Allerdale Borough Council

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995 (as amended)

Grant of Planning Permission

To: Mr Malcolm Wilson
    Black Box Architects
    Rickerby Buildings
    Currock Road
    Carlisle
    Cumbria CA2 4AU

Reference: 2/2013/0198

Proposal: Two storey side extension including conversion of existing garage and
    new detached garage

Location: Burtonwood Papcastle Cockermouth Cumbria

Applicant: Mr Roy Wilson

Date Valid: 18 March 2013

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 51 of the Planning & Compulsory Purchase

2. The development hereby permitted shall be carried out in accordance with the
   following plans:
   BL 1 - Block Plan
   SL 1 - Site Location Plan
   13-104-02 - Proposed Elevations, Block Plan and Floor Plans
   Reason: In order to ensure a satisfactory standard of development.
Reference: 2/2013/0198

Proposal: Two storey side extension including conversion of existing garage and new detached garage

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Conditions and reasons contd

3. An archaeological watching brief shall be undertaken by a qualified archaeologist during the course of the ground works of the permitted development. The archaeological watching brief shall be in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority in advance of the permitted development. Within two months of the completion of the permitted development a copy of the report shall be furnished to the Local Planning Authority.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains.

Head of Development Services
Dated: 9 May 2013

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

The decision to grant planning permission has been taken having regard to the Development Plan, any comments from consultees (including statutory consultees) and any responses from third parties. The decision was taken having regard to relevant planning policy and it was considered that the proposal was acceptable having regard to the national, strategic and local plan policies, supplementary planning guidance/documents and design guidance (set out below) and when taking all other material planning considerations into account. It was considered that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding permission.

National Planning Policy Framework
Chapter 7 - Requiring good design

Allerdale Local Plan, Adopted 1999 (Saved)
Policy HS12 - Extensions to dwellings

Proactive 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 stakeholder 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 within the National Planning Policy Framework.
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 Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0117 372 6372)

- 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.

Reason for Approval

- The local planning authority is satisfied that the proposal complies with relevant development plan policy and that there are no material considerations that would warrant resisting the proposal.

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.