

Mr Lee Barwise
23 Thornton Road
Whitehaven
CA28 6UW

APPLICATION No: 4/24/2099/0F1

PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF NEW SINGLE STOREY EXTENSION TO SIDE OF PROPERTY, ALONG WITH PROPOSED DEMOLITION OF GARAGE AND ERECTION OF NEW SINGLE BRICK GARAGE

23 THORNTON ROAD, WHITEHAVEN.

Dear Local Planning Authority.

In response to the Decision Notice for the above-mentioned application, which was received on the 31st May 2024. Please find responses to the Pre-Commencement Conditions and Other Conditions that were raised as part of that notice in which to 'Discharge' in which to allow commencement of proposed construction.

For standard conditions 1 and 2 – Noted that commencement of development will be before expiration of date of permission, no later than (31st of May 2027) and permission only relates to the plans and documents received as part of 4/24/2099/0F1 planning application.

For Pre-Commencement condition 3 - *Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced.*

This condition will be met as part of the building control application, as proposed Surface Water drainage system for 23 Thornton Road will be submitted as part of the building regulatory plan process, which will require approval before any development work can begin by the local planning authority. Details of current surface water drainage is also covered in the CTMP under pre-commencement condition 4.

For Pre-Commencement condition 4 - *Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority.*

Please review supplied word document entitled 'Construction Traffic Management Plan for 23 Thornton Road, Whitehaven'. This provides details covering each condition that was raised for the CTMP.

Please note that as part of pre-commencement condition 4, segments of the wording of the condition is generic and therefore some of the points covered do not apply to this project.

For Other condition 5 - *The garage shall be used for the housing/parking of private vehicles and domestic equipment only in association with the residential property known as 23 Thornton Road and for no commercial or business purposes whatsoever.*

Agreed. The garage will be used for the housing/parking of private vehicles and domestic equipment only in association with the residential property known as '23 Thornton Road' and for no commercial or business purposes whatsoever.

For Other condition 6 - *No new openings shall be installed on any elevation of the detached garage without prior written consent from the Local Planning Authority.*

Any amendments to proposed openings of the attached garage will be sort by the applicant 'Lee Barwise' through the local planning authority.

For Other condition 7 - *The access drive shall be surfaced in bituminous, or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.*

Drive will be either Bituminous (Asphalt) or cement based. The access drive will not be in use until an appropriate surfaced is laid.

For Other condition 8 - *Access gates, if provided, shall be hung to open inwards only away from the highway.*

Access gates, if fitted, will open inwards and will not protrude outwards in which not to breach or impact S153 of the highways act.

Regards

L. Barwise.