

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 20 November 2023

Your reference: 4/22/2017/0F1

Dear Sarah Papaleo

## **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/22/2017/0F1**  
**Site Address: COTTAGE ADJACENT TO ROWRAH HALL, ROWRAH**  
**Proposal: RETROSPECTIVE APPLICATION TO DIVIDE COTTAGE INTO 2**  
**UNITS AND ADDITION OF PORCH**

Thank you for your consultation on the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

### **Highway**

As the development is using an existing access from the public highway onto the applicants land. There are no concerns from a highway perspective.

However, a PROW public footpath number 412020 lies adjacent/through the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

### **LLFA**

As stated in the application form surface water will likely be connecting into a pond/lake, they will need to apply for an Ordinary Water Course consent from the LLFA to construct an outfall, this also applies to any new outfall for surface water drainage.

With the above in mind the LHA and LLFA have no objections to the development, as this is a small dwelling any further aspects would be covered under our Service Level Agreement (SLA) The remaining highway and drainage implications of this application would therefore be decided by the Local Planning Authority.

If you have a particular aspect of this application you wish us to further consider, please feel free to contact me direct.

**Informative-** Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority on tel: 01228 221331 or email: [LFRM.consent@cumbria.gov.uk](mailto:LFRM.consent@cumbria.gov.uk) to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

Yours sincerely

**Natalie Robinson**  
Planning Application Officer