



1 Curwendale
Stainburn
Workington
Cumbria
CA14 4UT

Can we question why highways are involved in commenting on minor developments? Our understanding is their involvement is for major developments not single one-off houses in accordance with the councils' policies.

Following the hierarchy for proposed surface water drainage system. Trial holes were dug on the site which is known to be predominantly clay ground in the area. Tests could not be completed as the test holes were filled up with water and did not drain away overnight. It is felt that with the small garden rainwater harvesting would not be feasible as lack of plantation to re-use rain water. There is also no separate surface water drain leaving the last option of connecting into the combined sewer.

With regards the main sewer in close proximity to the proposed development. Please find enclosed plan which shows 3 meters easement strip either side of the pipe. Foundations will be taken down outside the 45-degree angle of repose in relation to the main sewer, resulting in the proposed development being outside the 3 meters easement and also causing no harm in adding weight to the existing sewer.

Boundary treatments it's proposed to use 1.8 meters high hit and miss timber fences to the sides and rear of the boundary. Side window to bedroom 2. Has been removed as per requested, to ensure no overlooking issues.

If you require any further information, please don't hesitate to contact use

Regards Gavin Taylor

JTS Architectural Services Ltd