



The Market Hall  
Market Place  
Whitehaven  
Cumbria CA28 7JG  
Telephone 0300 373 3730  
cumberland.gov.uk

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)  Northing (y)

Description

**Applicant Details**

Name/Company

Title

First name

Paul

Surname

Cole

Company Name

**Address**

Address line 1

27 East Road

Address line 2

Address line 3

Town/City

Egremont

County

Cumberland

Country

Postcode

CA22 2ED

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

**Contact Details**

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

Description of Proposed Works

Please describe the proposed works

Removal of polycarbonate roof and replace with tiled roof with large rooflight to increase kitchen area and new flat roof dormer projection to rear elevation, installation of rooflight to main roof front elevation, removal of existing single storey garage and construction of pitched roof garden room to suit external ground levels.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

House - Dashing Garage - Dashing

**Proposed materials and finishes:**

House - Dashing to match existing Dormer Projection - Horizontal Board - Type to be agreed Garden Room - Dark Grey Slatted Cladding Wood Grain Vertical & Horizontal profile

**Type:**

Roof

**Existing materials and finishes:**

Plain concrete tile

**Proposed materials and finishes:**

Plain concrete tile to match existing Garden Room - Insulated Metal Sheets Garage Allotment - Fibre Cement Panels - Fibreglass flat roof to dormer projection

**Type:**

Windows

**Existing materials and finishes:**

White UPVC Velux rooflight

**Proposed materials and finishes:**

UPVC - colour to be agreed New velux rooflights to house and garden room as shown

**Type:**

Doors

**Existing materials and finishes:**

House - Semi Glazed composite front door & semi glazed upvc door to rear Garage - Metal up & over garage door

**Proposed materials and finishes:**

House - Existing doors to be retained Garden Room - Semi glazed composite front door & sliding glass door to rear at low level

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Existing masonry walls to house due to property being in a terrace Timber fence and hedges to rear gardens

**Proposed materials and finishes:**

To match existing if applicable

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Concrete

**Proposed materials and finishes:**

New concrete drive to replace existing garage to allow for off road parking

**Type:**

Lighting

**Existing materials and finishes:**

Spotlights and pendants

**Proposed materials and finishes:**

Energy efficient lighting throughout

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

25-26-P-L- Location - Block Plan  
25-26-P-01 - Proposed Site Plan  
25-26-P-02 - Plans as Existing - Dwelling  
25-26-P-03 - Elevations as Existing - Dwelling  
25-26-P-04 - Existing 3D Sketches - Dwelling  
25-26-P-05 - Existing Garage Adjacent Dwelling  
25-26-P-07 - Plans as Proposed - Dwelling  
25-26-P-08 - Elevations as Proposed - Dwelling  
25-26-P-09 - Proposed 3D Sketches - Dwelling  
25-26-P-11 - Garden Room - Plans as Proposed  
25-26-P-12 - Garden Room - Elevations as Proposed  
flood-map-planning-2025-06-13T12\_09\_29.382Z

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes

☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes

☒ No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

New parking space and reconfiguration of stepped access following the removal of the existing garage - 25-26-P-01 - Proposed Site Plan

## Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes  
☐ No

If Yes, please describe:

New off road parking space following the removal of the existing garage - 25-26-P-01 - Proposed Site Plan

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes  
☒ No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

### Certificate Of Ownership - Certificate A

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\***

**\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Surname



Declaration Date

15/07/2025

☒ Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Karl Fox

Date

15/07/2025