

Your reference:  
Our reference: 22/0213  
Enquiries to: Mrs K Thompson  
Direct Dial: 01768 212481  
Email: [planning.services@eden.gov.uk](mailto:planning.services@eden.gov.uk)  
Date: 17 May 2022

The logo for Eden District Council features the word "Eden" in a large, elegant serif font. A stylized wavy line, resembling a river or a path, curves under the letter 'E' and extends to the left.

**District Council**

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

BH Sporting Ltd - Mr Iain Wilkinson  
King James VI Business Centre  
Friarton Road  
Perth  
PH1 4PH

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Planning Application No: 22/0213**

**Proposal: Permitted Development Prior Notification to upgrade track.**

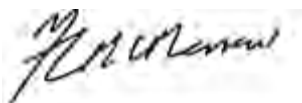
**Address: TRACK APPROX 500M TO NW OF PLANTATION NOOK PLANTATION  
NOOK CROGLIN CARLISLE CA4 9RT**

Your Notice of Intention in respect of the above development has been considered by this Authority. I am writing to inform you that it has been REFUSED for the following reason(s):

The proposed development does not comply with Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) and cannot therefore be considered under the Prior Notification Procedure. Full Planning Permission is required for the proposed development.

Should you have any queries regarding this refusal please do not hesitate to contact the Case Officer directly at the above address.

Yours faithfully

A handwritten signature in black ink, appearing to read "Fergus McMorro", is written over a horizontal line.

Fergus McMorro BA (Hons)  
Assistant Director Planning and Economic Development

Fergus McMorro BA (Hons)  
Assistant Director Planning and Economic  
Development



# Notice of Decision

The logo for Eden District Council, featuring the word "Eden" in a large, elegant serif font with a decorative flourish underneath.

**District Council**

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

To: Mr Richard Scoffham  
119 Brentfeild Way  
Penrith  
CA11 8HQ

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

Application No: 22/0260  
On Behalf Of: Mr Richard Scoffham

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: Full Application  
Proposal: Erection of white UPVC Porch/Conservatory to the front of the house facing the road.  
Location: 119 BRENTFIELD WAY PENRITH CA11 8HQ

The reason(s) for this decision are:

The proposal would stand out as an overly prominent and bulky addition that would unbalance and be out of character with this row of terraced properties, adversely changing the appearance of the house and street scene by virtue of its inappropriate design and scale. The application is therefore contrary to Policy DEV5 of the Eden Local Plan 2014-32 and Paragraph 130 of the National Planning Policy Framework.

*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: 30 May 2022

Signed:

A handwritten signature in black ink, appearing to read "Fergus McMorrow", written over a horizontal line.

**Fergus McMorrow BA (Hons)**  
**Assistant Director Planning and Economic Development**

**www.eden.gov.uk** Fergus McMorrow BA (Hons)  
Assistant Director Planning and Economic

