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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Fox Architectural Design Ltd
1 Main Street
Bootle
Millom
LA19 5TF
FAO: Karl Fox

APPLICATION No: 4/25/2348/0F1

**REMOVAL OF EXISTING OUTBUILDING AND SECTIONS OF THE EXISTING
ROOF AND THE CONSTRUCTION OF NEW FRONT, REAR, AND SIDE
EXTENSIONS TO AN EXISTING DWELLING WITH INTERNAL AND EXTERNAL
ALTERATIONS**

PENHAVEN, NORTH LANE, HAVERIGG

Christine Cairns

The above application dated 15/10/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on

the respective dates and development shall be carried out in accordance with them: -

- Application Form, received 15th October 2025;
- Site Location Plan, scale 1:1250, drawing 24-36-P-L, received 15th October 2025;
- Site Block Plan, scale 1:500, drawing 24-36-P-L, received 15th October 2025;
- Proposed Site Plan, scale 1:250, drawing 24-36-P-15, received 15th October 2025;
- Existing Plans, scale 1:100, drawing 24-36-P-02, received 15th October 2025;
- Proposed Plans, scale 1:100, drawing 24-36-P-11, received 15th October 2025;
- Existing Elevations, scale 1:100, drawing 24-36-P-03, received 15th October 2025;
- Existing 3D Sketches 01, drawing 24-36-P-04, received 15th October 2025;
- Existing 3D Sketches 02, drawing 24-36-P-05, received 15th October 2025;
- Proposed 3D Sketches 01, drawing 24-36-P13, received 15th October 2025;
- Proposed 3D Sketches 02, drawing 24-36-P-14, received 15th October 2025.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. The master bedroom ensuite window as shown on drawing reference 24-36-P-11 shall be fitted with obscure glass and thereafter be permanently retained as such once installed.

Reason

To safeguard the amenities of occupiers of adjoining properties.

4. Prior to the occupation of the extensions hereby approved the boundary fence as shown on Proposed Site Plan, drawing 24-36-P-15 shall be installed and maintained at a height not exceeding 1.8 metres in accordance with details submitted to and approved in writing by the Local Planning Authority and shall not be raised to a height exceeding 1.8 metres thereafter.

Reason

To protect residential amenity in accordance with Policy HP14 of the Copeland Local Plan.

5. Prior to the first installation within the development hereby approved, details of the proposed solar panels will be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter and must not be altered without the prior consent of the Local Planning Authority.

Reason

To ensure a satisfactory appearance of the development in the interests of Visual amenity in accordance with DS4 of the Copeland Local Plan.

Informative Notes:

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan. The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemption: Householder development.

Public Right of Way

This site takes access from PROW 416064, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local

Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework

Please read the accompanying notice

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Thriving Places

10th December 2025

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

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 under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

- If either the Local Planning Authority or the Secretary of State 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 V1 of the Town and Country Planning Act 1990.