



The Market Hall  
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## Application for a Non-Material Amendment Following a Grant of Planning Permission

### 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

Mr

First name

Stephen

Surname

Dunn

Company Name

### Address

Address line 1

17 Beck Rise

Address line 2

Address line 3

Town/City

Beckermest

County

Cumbria

Country

United Kingdom

Postcode

CA21 2YN

Are you an agent acting on behalf of the applicant?

- ☐ Yes  
☒ No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes  
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes  
☐ No  
☒ Not applicable

## Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

VARIATION OF CONDITIONS 2, 3, 4, 5, 6, 7, 8, 9 AND 11 OF PLANNING  
APPLICATION 4/21/2369/0R1 (RESERVED MATTERS FOLLOWING OUTLINE  
APPROVAL 4/20/2491/0O1 FOR RESIDENTIAL DEVELOPMENT)  
LAND TO THE SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST BEES

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage  
☒ **Other:** Anything not covered by the above category

## Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

With respect to Plot 1, following minor changes to internal room layouts / dimensions, we seek to make the following changes to the original planning permission (incorporating Drawing No. 023, Rev. H, Drawing No. 026, Rev. G, and Drawing No. 030, Rev. C).

1. At the roof line, remove four Velux windows, chimney now only to include one flue in (was two), and allowance for (potential addition of) solar panels to the SSE facing rear roof.
2. At the Rear elevation, two windows to be reduced in size and to become standard opening (no longer bi-folds/sliding), and 1st Floor large window now fixed (not bi-fold / sliding doors, and no Juliet Balcony).
3. At the front elevation, 1st Floor LHS window now fixed (no longer bi-fold / sliding doors and no Juliet Balcony).
4. At NNW side elevation, one window removed (two remaining windows to retain obscure glazing).
5. At SSE side elevation, minor relocations of existing windows / door, with two windows reducing in size (all windows / door to retain obscure glazing).
6. Garage to include roof mounted / integrated solar panels.

To summarise, we would look to remove five windows in total, reduced the size of three of the remaining windows. The footprint and positioning / setting out of the house build remains unchanged.

Please state why you wish to make this amendment

Internal layout changes are proposed which impacts the positioning / type / dimensions of the originally proposed external windows. Additionally, we may wish to include solar panels (if proven feasible / cost effective through the Detail Design development) to the SSE facing, rear roof section.

Are you intending to substitute amended plans or drawings?

- ☒ Yes  
☐ No

If yes, please complete the following details

Old plan/drawing numbers

Drawing No. 023, Rev. H  
Drawing No. 026, Rev. G  
Drawing No. 030, Rev. C

New plan/drawing numbers

Drawing No. 023, Rev. J  
Drawing No. 026, Rev. H  
Drawing No. 030, Rev. D

## 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

4/23/2086/0B1

Date (must be pre-application submission)

21/03/2025

Details of the pre-application advice received

Proposed changes were compatible with a NMA application. New layouts / elevations were to be produced to support the application.

Was also looking to change the front elevation to include another glazed unit directly above the main door (in the solid void), but was advised this was a material change, and if required it would need to be progressed through a separate change (i.e., it would be a material change). This was then removed from this NMA.

## 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

## Declaration

I/We hereby apply for Non-Material Amendment 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

Stephen Dunn

Date

14/08/2025