

Allerdale Borough Council

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

Grant of Planning Permission

To: Mr Christopher Reed
ardesignplanltd
Belvedere
Park Lane
Alston
CA9 3AB

Reference: HOU/2017/0001

Proposal: Single storey rear extension and detached garage

Location: 64 Skinburness Road Silloth Wigton Cumbria

Applicant: Mr John Rigg

Date Valid: 05 January 2017

As authorised by the above legislation Allerdale Borough Council **grant planning permission** for this application subject to compliance with the following conditions and reasons:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.
- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**
15/747/1 - Location Plan
15/747/6 - Garage Details
15/747/2.B - Block Plan (as amended 11th January 2017)
15/747/4.B - Proposed Floor Plans and Elevations (as amended 7th February 2017)
Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

All correspondence to: Head of Development Services
Allerdale House
Workington
Cumbria CA14 3YJ

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Conditions and reasons contd

- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no further windows, including dormer windows, or other openings on the south west side elevation shall be formed without the prior written approval of the Local Planning Authority upon an application submitted to it.**

Reason: The Local Planning Authority wishes to retain control over any proposed alterations/extensions in the interests of the appearance of the site and the amenities of adjacent properties.

Head of Development Services

Dated: 7 February 2017

NB Your attention is drawn to the attached notes regarding appeals.

All correspondence to: Head of Development Services
Allerdale House
Workington
Cumbria CA14 3YJ

Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying planning policies, constraints, stakeholder representations and matters of concern within the application (as originally submitted) and where appropriate negotiating, with the Applicant, acceptable amendments and solutions to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Note to Applicant

Building regulations approval may still be required for the proposed development and you can contact a Building Inspector at these offices on 0303 123 1702 for clarification or further details on Building Regulations can be accessed via <http://www.allerdale.gov.uk/planning-and-buildings/building-control>

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 for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 12 weeks of the date of this notice, using a form which you can get from The Planning Inspectorate, Customer Support Team, Room 3/13, Temple Quay House, 2 The Square, Bristol, BS1 6PN or on line via the website www.planningportal.gov.uk
Email: enquiries@planning-inspectorate.gsi.gov.uk Tel: 0303 444 5000
- The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment 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 VI of the Town and Country Planning Act 1990.

Notes to Applicant

- This planning permission is in response to your application submitted under the Town and Country Planning Act 1990.
- You are advised however that a separate consent under the Building Regulations might also be required. If that is the case the development should not be commenced unless such approval has first been obtained.
- If as a result of meeting Building Regulations requirements or for any other reason it is necessary to revise the plans that have been approved, you will need to seek to either amend your planning permission, or to submit a new application if the changes are significant. You should seek advice from the Planning Office as to what may be required.
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