

Notice of Decision



To: Mr P Terry
3 WOODVILLE TERRACE
SHAP
PENRITH
CA10 3PL

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: 19/0898
On Behalf Of: Mr P Terry

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: Outline application for one dwelling with all matters reserved,
resubmission of 19/0430.
Location: HIGHWAYS STATION ROAD CLIBURN PENRITH CA10 3AE

The reasons for this decision are:

1) The application site is considered to stand apart from the village of Cliburn, and the proposal is therefore for new residential development in the countryside. New dwellings in the countryside (in the Rural Areas outside the Key Hubs and Villages and Hamlets) are permitted by Eden Local Plan Policy LS1 only where they involve the conversion of an existing building, or where affordable housing is proposed as an exception to policy, or where the proposal accords with other policies in the Local Plan. The dwelling would not meet the criteria of this or any other policy in the Local Plan, or the exceptions set out in Paragraph 79 of the National Planning Policy Framework, which might justify on an exceptional basis a new dwelling in the countryside. The application does not justify why the needs of the applicant's family could not reasonably be provided in an existing settlement, and therefore the proposal is contrary to Policy LS1 of the Local Plan and Paragraph 79 of the National Planning Policy Framework.

2) The development of a single dwelling would make only a very limited contribution to the Council's statutory obligations with regard to self and custom build development. As such, the benefits of the proposed self-build development cannot reasonably be said to outweigh the harm resulting from the development of a dwelling in such an unsustainable location.

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: 13 March 2020

Signed:

A handwritten signature in black ink, appearing to read 'O Shimell', is positioned above the printed name.

Oliver Shimell LLB
Assistant Director Planning and Economic Development