



H M A R C H I T E C T U R E

19th March 2024

Our ref: MPD/5680/01

Your ref: 4/24/2079/0F1

Ms. C Burns
Senior Planning Officer
Development Management
Thriving Place and Investment
Cumberland Council
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Ms. Burns,

APPLICATION NUMBER: 4/24/2079/0F1
NEW TRIPLE GARAGE AND DETACHED STABLE, UNDERWOOD, THE HILL, MILLOM

Further to your email correspondence of Thursday 14th March 2024 querying the existing and proposed buildings at Underwood together with their usage. Having consulted with our client, we comment as follows:

The existing general-purpose building (approved under 4/21/2274/0F1) is used for a mix of livestock and storage. The building is currently used to kid the applicants' pigmy goats which is now a herd some 17 strong.

Within the building, there are two stables providing accommodation for the applicant's horses. There are also 2 cows within the building, due to calf in June. The other side of the shed is used for storage of motorised vehicles including a quad, tractor, mower and various other implements alongside wood storage for the biomass boiler to the main house. In addition, the building is used to store hay, made on site.

The 3 x 20ft containers currently in the area proposed for the detached garage provide secure accommodation for push bikes, kids toys, kids quad bikes, sailing equipment, canoes, paddle boards and other kit. One contains fuel for the tractor and building materials. The general-purpose building is not secure and as such presents a high risk of the above being stolen. Insurance requirements stipulated that secure, lockable storage was necessary for these items.

Turning to the proposed buildings, the stable will be used to accommodate the applicant's daughters two horses, with sufficient space for additional horses. Obviously, part of the stable will be used for feed & a tack room.

The garage will provide secure space to accommodate the applicants' cars, bikes, canoes, boats and other outdoor activity equipment.

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Finally, regarding your question regarding the buildings on site and their use in connection with the applicant's business in Millom. We can confirm that, other than the office accommodation within the Coach House adjacent to Underwood, there is no other accommodation or activities on site connected with Slack's Millom.

In respect of the non-residential net gain element within the application form. Prior to submission we sought clarification from the Planning Department regarding the correct application form to be completed. Having been advised on the Full Application form, we had assumed the floor space being created was Sui Generis for planning Use Class Purposes. However, we are happy to accept that with the above statement and clarification that the buildings are to be used for domestic purposes, that this part of the form may have been incorrectly completed.

We trust the above meets with your current requirements. Should you have any further queries please do not hesitate to contact us.

Yours sincerely,

MARK DEVERILL Dip. Arch RIBA MCIAT
Chartered Architect / Partner
For and on behalf of HM Architecture

cc. Mr & Mrs Slack