

# Allerdale Borough Council

## Delegated Planning Application

**Reference No:** AM/2018/0132  
**Valid Date:** 10/12/2018  
**Location:** J Dixon & Sons Ltd  
Lesson Hall  
Wigton  
**Applicant:** Mr John Dixon  
J Dixon & Sons Ltd

**Drawing Numbers:** Elevations Plan □ Section and Elevations

**Proposed Development:** Non material amendment application to replace door with window in South East elevation and rebuilding of gable wall  
**Recommendation:** **Non material amendment**

### Summary/Key Issues

| Issue                | Conclusion                                                                                          |
|----------------------|-----------------------------------------------------------------------------------------------------|
| Design and Materials | Acceptable details to replace door with window in South East elevation and rebuilding of gable wall |
| Gable wall           | The gable wall will be externally finished to match the parent dwelling house.                      |

### Proposal

Non material amendment application to replace door with window in South East elevation and rebuilding of gable wall as approved under 2/2018/0132. The alterations will have only a nominal impact on the appearance of the dwelling and the materials will match those of the existing farm house.

### Site

Lesson Hall Farm House, Wigton

### Relevant Planning History

2/2018/0132 - Conversion of former stable wash house into two storey dwelling.  
Approved

## **Development Plan Policies**

Allerdale Local Plan 1999

Saved Settlement limits

Allerdale Local Plan (Part 1)

Policy S1 Presumption in Favour of Sustainable Development

Policy S2 Sustainable Development Principles

Policy S3 Spatial Strategy and Growth

Policy S4 Design Principles

Policy S5 Development Principles

Policy S7 A Mixed and Balanced housing Market

Policy S29 Flood Risk and Surface Water Drainage

Policy S30 Reuse of Land

Policy S32 Safeguarding Amenity

Policy DM5 Farm Diversification

Policy DM14 Standards of Good Design

## **Assessment and Conclusion**

Non material amendment

## **Annex 1**

### **Conditions**

#### **Proactive Statement**

##### **1) Application Approved Without Amendment**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including emerging Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.

#### **Notes to Applicant:**

|                                       |        |             |          |
|---------------------------------------|--------|-------------|----------|
| <b>Monitoring Checklist Completed</b> |        | <b>Date</b> |          |
| <b>Case Officer Signature</b>         | S.Long | <b>Date</b> | 19/12/18 |
| <b>Counter Signing Officer</b>        |        | <b>Date</b> |          |