

## **Supporting Statement – Weddicar Hall, Weddicar, Cleator Moor**

### **Proposal: Variation/Removal of Conditions Application**



Weddicar Hall Developments Ltd

August 2022

SRE Associates - Planning and Development Consultancy



## 1.0 Proposal

1.1 This supporting statement has been prepared on behalf of the applicant to accompany a planning application to vary a condition of an existing planning approval.

1.2 The application is submitted with regards to conditions 2, 15 & 16 of Planning Application 4/13/2148/0F1.

1.3 The title of the planning application was as follows:

‘The reuse of previously developed site for a holiday development comprising 19 holiday units, a leisure facility, managers accommodation, formation of an access way and bridge over Dub Beck and a wildlife habitat management plan.’

1.4 The proposed amendment is a variation firstly of Condition 2, to include reference to window and roof details, which currently states:

*Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:- .....*

*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.*

1.5 The removal of condition 15 is also requested in this application. This states as follows:

*The windows and doors shall be of a timber construction and shall be maintained as such thereafter.*

*Reason*

*To ensure a satisfactory appearance of the development in the interests of visual amenity.*

1.6 The variation of condition 16 is also required in this application. This states as follows:

*The roof of the buildings shall be finished in natural slate, a representative sample of which shall be submitted to and approved in writing by the Local Planning Authority.*

*Reason*

*To safeguard the traditional appearance of the site in the interests of visual amenity.*

1.7 The application is to amend the specification of windows from timber to aluminium framed windows, and for the proposed slate type.

1.8 The proposed window specification is:

Supplier:

Alufold Direct Ltd 13 Philips Road Whitebirk Ind. Est. Blackburn  
BB1 5AQ

Window Specification: AluFold Direct Slimline Aluminium Window in black.

Frame: 58BW ST Slimline window outer: AW544r2-5/9005M 190mm Deep Nose Cill 9005M Jet Black.

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- 1.9 The proposed roofing slate is random green embelton slate.
- 1.10 Samples of both are available to be viewed on site.
- 1.11 The proposed materials have recently been approved by Copeland Borough Council on a similar new build residential farm type property within Weddicar Parish, so are considered to be acceptable for this type of development in this location.

Simon Blacker MRTPI