



The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG
Telephone 0300 373 3730
cumberland.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="307449"/>	<input type="text" value="519732"/>

Description

The proposed work area on my property is labelled on the included Site Plan (black lined diagram).

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Hartley

Company Name

Address

Address line 1

Starling Bank

Address line 2

Address line 3

Lamplugh

Town/City

Lamplugh

County

Cumbria

Country

United Kingdom

Postcode

CA14 4SF

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The property includes a narrow driveway adjacent to a sloped garden area. The garden level is lower than the driveway, and I propose to raise a section of the garden so that it matches the existing driveway height. The raised area will cover approximately 28 m². At its deepest point, the ground will be built up by 1.5 m to achieve a level surface consistent with the driveway.

To support the change in levels, a gabion wall will be constructed, using permeable materials, as a retaining structure. This will form a stable retaining wall and allow for natural drainage. Behind the retaining wall, the raised platform will be created using suitable fill material, compacted in layers, and finished to form a level surface.

The works are intended to improve access, egress and parking at the property garden by creating a level area that aligns with the existing driveway, while ensuring stability and appropriate drainage through the use of permeable construction materials.

The proposed work area is 6.5m from my nearest neighbours property boundary.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Other

Other (please specify):

Gabion retaining wall

Existing materials and finishes:

No retaining wall currently exists; the proposed work area is a sloped lawn.

Proposed materials and finishes:

The retaining wall will be constructed using galvanised steel gabion baskets. These will be filled with locally sourced, permeable stone to provide structural stability and allow natural drainage on my property. The visible face of the gabion wall will retain its natural stone finish. The raised area behind the wall will be infilled with appropriate compacted granular material (e.g. Type 3 or Type 1 MOT). All materials are durable, permeable, weather-resistant, and suitable for long-term external use.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

A Site Plan has been included, which identifies the location of the proposed development (gabion wall).

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

On the included Site Plan, I have identified a hedgerow between my driveway and my sloped garden; this hedgerow will need to be removed to make use of the raised platform.

An apple tree has also been identified on my site plan (tree canopy); this is on my property and won't be impacted by the development.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

No trees or hedges need removed to carry out the proposed works, as the existing area is currently a lawned garden area. However, the hedgerow labelled on my site plan, between my driveway and my sloped garden, will need to be removed to make use of the proposed raised platform.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

The proposed works will improve car parking arrangements (the increased size of the driveway will allow cars to turn around on my property, without having to reverse onto the main road (A5086)), and improve parking arrangements by allowing suitable parking that will no longer block access and egress of my property.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

HEF/25/0074

Date (must be pre-application submission)

05/03/2026

Details of the pre-application advice received

Last year, the Senior Planning Officer confirmed that planning permission would be required for my proposed works. On the above date, further correspondence occurred to improve my awareness of considerations on my proposed works, before submitting my application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Martin

Surname

Hartley

Declaration Date

08/03/2026

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Martin Hartley

Date

15/03/2026