

PLANNING STATEMENT

Outline application with some matters reserved including approval of access, layout (plot/site layout) & scale (no. Of units/height/massing) for two residential dwellings & the demolition of existing dwelling "Wyndhowe"

Wyndhowe, Sea Mill Lane, St Bees, CA27 OBG

Mr Harry Hill

December 2025

Report Info

Contact: **Christie McDonald** MTCP MRTPI
Director

T: 07534 549 795

E: christie@mwtplanning.co.uk

Office address: **McDonald Wilkinson Tonge**
Strawberry Fields Digital Hub
Euxton Lane
Chorley
PR7 1PS

Ref: 25010

Date: December 2025

This document has been prepared by MWT Planning Ltd for the exclusive use of the commissioning client in accordance with the agreed scope of work. The information contained herein is based on data, resources, and methodologies available at the time of preparation. MWT Planning Ltd accepts no responsibility for decisions or actions taken by third parties based on this report.

Copyright

The contents and layout of this report are subject to copyright owned by McDonald Wilkinson Tonge (© MWT Planning Ltd 2024) save to the extent that copyright has been legally assigned by us to another party or is used by MWT under licence. To the extent that we own the copyright in this report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

Exclusions Against Third-Party Use

This report has been prepared with due skill, care, and diligence for the intended purpose as defined by the commissioning client. It may not be relied upon by any third party for any purpose. MWT Planning Ltd disclaims all liability to any third party for any loss, damage, or expense arising out of their use of or reliance on this report. Third parties accessing this report do so at their own risk and should seek independent advice before relying on its contents.

For any inquiries or permissions regarding the content of this report, please contact MWT Planning Ltd directly.

Contents

1. Introduction	4
2. The Proposals	5
3. Relevant Planning History	7
4. Planning Assessment	8
5. Conclusions	10

1. Introduction

- 1.1. MWT Planning Ltd are instructed by Mr Harry Hill (“the applicant” or “our client”) to provide professional planning advice in relation to an outline planning application to be submitted to Cumberland Council (“the LPA”) for the demolition of an existing residential dwelling and the erection of two new dwellings at Wyndhowe, Sea Mill Lane, St Bees, CA27 OBG (“the site” or “the application site”).
- 1.2. The proposed development complies fully with both local and national planning policies. The reasons why this is the case will be set out in the main body of this Planning Statement.
- 1.3. The team put together by the applicant is as follows:
 - Planning Consultants: MWT Planning Ltd.
 - Architects: Peter Dickinson Architects.
 - Ecologists: Tyrer Ecological Consultants Ltd.
- 1.4. The applicant sought pre-application advice from the LPA in May 2025 and this positive advice has been followed in putting the scheme together. This is expanded on in the main body of this Statement.
- 1.5. It is the applicant’s case that the planning application is fully compliant with all relevant planning policies and should be approved without delay.

2. The Proposals

- 2.1 The proposed development is for the demolition of an existing dwelling known as Wyndhowe located on Sea Mill Lane, St Bees, CA27 0BG. The existing site layout is shown below.



- 2.2. These are the images produced by Peter Dickinson Architects which show a scheme of the highest quality.



2.3. It is proposed that the existing bungalow is demolished and replaced by two new dwellings with the proposed layout as shown below.



2.4. It is of great relevance that the LPA advised that the Pre-application scheme of 3no dwellings should be scaled down and this advice has been heeded.

3. Relevant Planning History

- 3.1. The application site comprises part of a wider site for which outline planning permission was sought for the erection of 4no dwellings (LPA Ref: 4/04/2165/O). The application was withdrawn so no decision was made by the LPA.
- 3.2. There is land to the north of the application site which comprises part of the wider site where outline planning permission for the erection of 4no dwellings was approved by the LPA (LPA Ref: 4/08/2237/O).
- 3.3. More relevant planning history is as follows:
 - LPA Ref: 4/12/2198/001: Outline application for single dwelling (Approved)
 - LPA Ref: 4/15/2381/001: Outline application for detached dwelling (Approved)
 - LPA Ref: 4/18/2458/001: Outline application for single dwelling with all matters reserved (Approved)
- 3.4. None of the above decisions reflect negatively on the current proposals.

4. Planning Assessment

The Principle for Market Led Housing

- 4.1. The application site is not allocated as Protected Open Space or Important Local Green Space.
- 4.2. The site is located within the defined settlement boundary for St. Bees as defined in Policy DS2 of the Local Plan, therefore the principle of market housing development is supported.

Provision of Affordable Housing

- 4.3. The proposed development for 2no dwellings on the site is below the threshold for the provision of affordable housing.

Design/Form

- 4.4. This outline planning application seeks to secure details for:
 - Access.
 - Layout.
 - Scale.
- 4.5. The matters of Appearance and Landscaping are reserved for later approval.
- 4.6. Peter Dickinson Architects have provided the following for assessment by the LPA:
 - Proposed site plan.
 - Proposed street scene and section (Indicative).
 - Renders of the external appearance of the development (Indicative).
- 4.7. The LPA's written advice raised concerns regarding 3no dwellings on the site being overdevelopment. This advice has been heeded and the proposal has been reduced to 2no dwellings which, as the above plans and images listed show, is a scheme which works excellently on the site.

- 4.8. By applying for the scale of the proposed development to be approved, it gives the LPA comfort moving forward that the form of the houses will not be excessive for the site and the surrounding area.

Residential Amenity

- 4.9. Whilst this matter can be considered further at the Reserved Matters stage, the proposed development subject to this application will not impact detrimentally on the residential amenity of occupants of surrounding properties, nor will the future occupants of the proposed dwellings have any issues with residential amenity.

Access

- 4.10. The access has been confirmed to be acceptable by the LPA at the pre-application stage.

Drainage

- 4.11. A reasonably worded planning condition which requires the developer to follow the Drainage Hierarchy is considered to be acceptable to give the LPA control over this matter.

Ecology

- 4.12. Tyrer Ecological Consultants Ltd have produced the relevant information and it has been submitted with this application.

5. Conclusions

- 5.1. It is not considered prudent, nor necessary, to run through all the relevant planning policies set out in section 4 of this Statement to provide clear and robust evidence that this planning application is worthy of approval by the LPA.
- 5.2. There is extremely strong local and national planning policy support for such a proposal.
- 5.3. It is for these reasons, and those reasons set out throughout this Planning Statement, that it is respectfully suggested that the planning application should be approved and planning permission granted without delay.

**MCDONALD
WILKINSON
TONGE** CHARTERED
PLANNERS

