

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/23/2336/0R1
2.	Proposed Development:	RESERVED MATTERS APPLICATION RELATING TO APPEARANCE, LANDSCAPING, LAYOUT & SCALE FOLLOWING OUTLINE APPLICATION 4/21/2001/001 FOR A SINGLE DWELLING INCLUDING DETAILS OF ACCESS
3.	Location:	HARRAS DYKE FARM, HARRAS DYKE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Development Referral Area - Data Subject to Change, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: NO Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION The application site relates to a small area of agricultural land immediately to the south of Harras Dyke Farm which is located on the northern edge of Whitehaven. The site covers an area of approximately 0.17ha and is relatively flat. Harras Dyke Farm comprises a small collection of buildings that are surrounded by agricultural land. The farm is served by a private road leading from Harras Road to the South. The site is located adjacent to but outside the settlement boundary for Whitehaven, which runs along the rear of the properties that front onto Harras Road approximately 150m to the	

South.

Planning permission was granted in April 2021 for the erection of a single dwelling including details of access (application reference 4/21/2001/001 relates).

Reserved matters were subsequently approved in May 2024 relating to appearance, landscaping, layout and scale (application reference 4/23/2336/0R1 relates).

This application is for a non-material amendment to application reference 4/23/2336/0R1 for the following:

- Change to external finish of PC cills, portico and cappings from grey cast stone work to buff cast stone work;
- Change of external finish of surrounds and corner stones from smooth grey coloured render to buff cast stone work.

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:



Cumberland Council

	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 permission. The changes will be modest having a negligible affect to the overall scheme. As a result, the alterations proposed can be considered to be non-material and does not require a full assessment. All other details of the application will stay the same.	
8.	Recommendation: Approve Non Material Amendment	
Case Officer: Sarah Papaleo		Date : 01/06/2026
Authorising Officer: N.J. Hayhurst		Date : 02/06/2026
Dedicated responses to:- N/A		