

Oliver Hoban

From: Christie Burns
Sent: 09 July 2024 15:50
To: Development Control
Subject: FW: PLANNING APP 4/24/2205/0B1 - 10-11 SOUTH PARADE, SEASCALE

Hi all,

Comments to be put online please.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Kevan Buck
Sent: Tuesday, July 9, 2024 2:50 PM
To: Christie Burns
Subject: PLANNING APP 4/24/2205/0B1 - 10-11 SOUTH PARADE, SEASCALE

Variation of condition 2 (plans – to allow direct access for bakery customers) and removal of condition 3 of planning application 4/23/2174/0F1 Change of use of existing shop to include retail café, bakery, soft play and external improvements to building to include installation of cladding, new doors and porch reinstatement / alterations to existing doors and windows

Further to the above planning application.

This entire development has seen considerable change and additions since its inception. This latest proposed amendment is to provide a door direct to the bakery on the front façade. The door would be sited just over a metre away from the front living room bay window of the residential dwelling adjacent on the terrace. A site visit was made to the residential dwelling to provide some context to this proposal.

The age of the terrace is late Victorian, and the construction of the party wall between the bakery and residential dwelling is understood to be about one brick thick (two half bricks with a finger cavity between).

Noise transmission from the new commercial premises to the adjacent residential dwelling was always of some concern, though permission was ultimately granted, given the retail history of number 10-11 South Parade.

However, the siting of a door almost on the party wall will cause unacceptable loss of amenity to the residential occupiers through noise disturbance and loss of privacy.

As such, Environmental Health must object to this proposal and request that the applicants find an alternative and less intrusive means of accessing / exiting the bakery.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

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