

**Crag Brow
The Hill
Millom
Cumbria LA18 5HB**

22 February 2026

Demi Crawford
Planning & Enforcement Officer
Cumberland Council
The Market Hall
Market Place
Whitehaven
CUMBRIA CA28 7JG

By email: Demi.Crawford@copeland.gov.uk

Dear Ms Crawford,

Thank you for your email of 9 January.

I note your comments regarding curtilage and the land use. As you know, I do not agree with the points made. However, as previously indicated and as you have suggested, I am willing to make a retrospective planning application for a change of use to a residential garden and erection of a garden room. I therefore now enclose the following documents, as requested:

1. A completed application form. Please note the southern half of the site was owned solely by my wife but has been transferred into our joint names. No doubt this will be reflected in HM Land Registry records in due course. Accordingly, I am the owner of the entire site and the application for change of use applies to the whole site. Regarding question 3, I have put in the dates for the start and finish of the works relating to the garden room. You know my position with regard to the use of the land as a garden.
2. An O/S site location plan (scale 1:1250) showing the aerial view of the site area and its surrounding context. The boundary of my property has been marked in red.
3. An O/S scaled block plan (scale 1:500) showing the aerial view of the garden room in relation to the neighbouring properties. The planting is being slowly developed so the block plan does not show where particular plants will be planted but the general plans are set out in the attached Design and Access Statement.
4. 6 plans showing:
 - a. The front elevation - Diagram A;
 - b. The right-hand side elevation - Diagram B;
 - c. The left-hand side elevation - Diagram C;
 - d. The back elevation - Diagram D;

- e. The layout - Diagram E;
 - f. Location of the existing drain on the land to which connection has been made - Diagram F.
5. The Design and Access statement to accompany the plans and the answer to question 3.

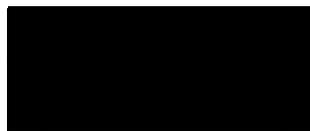
I note what you wrote in your email of 9 January 2026. I am surprised that there has been a complaint about our use of the garden room as my wife and I have only been in it to sit and read quietly, either together or separately, no more than half a dozen times in late autumn last year.

As for your comment that the provision of a log fire, bifold doors and solar panels seem to be inconsistent with its intended use, I would point out that the doors are sliding doors, commonly found in standard garden rooms, and there is no heating source other than the log fire, its presence necessary in order to ensure the room can be used all year round. The solar panels are linked to the house and ensure the garden room is energy efficient. They provide back up in our battery when there are electrical outages (for instance, there have been three in the last year caused by storms) and any excess is fed back into the grid. They ensure maximum use of green energy and energy efficiency (which we have also done in the rest of the house). Sliding doors and some form of heating are common (and solar panels increasingly so) in garden rooms and are consistent with its use ancillary to the use of the main house. The garden room will not be used for separate residential or commercial use. As previously stated, its primary purpose is to allow us (and particularly my wife) to enjoy the garden all year round.

We have had regard to the requirements of the Copeland Local Plan, in particular, the sections dealing with domestic alterations and extensions and private gardens. We note also that the presumption in the plan is for development.

At any event, should you require further information, please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box used to redact the signature of Jonathan Powell.

Jonathan Powell

Encs.