

Notice of Decision



To: Addis Town Planning Ltd - Mr D Addis
Greengage House
Little Salkeld
Penrith
CA10 1NN

Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

Application No: 19/0821
On Behalf Of: Mr & Mrs A Bircher

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE outline planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Outline Application
Proposal: Erection of a self-build / custom build dwelling with all matters reserved.
Location: LAND ADJ LITTLETHWAITE CATTERLEN PENRITH CA11 0BQ

The reasons for this decision are:

1) The development is considered to be unacceptable on the grounds that the proposal conflicts with the spatial planning policies of the Council. The application site does not meet the criteria of infill or rounding off development as required for new housing within the Smaller Villages and Hamlets. Whilst it is acknowledged that the provision of one house for self-build and custom build would go a small way to meeting the requirement of providing enough permissions to meet the Self-build demand (thereby attracting some weight in favour), this would not outweigh the fundamental policy conflict of allowing market housing in this location. The proposal is therefore considered to be contrary to Policies LS1 and HS2 of the Eden Local Plan 2014-2032.

Where necessary the local planning authority has worked with the applicant in a positive and proactive manner seeking solutions to problems arising in relation to dealing with the planning application and to implement the requirements of the NPPF and the adopted development plan.

Date of Decision: 10 February 2020

Signed:

A handwritten signature in black ink, appearing to read "O Shimell", is written over a light grey rectangular background.

www.eden.gov.uk Oliver Shimell LLB
Assistant Director Planning and Economic Development



Oliver Shimell LLB
Assistant Director Planning and Economic Development

Notice of Decision



To: ADDIS TOWN PLANNING LTD - Mr D Addi
GREENGAGE HOUSE
LITTLE SALKELD
PENRITH
CA10 1NN

Mansion House, Penrith, Cumbria CA11 7YG
Tel: 01768 817817

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

Application No: 19/0784
On Behalf Of: Mr & Mrs I Willan

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE full planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Outline Application
Proposal: Demolition of farm buildings and erection of three self build/custom build dwellings with all matters reserved.
Location: LAND AT NEWBY HEAD NEWBY CA10 3EX

The reason(s) for this decision are:

The development is considered to be unacceptable on the grounds that the proposal conflicts with the spatial planning policies of the Council. The application site does not meet the criteria of infill or rounding off development as required for new housing within the Smaller Villages and Hamlets, and as such is considered to fall as development within the Rural Area. Market housing beyond the Main Towns, Key Hubs or Smaller Villages and Hamlets is not in accordance with planning policy. Whilst it is acknowledged that the provision of three houses for self-build and custom build would go a small way to meeting the requirement of providing enough permissions to meet the Self-build demand (thereby attracting some weight in favour), this would not outweigh the fundamental policy conflict of allowing market housing in the countryside. The proposal is therefore considered to be contrary to Policies LS1 and HS2 of the Eden Local Plan 2014-2032.

Where necessary the local planning authority has worked with the applicant in a positive and proactive manner seeking solutions to problems arising in relation to dealing with the planning application and to implement the requirements of the NPPF and the adopted development plan.

Date of Decision: 26 February 2020

Signed:

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Oliver Shimell LLB
Assistant Director Planning and Economic Development