

APPEAL REFERENCE 6015757 – List of Suggested Planning 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 7th April 2026;
 - Site Location Plan, received 7th April 2026;
 - Site Plan, scale 1:500, received 7th April 2026;
 - Fence Details, received 7th April 2026;
 - Planning and Design & Access Statement, received 7th April 2026;
 - Biodiversity Net Gain (BNG) Exemption Statement (additional), received April 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.

3. The fence as detailed on the site plan provided, shall not be constructed until a means of pedestrian access (new footway) has been constructed in accordance with the above approved plans.

Reason

To ensure a suitable standard of pedestrian access in the interests of highway safety

4. No development shall commence, including the erection of any fencing, until detailed specifications for the construction of the approved footway have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include: Construction materials and surfacing specifications; Drainage provisions to ensure effective surface water management; Details of any necessary alterations to existing infrastructure, including kerbs, utilities, or adjacent land levels.

The footway shall be constructed in full accordance with the approved details and made available for public use prior to the installation of any fencing. The

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footway shall thereafter be retained and maintained in accordance with the approved scheme.

Reason

To ensure the footway is constructed to an appropriate standard with adequate drainage and integration with existing infrastructure, in the interests of pedestrian safety and accessibility.

5. The 1.8m fence shall be maintained in accordance with 'Fence Details' drawing, received by the LPA on 7th April 2026 and shall be retained in perpetuity thereafter. It shall not be repositioned, heightened or altered without prior written consent from the Local Planning Authority.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan 2021 2039.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out on the extended garden curtilage, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity in accordance with Policy DS4 of the Copeland Local Plan 2021 2039.