**Cumberland Council**
**Cumbria House**
**107-117 Botchergate**
**Carlisle**
**Cumbria CA1 1RD**
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**cumberland.gov.uk**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 73.

NOTICE OF GRANT OF PLANNING PERMISSION

Fox Architectural Design Ltd
5 Summer Hill
Bootle
Millom
LA19 5UB
FAO: Karl Fox

**APPLICATION No: 4/26/2281/0B1**

**VARIATION OF CONDITION 2 (REVISION PLANS TO INCORPORATE BI_FOLDS DOORS ON REAR ELEVATION) OF PLANNING APPROVAL 4/26/2220/0F1 - CONSTRUCTION OF A 2 STOREY SIDE EXTENSION OVER THE EXISTING GARAGE INCLUDING THE INSTALLATION OF SOLAR PANELS, WITH EXTERNAL BRICK PILLAR AND ASSOCIATED LANDSCAPING, PLUS INTERNAL AND EXTERNAL ALTERATIONS TO AN EXISTING DWELLING**

**51 LOWTHER ROAD, MILLOM**

**Mr & Mrs Sibley**

The above application dated 09/09/2026 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:

Standard Conditions

1. The development hereby permitted must be commenced before the 25th August 2029.

   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 must relate to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

   - Application Form, received by the Local Planning Authority on the 7th July 2026.
   - Location/Block Plan, Scale 1:500 & 1:1250, Drawing Number: 26-26-P-L, Revision: -, received by the Local Planning Authority on the 7th July 2026.
   - Proposed Site Plan, Scale 1:200, Drawing Number: 26-26-P-01, Revision: -, received by the Local Planning Authority on the 7th July 2026.
   - Plans as Existing, Scale 1:100, Drawing Number: 26-26-P-02, Revision: -, received by the Local Planning Authority on the 7th July 2026.
   - Elevations as Existing, Scale 1:100, Drawing Number: 26-26-P-03, Revision: -, received by the Local Planning Authority on the 7th July 2026.
   - Existing 3D Sketches, Scale: - , Drawing Number: 26-26-P-04, Revision: -, received by the Local Planning Authority on the 7th July 2026.
   - Plans as Proposed, Scale 1:100, Drawing Number: 26-26-P-05, Revision: B, received by the Local Planning Authority on the 9th September 2026.
   - Elevations as Proposed, Scale 1:100, Drawing Number: 26-26-P-06, Revision: C, received by the Local Planning Authority on the 9th September 2026.
   - Proposed 3D Sketches, Scale: -, Drawing Number: 26-26-P-07, Revision: C, received by the Local Planning Authority on the 9th September 2026.
   - Email from Agent – Justification for Proposed, received by the Local Planning Authority on the 27th July 2026.

   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.

<u>Other Conditions:</u>

3. The extension hereby permitted must be used and occupied only as ancillary residential accommodation to the existing dwellinghouse, 51 Lowther Road, and shall thereafter at no time be subdivided, occupied or sold as a separate, independent residential planning unit.

   Reason

The extension is not considered appropriate for use as a separate residential unit in accordance with DS4 of the Copeland Local Plan.

**Informative:**

**Biodiversity Net Gain – Exemption Applies**

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 exemptions: The development falls under the definition of a householder application.

**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



Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places

26th October 2026

**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.