

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2086/0B1
2.	Proposed Development:	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 4/20/2491/001 FOR RESIDENTIAL DEVELOPMENT)
3.	Location:	LAND TO THE SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST BEES (PLOT 1 ONLY)
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	N/A
7.	Report Site and Location The application site relates to an area of agricultural land which fronts onto Nethertown Road on the southern edge of St Bees. The sloping site covers an area of 0.41 hectares and adjoins the curtilage of the existing dwelling known as Southrigg immediately to the north. The site is located adjacent to the existing settlement boundary for St Bees and is bound to the north and east by residential properties, to the south by open countryside and to the west by Nethertown Road. The properties located to the east of the application site are set at a higher level than the application site and the existing properties on Nethertown Road. Proposal Planning permission has been granted at the site for the following:	

- Outline application for residential development, approved in March 2021 (application reference 4/20/2491/0O1 relates);
- Application for approval of reserved matters relating to access, appearance, landscaping, layout and scale following outline planning approval, approved in May 2022 (application reference 4/21/2369/0R1 relates);
- Variation of conditions 2, 3, 4, 5, 6, 7, 8, 9 and 11 of planning application 4/21/2369/0R1, approved in August 2023 (application reference 4/23/2086/0B1 relates).

In September 2025 a non-material amendment application was approved for permission 4/23/2086/0B1 for the following revisions to the dwelling on plot 1 only:

- 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;
- At the rear elevation, two windows to be reduced in size and to become standard openings (no longer bi-folds/sliding), and 1st Floor large window now fixed (not bi-fold / sliding doors, and no Juliet Balcony);
- At the front elevation, 1st Floor LHS window now fixed (no longer bi-fold / sliding doors and no Juliet Balcony);
- At NNW side elevation, one window removed (two remaining windows to retain obscure glazing);
- At SSE side elevation, minor relocations of existing windows / door, with two windows reducing in size (all windows / door to retain obscure glazing);
- Garage to include roof mounted / integrated solar panels.

This current application is for a further non-material amendment to planning permission 4/23/2086/0B1 for the following revision to the dwelling on plot 1 only:

- Additional of a fixed window unit at first floor level on the front elevation directly above the main entrance to the dwelling.
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Planning Policies

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021-2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

The policies relevant to this application are as follows:

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Other Material Planning Considerations

National Planning Policy (NPPF)

Assessment

The non-material amendment seeks minor alterations to the approved planning application relating to Plot 1. The changes will be modest having a negligible effect on the overall scheme. As a result, the alteration proposed can be considered to be non-material and does not require a full assessment.

All other details of the application will remain as approved.

Overall this is considered to be an acceptable form of development which accords with the guidance set out in the NPPF and the adopted Local Plan.

8.	Recommendation: Approve	
Case Officer: C. Burns		Date : 12.11.2025
Authorising Officer: N.J. Hayhurst		Date : 12.11.2025
Dedicated responses to:- N/A		