

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2262/DOC	
2.	Proposed Development:	DISCHARGE OF CONDITION 4 OF PLANNING APPLICATION 4/24/2027/0F1	
3.	Location:	HAWKRIGG, HOLMROOK	
4.	Parish:	Drigg and Carleton	
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter	No
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location This application relates to Hawkrigg, a detached bungalow located within a residential area of Holmrook. The site is accessed via a private shared road and benefits from a driveway to the front of the dwelling.		

The 2-bedroom property benefits from a large garden which is spread across several levels to the side and rear. The existing bungalow is currently empty and has deteriorated over time.

Relevant Planning History

4/24/2027/0F1 – Replacement dwelling – Approved.

Proposal

In March 2024, planning permission (ref: 4/24/2027/0F1) was granted for a replacement dwelling at this site. This current application seeks to discharge condition 4 attached to planning approval 4/24/2027/0F1. This condition states the following:

4. Prior to their use on the site representative samples of materials to be used on the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and so maintained thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity.

The information submitted to support this application comprises of the following:

- Application Form, received by the Local Planning Authority on 17th August 2026.
- Materials on External Surfaces, received by the Local Planning Authority on the 17th August 2026.

Planning Policy

Planning law requires that 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.

Planning approval 4/24/2027/0F1 was determined under the previous Local Plan, however this current discharge of conditions application is being considered under the Copeland Local Plan 2021-2016 as this now forms the development plan.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Asset

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

	Policy CO7: Parking Standards Other Material Planning Considerations National Planning Policy Framework (2026) National Design Guide (NDG). Cumbria Development Design Guide (CDG) Strategic Housing Market Assessment 2021 (SHMA) Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS) The Cumbria Landscape Character Guidance and Toolkit (CLGC) Copeland Borough-Wide Housing Needs Survey (2020) Assessment This application seeks to discharge condition 4 attached to planning approval 4/24/2027/0F1. This condition seeks to discharge the materials for this development. Based on the details submitted within this application, the Local Planning Authority are satisfied with the information provided and confirm that the materials proposed for the roof covering and external cladding are acceptable for this site and in the context of the surrounding area. Details of the other proposed materials, including the render, brick, and windows/doors, are yet to be submitted. It is therefore confirmed that condition 4 can only be discharged in part until all material details are provided. <u>Conclusion</u> Part discharge of condition 4 only.	
8.	Recommendation: Approve part discharge of condition 4.	
Case Officer: C. Burns		Date : 25.08.2026
Authorising Officer: N.J. Hayhurst		Date : 25.08.2026
Dedicated responses to:- N/A		