

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 17 April 2024

Your reference: 4/24/2104/001

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2104/001
Site Address: RHEDA CROSS, RHEDA PARK, FRIZINGTON
**Proposal: OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOPR
THE ERECTION OF 1 DWELLING ON LAND TO THE EAST OF
RHEDA CROSS**

Thank you for your consultation on 4 April 2024 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

As this application site is located on a private road that is to remain private, we would recommend that the applicant considers safe access with clear visibility splays of other road users and pedestrians.

A full surface water drainage system is in place before the dwelling is occupied.

Any boundary wall/hedges/fences do not exceed a height of 1.05m.

Access gates, if provided, shall be hung to open inwards only away from the highway.

Adequate parking is provided, parking provisions depending on number of bedrooms we would expect, 1 bedroom dwelling 1 space, 2, 3 & 4 bedroom dwelling 2 spaces, 5 + bedroom dwelling 3 spaces, refuse area for the bins .

Yours sincerely

Natalie Robinson
Planning Application Officer