

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 17 October 2023

Your reference: 4/23/2287/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2287/0F1
Site Address: ROYAL OAK, BECKERMET
**Proposal: ALTERATION AND CONVERSION OF THE ROYAL OAK PUBLIC
HOUSE AND HOTEL TO FORM 2No. DWELLING HOUSES**

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:

Further information is required for the following:

- Detailed within the proposed block plan it is noted there is only one parking space provided for the dwelling to the East, as per CDDG appendix 1 Parking a dwelling of this size should provide two off road parking spaces.
- According to our system a minor portion of the garden for both dwellings is within flood zone 2, therefore the applicant needs to provide a flood risk assessment.

Upon receipt of the above information I would be able to provide a further response.

Yours sincerely

Natalie Robinson
Planning Application Officer