



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

REFUSAL OF PERMISSION IN PRINCIPLE

THE PLANNING ACTS 1990

THE TOWN AND COUNTRY PLANNING (PERMISSION IN PRINCIPLE)
(AMENDMENT) ORDER 2017

Mr Lee Brogden
26 North Road
Whitehaven
CA28 6BJ

APPLICATION No: 4/26/2208/PIP

**PERMISSION IN PRINCIPLE APPLICATION FOR A THREE BEDROOM DORMER
BUNGALOW
26 NORTH ROAD, WHITEHAVEN**

Mr Lee Brogden

Cumberland Council hereby give notice that PERMISSION IN PRINCIPLE HAS
BEEN REFUSED for the above referenced development for the following reasons:

- 1) Due to the siting of the development in a location that does not constitute either infill or rounding off, the proposal is considered to be out of character with the area having no respect for the existing building line and is therefore contrary to Policies DS4 and H2 of the Copeland Local Plan.
- 2) The proposed site is in an elevated position and will be highly visible from public viewpoints both locally and in the surrounding area. The landscape impact will therefore be unsatisfactory and considered contrary to Policies DS4 and H2 of the Copeland Local Plan.

3) The proposal is considered to be backland development creating unsatisfactory amenity issues for the surrounding properties due to overlooking, loss of privacy and overbearing. This is considered to be contrary to Policies DS4 and H2 of the Copeland Local Plan.

Statement

The Local Planning Authority has acted positively and proactively in accordance with Copeland Local Plan policies and the National Planning Policy Framework in determining this application by identifying matters of concern with the proposal and raising those with the applicant. However, in this case it has not been possible to arrive at a satisfactory resolution for the reasons set out in the reason for refusal.

Please read the accompanying notice



03rd August 2026

Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

REFUSALS (OUTLINE, FULL, RESEVED MATTERS)

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 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. 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 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.