approved must be surfaced in bituminous or cement bound materials, or otherwise bound and must be constructed and completed before the development is brought into use. This surfacing must extend for a distance of at least 5.0 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan 2021 – 2039

15. The development hereby approved must not be occupied until the parking requirements have been constructed in accordance with the approved plan 'Proposed Site Plan – Master, Scale 1:500, Drawing Reference: 26-24-P-09, Revision: -, received by the Local Planning Authority on the 28th May 2026'. The approved parking provision must be retained at all times thereafter and must not be removed or altered without the

prior consent of the Local Planning Authority.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan 2021 – 2039

Other Conditions:

16. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Flood Risk Assessment and Drainage Report, Prepared by Kingmoor Consulting June 2023, received by the Local Planning Authority on the 24th September 2024', and must be maintained as such at all times thereafter.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policies DS6 and DS7 of the Copeland Local Plan 2021 - 2039.

17. The development must implement all of the mitigation and compensation measures set out in the approved documents:

- Preliminary Ecological Appraisal, Prepared by Envirotech April 2022, received by the Local Planning Authority on the 28th March 2023.
- Email from Agent – Ecological Survey Status, received by the Local Planning Authority on the 23rd May 2023.
- Letter from Agent – Biodiversity Information, received by the Local Planning Authority on the 6th September 2023.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

To protect the ecological interests evident on the site in accordance with Policies N1 of the Copeland Local Plan 2021 - 2039.

18. The development hereby approved must be completed in accordance with the approved materials detailed within the approved documents:

- External Materials & Landscaping Schedule, received by the Local Planning

Authority on the 4th July 2023.

- External Materials & Landscaping Schedule – Plot 5 (Amended), received by the Local Planning Authority on the 16th January 2025.

The development must be retained in accordance with these approved details for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021 - 2039.

19. Access gates, if provided, must be hung to open inwards only away from the highway.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan 2021 – 2039

20. 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 (including replacement windows and doors) 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 the visual amenity of the area in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021 - 2039.

Informatives Notes:

Environment Permit

In addition to planning permission, an Environmental Permit from the Environment Agency may also be required. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit.

	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. Burns	Date : 13.07.2026
Authorising Officer: N.J. Hayhurst	Date : 22.07.2026
Dedicated responses to:- N/A	