

Town and Country Planning Act 1990 (As amended).

4/20/2154/0F1

**NOTICE OF GRANT OF PLANNING PERMISSION**

Mr David Shankland  
26 Corporation Road  
CARLISLE  
Cumbria CA3 8XB

**DETACHED DWELLING WITH PARKING  
PLOT ADJACENT TO 2 WYNDHAM PLACE, EGREMONT**

**Mr Tony Park**

The above application dated 21/04/2020 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 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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -
  - Site Location Plan, Drawing No DS/TP/4/20, received by the Local Planning Authority on the 21<sup>st</sup> April 2020.
  - Block Plan, Scale 1:100, Drawing No DS/TP/P/2/20, received by the Local Planning Authority on the 21<sup>st</sup> April 2020.
  - Draft Planning Detail, Scale 1:50 & 1:100, Drawing No DS/TP/P/1/20, received by the Local Planning Authority on the 21<sup>st</sup> April 2020.
  - Flood Risk Assessment (Amended), Prepared by the R.G.Parkins & Partners Ltd on the 16<sup>th</sup> July 2020, received by the Local Planning Authority on the 20<sup>th</sup> July 2020.

- Topographical Survey, Scale 1:100, Drawing No CDL-008-001, received by the Local Planning Authority on the 4<sup>th</sup> August 2020.
- Memorandum Report – 2 Wyndham Place, Prepared by R.G.Parkin & Partners Ltd on the 16<sup>th</sup> September 2020, received by the Local Planning Authority on the 17<sup>th</sup> September 2020.

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.

3. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:
  - Flood Risk Assessment (Amended), Prepared by the R.G.Parkins & Partners Ltd on the 16<sup>th</sup> July 2020, received by the Local Planning Authority on the 20<sup>th</sup> July 2020.
  - Memorandum Report – 2 Wyndham Place, Prepared by R.G.Parkin & Partners Ltd on the 16<sup>th</sup> September 2020, received by the Local Planning Authority on the 17<sup>th</sup> September 2020.

The development must be maintained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

For the avoidance of doubt and to ensure that adequate measures are incorporated to protect the occupiers from flooding.

4. The finished floor level for the development hereby approved must be 45.178 AOD as set out in the submitted Memorandum Report – 2 Wyndham Place, Prepared by R.G.Parkin & Partners Ltd on the 16<sup>th</sup> September 2020, received by the Local Planning Authority on the 17<sup>th</sup> September 2020. Any variation to the finished floor levels must be agreed in writing by the Local Planning Authority prior to the commencement of the development. The development must be completed in accordance with the approved details and retained at such at all times thereafter.

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.

5. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions must be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5 l/s.

The development hereby permitted must be carried out only in accordance with the approved drainage scheme and shall be so maintained thereafter.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

6. Foul and surface water must be drained on separate systems.

Reason

To secure proper drainage and to manage the risk of flooding and pollution in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.

7. The self-contained accommodation approved as part of this development must not be occupied at any time other than for purposes ancillary to the residential use of the dwelling hereby approved and shall not be let or sold as a separate permanent dwelling.

Reason

The annexe is not considered appropriate for use as a separate residential unit.

8. The windows hereby permitted within the North West elevation of the dwelling shall be fitted with obscure glazing in accordance with the approved plan Draft Planning Detail, Scale 1:50 & 1:100, Drawing No DS/TP/P/1/20, received by the Local Planning Authority on the 21st April 2020, and must be retained as such at all times

thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties.

9. 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 additional windows can be installed within the north east or north west gable elevations of the extension hereby approved without the prior written approval of the Local Planning Authority.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity.

10. Prior to the occupation of the dwelling hereby approved the boundary treatment along the North East must be erected in accordance with the detail shown on the approved plan Block Plan, Scale 1:100, Drawing No DS/TP/P/2/20, received by the Local Planning Authority on the 21st April 2020. This boundary treatment must be retained and maintained as such at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To safeguard the amenity of neighbour properties.

11. Any access gates installed within the property must be of a style which do not open onto the highway and must be retained as such at all times thereafter.

Reason

In the interest of highway safety.

12. Full details of the highway surface water drainage system must be submitted to and approved by the Local Planning Authority in writing. Any approved works must be implemented prior to the development being completed and must be maintained operational thereafter.

Reason

In the interests of highway safety and environmental management.

13. Any existing highway fence/wall/ boundary must be reduced to a height not exceeding 1.0 metre above the carriageway level of the adjacent highway and must not be raised to a height exceeding 1.0 metre thereafter.

Reason

In the interests of highway safety.

14. The dwelling hereby approved must not be occupied until the access and parking requirements have been constructed in accordance with the approved plan Block Plan, Scale 1:100, Drawing No DS/TP/P/2/20, received by the Local Planning Authority on the 21st April 2020. The approved access and parking provisions must be retained and be capable of use when the development is completed and must not be removed or altered without the prior written consent of the Local Planning Authority.

Reason

To ensure a minimum standard of access provision when the development is brought into use.

#### **Informatives:**

1. If the applicant intends to obtain a water supply from United Utilities for the proposed development, UU strongly recommend they engage with them at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for.
2. Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.
3. It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.
4. Details of the proposed crossing should be agreed with the Highway Authority and work should not commence until the crossing has been constructed in accordance with the agreed details.

**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.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read "N. S. Hayman". The signature is fluid and cursive, with a large, stylized initial "N".

08<sup>th</sup> October 2020

PP Pat Graham  
Chief Executive

**APPROVALS**  
**(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2010

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/planning-inspectorate>. 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.