

**IVY COTTAGE AND ADJACENT GARDEN  
LONSDALE PLACE WHITEHAVEN CUMBRIA  
CA28 6DX FOR MR. MIKE GRAHAM  
NEW GARAGES AND GYM SHOWER ROOM AND HOME OFFICE.**

**Description**

The applicant owns 15 Lonsdale Terrace and Ivy Cottage located behind 14 Lonsdale Terrace and a section of garden adjacent to Ivy Cottage garden and behind 12 and 13 Lonsdale Terrace.

The applicant seeks to provide double garages for each of the two properties 15 Lonsdale Terrace and Ivy cottage on the side garden.

The applicant has approval to improve ivy cottage living quarters to a high standard. The additional Utility gym room home office and facilities will be linked to the use of both Ivy Cottage and 15 Lonsdale Terrace for the use of both properties while they remain in the applicant's ownership.

The provision of parking will reduce the parking congestion on the main highway to the front of the dwellings and improve the parking and access arrangements to the rear of the dwellings.

At present Ghyll Cottage Labroe Cottage and Ivy Cottage along with whole the houses on the terrace have access to the rear which is restricted at the archway. By setting the new building back to provide a 6-metre-wide lane this will improve access for all to the rear lane.

By placing the Home office behind the garages this uses up garden space which was impractical and avoids unnecessary building in front of Ivy cottage retaining its expensive front garden which is the main recreational area for Ivy cottage.

15 Lonsdale terrace has no recreation area, and a small garden can be appointed to this property to the front of the new home office accommodation.

Above the garage the applicant wishes to introduce a GYM and games room and amenity spaces for the enjoyment of both homes but this may be for one or the other depending upon need.

This space is designed to have no outlook but with Velux roof lights which do not create an overlooking problem with any of the properties adjacent.

The building is in proximity to the listed building however the Planning inspectorate agreed that the extensions to Ivy Cottage had no impact upon the heritage asset which was principally the front elevations of Lonsdale terrace. Nevertheless the applicant wishes the building to be as attractive as possible and wishes the material construction to be of high quality and has suggested local masonry (pointed red sandstone for the walls) and slates for the roofs. The garage doors will be automatically opening steel shutter doors enabled remotely to allow the cars to drive straight in and out without the driver having to manually operated the garage doors. Other doors and one small toilet window to the rear will be dark grey upvc.

GWL