

Mr Lee Grundy

Stoneycroft

Sea Mill Lane

St Bees

CA27 0BD

Appeal Reference

APP/F0935/W/24/3354544

Comments on the LPA,s statement

Scale, Design, and Impact on Residential Amenity

The LPA has stated the proposed property is out of scale with neighbouring properties although I would like to point out that the property next door but one to Stoneycroft is the exact same build and design and also sits in an elevated position, also the roof line of the proposed property would sit in line with the roofline of Strandby house. Strandby house is also 3 storeys in height, I fail to see how a property can be out of scale when the exact same volume, structure and elevation of the proposed new property sits next door but one on the same street within around 60m.

The LPA points out that the local plan was adopted by Cumberland council on the 5th November 2024. The LPA's decision for refusal of the planning application was on the 29th April 2024 so would mean at the time of the refusal decision the local plan was out of date and as such a 5 year land supply for housing was not in place.

The amenity of the current and future occupants of Stoneycroft would be affected but this would be minimal due to stoneycroft being in a elevated position from the road and driveway the windows facing west are above road level and therefore car movements would pass under the window levels.

The LPA states the property has large glazing within the front elevation that fails to reflect the traditional character of St Bees, I would like to point out the last 2 planning approvals by the LPA for new build properties in St bees have been for properties with large glazing to the front elevation planning application 4/20/2491/001. Below is the development on Nethertown road that runs parallel with sea mill lane in St Bees, Development also outside the settlement boundary. planning application 4/20/2491/001



1 of 11 Photo 11



2 of 11 Photo 12



The LPA also states several windows in the proposed properties North elevation overlook the current residential property. This is also incorrect as the proposed property only has 3 windows in the North elevation and I have also stated to the LPA these windows could be removed and replaced with roof lights, this would remove the overlooking aspect.

Ground stability

No ground stability survey has taken place but this could be added as a condition should the planning application be approved. As the planning inspector will see on the site visit currently 3 properties are built into the same piece of sloping land and have had no issues with ground stability.