



**Cumberland Council
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TOWN AND COUNTRY PLANNING ACT 1990. (AS AMENDED)

NOTICE OF REFUSAL OF CONSENT

Geoffrey Wallace Limited
11 St Bridgets Close
Brigham
Cockermouth
CA13 0DJ
FAO: Mr Geoffrey Wallace

APPLICATION No: 4/25/2232/0F1

**NEW GARAGES AND GYM SHOWER ROOM AND HOME OFFICE FOR
DOMESTIC USE
IVY COTTAGE, LONSDALE PLACE, NEW ROAD, WHITEHAVEN**

Mr Mike Graham

The above application dated 04/07/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and has been REFUSED for the following reasons:

Reasons for Refusal:

1. The combined scale, massing and siting of the proposed development are such that the development would not be commensurate or subservient to the application property and adjacent development, which in turn would have a detrimental impact upon the character of the host dwelling and the locality, contrary to Paragraph 135 of the National Planning Policy Framework, and Policies H14 and DS4 of the Copeland Local Plan.

2. The development would lead to an intensification of use of a substandard access with poor visibility at the access point, which would lead to conflict between pedestrians and vehicles and have an adverse impact upon highways safety at the A5094, contrary to Paragraphs 116 and 117 of the National Planning Policy Framework and Policy DS4 of the Copeland Local Plan.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. In this context, having identified matters of concern with the proposal and discussed those with the applicant, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and, due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Please read the accompanying notice

20th April 2026



Nick Hayhurst
Head of Planning and Place
Thriving Places

REFUSALS (OUTLINE, FULL, RESEVED MATTERS)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.