

Cumberland Council
The Market Hall
Market Place
Whitehaven
CA28 7JG

BPA Ref: 2018_06

Sent by email: Christie Burns <Christie.Burns@Cumberland.gov.uk>

14th July 2023

Planning application reference 4/23/2119/0F1 for a Change of Use from large country house (C3) to 11-bed short-stay self-catering accommodation (sui generis) and associated works including alterations to access at Dunningwell Hall, The Green, Millom, LA18 5JT.

Dear Christie Burns

I write further to your email dated 14th June requesting additional information.

For ease, I will take each point in turn below. Please note I will only be responding to material planning matters.

1. Existing access plan – Dwg number 2018-06-003 enclosed at a metric scale of 1:100.
2. Floor Plans – Basement, Ground Floor, First Floor and Second Floor plans enclosed retitled “Existing and Proposed”.
3. Foul Drainage & Drainage Field – Updated on drawing number 7676-211D which clearly shows the location within the application site area.
4. Parking - Revised showing the provision of 13 spaces on dwg number 2018-06-002. Please note this proposal is not for a guest house with individual rooms. The proposal is for a single unit of holiday accommodation.

5. Transport form – As you correctly mention, please would you consult with the LLHA as the formal consultation response (see attached) raises no objection to the development and there is no requirement to complete the aforementioned.
6. Operation Statement – Bookings will be taken through Brockwood Hall. The number of guests will be dependent on the individual bookings, but this will be no more than 2 persons per double room maximum. Staffing is envisaged to be 3 x FTE dependant on bookings. The accommodation is for a single family or group unit. Therefore, it is expected families and groups will travel together and as such a maximum of 11 vehicle movements should result.

It is in the applicants best interests to ensure this valued country house as part of the wider tourist business is well run and successfully integrates with the community. A warden will be monitoring the site and can be called upon if needed 24 hours a day 7 days a week.

7. Ownership - Ownership details are provided on the application form. The applicant is the General Manager who is acting on behalf of the owners. This is not unusual or unacceptable in planning terms.
8. Application site area - The application site area measures 13412 sqm.
9. Associated works - You are correct in assuming “associated works” is the new foul drainage. All 13 parking space can be accommodated on the existing hardstanding area, so no new works are proposed for parking.
10. Commencement of works - The drainage works have been undertaken as this was urgently required. Other works involve general maintenance and repair of the building. The applicant would be agreeable to a change in the description of the development to “part retrospective” in relation to the foul drainage if the LPA consider necessary. Third parties may be confusing work secured under planning permission reference 4/17/2244/OF1 dated 13/07/2017 for ‘Addition of new rear extension for bathrooms, lift tower to rear roof and change of use of existing garage to form new kitchen’.

11. Soakaway – As existing. There is no increase to hard surface areas such as roofs or hardstanding.

I trust the above and enclosed suitably responds to your questions. Should you require any further information please do not hesitate to contact me.

Yours sincerely

Wendy Hopkins | MRTPI

Company Director