

From: Hunton, Andrew
Sent: 24 April 2024 11:28
To: Development Control
Subject: 164No. Dwellings, Land South of Dale View Gardens, Egremont - Amended Information

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FAO Christie M Burns

Many thanks for your consultation dated 16th April 2024.

I wish to offer the following comments on this amended proposal, which I have considered from a crime prevention perspective. I refer to my earlier response dated 7th December 2023 in which I raised concerns relating to natural surveillance opportunities over communal spaces, access routes and car parking provision.

The Amended Proposed Boundary and Elevation Plan addresses several of these issues:

- Revised boundary treatment at Unit 25 will significantly improve views towards the footpath and POS
- Revised boundary treatment at Unit 32 will significantly improve views
- Revised boundary treatment at Unit 38 will significantly improve views
- Revised boundary treatment at Unit 44 and Unit 57 will significantly improve views

- Unit 68. With the publication of plans and elevations for Housetype 254 it becomes apparent that this bungalow – positioned adjacent to the pedestrian link into the development via Uldale View - presents only a bathroom window (i.e. with obscured glazing) towards the footpath. Natural surveillance and causal supervision of this feature, therefore, shall be negligible and any users of this route (welcome and unwelcome) shall only fall under the scrutiny of residents at Units 65 – 67. The bathroom window thus highlighted is positioned directly within POS, consequently compromising any privacy for this householder.....
 1. The entire south elevation of this dwelling should be within an obvious curtilage to protect privacy; or
 2. Alternative Housetype with 'active' window(s) in the gable wall; or
 3. I contend that this minor route is superfluous (considering the proximity of designated access point between Units 72 and 78) and should be discarded. The associated POS should be absorbed into private garden space with potential for an additional dwelling

The configuration of rear garden fencing will have an effect on the supervision of car parking spaces. The described '1.8m Timber Screen Fence' suggests a close-boarded type – which will obstruct views through its structure. If an open-boarded configuration is adopted, some views can be achieved into parking spaces positioned at the rear of dwellings.

I previously referred to the utilisation of suitable planting to define garden (front curtilages) boundaries, which should be extended to the entire development. Unfortunately the Amended Landscape Plan does not adopt this recommendation.

I am disappointed to note that the applicant has not provided any Additional Information relating to my other points:

- Extent of street lighting scheme (i.e. inclusion of lighting to pedestrian routes)
- Dwelling exterior lighting scheme(s) – to protect vulnerable private spaces throughout darkness
- Dwelling and garage physical security, defending against forced entry. I repeat my recommendation for the deployment of dwelling exterior doors and vulnerable windows certified to PAS 24:2022 with the inclusion of laminated glazing and garage vehicle doors certified to LPS 1175 or similar security standard

I shall be pleased to discuss any crime prevention queries arising from this application.

Very best regards

Andy Hunton
Designing Out Crime Officer

Cumbria Constabulary
C/O Carlisle Police Station, Brunel Way, Durranhill Industrial Estate, Carlisle, CA1 3NQ



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