



The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG
Telephone 0300 373 3730
cumberland.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Stephen

Surname

Dunn

Company Name

HRES Ltd

Address

Address line 1

17 Beck Rise

Address line 2

Address line 3

Town/City

Beckermest

County

Country

United Kingdom

Postcode

CA21 2YN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

VARIATION OF CONDITIONS 2, 3, 4, 5, 6, 7, 8, 9 AND 11 OF PLANNING
APPLICATION 4/21/2369/0R1 (RESERVED MATTERS FOLLOWING OUTLINE
APPROVAL 4/20/2491/0O1 FOR RESIDENTIAL DEVELOPMENT)
LAND TO THE SOUTH OF SOUTHRIGG, NETHERTOWN ROAD, ST BEES.
[NOTE ALSO, previous NMA PP-14226478]

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

With respect to Plot 1, following further consideration of the front of house aspect, we seek to make the following further change to the original planning permission (incorporating Drawing No. 023, Rev. H, Drawing No. 026, Rev. G, and Drawing No. 030, Rev. C).

To provide a balanced elevational view (that aligns with the existing properties at Plots 2 & 3), add a new fixed window unit (not bi-fold / sliding doors) at the first floor level, front elevation, directly above the main entrance to the dwelling.

The footprint and positioning / setting out of the house build remains unchanged.

Please state why you wish to make this amendment

To provide a balanced elevational front view of the property that will align with the look of the existing properties at Plots 2 & 3.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

Drawing No. 023, Rev. J (as amended from Original submission of Rev H, in first NMA, PP-14226478)

Drawing No. 026, Rev. H (as amended from Original submission of Rev G, in first NMA, PP-14226478)

New plan/drawing numbers

Drawing No. 023, Rev. K

Drawing No. 026, Rev. J

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

4/23/2086/0B1

Date (must be pre-application submission)

21/03/2025

Details of the pre-application advice received

Proposed change is compatible with a NMA application. New layouts / elevations were to be produced to support the application.

Further recent emails to / from Christie Burns (concluded 14/10/2025), further discussed the earlier wish to change the front elevation to include another glazed unit directly above the main door (in the solid void), and were advised this indeed could be dealt with as a non-material change.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Stephen Dunn

Date

29/10/2025