
From: Karl Fox
Sent: 27 July 2026 09:39
To: Christie Burns
Subject: FW: 4/26/2220/0F1 - 51 LOWTHER ROAD, MILLOM

CAUTION: External email, think before you click!
Please report any suspicious email to our [IT Helpdesk](#)

Morning Christie

Please see email below.

Regards

Karl Fox

Director
Fox Architectural Design Ltd
T: [REDACTED]



IMPORTANT NOTE: 'Stay ahead of hackers' – FOX-AD LTD account details have NOT changed. If you receive a second email from us stating this please ignore and call us to report it. This is a scam!!

Office Registered in England & Wales. Company Number - 11239758

CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure.

If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

 Please consider the environment before printing this email

From: Karl Fox
Sent: 24 July 2026 12:17
To: Christie Burns
Cc: Nick Hayhurst ; Stephanie Bailey ; [REDACTED]
Subject: RE: 4/26/2220/0F1 - 51 LOWTHER ROAD, MILLOM

Hi Chris
e

With regards to your email below referring to policies for the above project.

In terms of your comments/concerns we respond as follows:

The proposal to extend an existing dwelling to the side consisting of removing the existing single storey pitched roof above the existing garage and constructing a 2.8m side extension at Ground Floor level and full 5.7m extension at First Floor level is an extension which is common in the local area.

Although as previously mentioned several properties have extended above the garage and out further to the side to create an access ginnel, we feel that this is due to site constraints being within close proximity to neighbouring properties. If space was available, then these properties would have almost certainly extended further. *(This is evident and has been done at 64 Lowther Road where the client has more than doubled the existing footprint at Ground & First Floor level).*

The available land to the West at 51 Lowther Road is such that the additional space is available and the client would like to utilise this to achieve the additional bedroom accommodation at first floor level with a dressing room and ensuite. The garage below is retained, and the 2.8m extension consists of incorporating a small WC, additional Kitchen space, and a separate Utility. The recess has been carefully planned to not impact on the incoming gas and electric meters whilst providing external access into the Utility.

Whilst the extension maybe slightly larger than others, the Proposed Site Plan clearly shows that the extension sits well within the surroundings and still allows for a side access and separation from No 53, who have also previously extended their property.

Comments with regards to the built form visually appearing like a semi-detached house are opinion only and should have no impact on a planning decision. Contrarily we do not see this proposal as looking like a semi-detached house. You will note from drawings provided that the Front & Side elevations have a large recess at Ground Floor level with a corner brick pier which is structurally required to assist the support of the first floor above. A semi-detached house would not have this feature; it would be solid with a definitive front door (access) and additional windows to habitable spaces.

In terms of Policy we respond as follows:

Policy DS1 – Development Strategy:

The local Council will support development within settlements listed.

Millom is listed within this settlement as a Key Service Centre. Therefore the proposal complies with Policy DS1.

Policy DS4 – Design & Development Standards:

The council will expect all new development to meet high quality standards which contribute positively to the health and wellbeing of residents.

The proposal to extend to the side of the existing dwelling consists of using materials which are in keeping with the host dwelling whilst providing the client with a high quality and spacious living arrangement which is needed to support their growing family. Currently Bedroom 03 is not fit for purpose and by creating an additional Bedroom allows the occupant of Bedroom 03 to move into one of the larger bedrooms.

By doing this the health and wellbeing of the family as a whole is vastly improved whilst creating new built form which is not out of keeping to all of the other extended dwellings in the local area.

Therefore the proposal complies with Policy DS4.

Policy H14 – Domestic Extensions & Alterations:

Proposals for house extensions and alterations or additional buildings within the curtilage of existing properties will be permitted provided that items a,b,c & d are complied with:

- A) The scale, design and materials used are not out of keeping with the local area and due to the orientation of the corner plot and available land to the West the new dwelling proposal once extended will not adversely impact on other residents as can be seen within the design documents provided.
- B) The extension does not project past the front and rear aspect at First Floor level, and only extends to the side by 2.8m at Ground Floor level. The total width of the existing dwelling is approx. 6.2m and the new extension projects out 5.7m at First Floor level. As the existing is not exceeded we consider this to be subservient in scale.
The front and rear amenity are not affected by this proposal.
- C) The front and rear amenity spaces which are used on a daily basis are unaffected with this proposal. The adjacent property has also extended to the side of their property with windows looking out being non habitable rooms therefore loss of natural light to habitable spaces will be unaffected.
There are no overlooking issues.
- D) The existing car parking provision to the front of the property will be unaffected.

Therefore the proposal complies with Policy H14.

Policy N1 – Conserving and Enhancing Biodiversity and Geodiversity:

The existing site and its surroundings within the vicinity of the proposed extension are all hardstanding and therefore have no Biodiversity value. The existing soft landscaping and hedgerows to the East which have biodiversity value and have the potential to accommodate habitat will be retained and unaffected with this proposal. We do not consider any mitigation measures to be required.

Therefore the proposal complies with Policy N1.

Policy CO7 – Parking Standards:

As previously mentioned, the existing parking provision will be unaffected with this proposal. The current site has sufficient space for 3 cars which complies with the provision required for a 4 bedroom dwelling. This does not include the existing garage which allows for an additional space if required.

Therefore the proposal complies with Policy CO7.

In addition to the above and in support of the application proposal, the client has consulted several of the neighbours and all have shown support therefore we do not envisage any objections from the local residents during the public consultation stages.

Regards

Karl Fox

Director
Fox Architectural Design Ltd
T: [REDACTED]



IMPORTANT NOTE: 'Stay ahead of hackers' – FOX-AD LTD account details have NOT changed. If you receive a second email from us stating this please ignore and call us to report it. This is a scam!!