

Ref. 2102 April 2024 : Moorleys, Egremont, CA22 2UA, Householder and Listed Building Consent applications.

Applications 4/23/2366/OF1 and 4/23/2367/OL1 additional supporting information for the proposed erection of a roadside boundary screen fence with hedge planting.

1.0 Highway consultation.

Drawing 2102-PL-221A is enclosed which indicates the available visibility from the vehicular site access location in the easterly and westerly direction, the visibility splays indicated are set out from a point in the centre of the access and 2.40m back from the highway edge, although it should be noted that during recent roadside flood events the edge of the highway has deteriorated along the front of Moorleys.

Photographs are also included on the drawing to demonstrate that the fence has not impinged upon the existing visibility, in either direction, which is limited by the natural elevation and direction changes of the highway.

2.0 Justification.

The applicant, together with her young family, has lived in the refurbished dwelling from 2022 and since then it has become evident that the open aspect created by the removal of the previous derelict low wall and untidy hedge planting has significantly impacted on the dwellings privacy in terms of providing an enclosed space for children and dogs.

The presence of a parking lay-by directly opposite the dwelling on the south side of the highway, that is regularly used as a stopping place by passing vehicles, creates an unacceptable level of intrusion as the occupants invariably remain in their vehicles using mobile phones or similar while having an open view into Moorleys. In particular this practice is taken up by trade vans having lunch stops which due to them having a raised seating position emphasises the visual intrusion for occupiers of the dwelling.

Additionally the recent road closures of one of the main routes into St Bees village has also significantly increased the volume of traffic using the lane passing the site which can slow down outside Moorleys using the lay by, if it is clear of parked vehicles, as a passing place on the narrow lane.

Due to these issues the close boarded timber fence, together with hedge screen planting, has been erected along the roadside boundary with the intention of screening the development and creating a degree of privacy for the occupants to enjoy their front garden amenity space without being overlooked.

Considering the above issues and the juxtaposition of the highway and front elevation of Moorleys the provision of the screen fence, as constructed, is not considered to be unreasonable.

Issued 2024-05-15 to accompany a householder application and listed building consent applications submitted to Cumberland Council by The Manning Elliott Partnership.