

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 8 July 2024

Your reference: 4/24/2206/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2206/0F1
Site Address: VALDENE, 1 PROSPECT VIEW, DISTINGTON
**Proposal: ERECTION OF A WALL WITH A FENCE ON TOP TO THE REAR
AND SIDE OF PROPERTY**

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:

The LHA considered it necessary to require the proposed fence to be stepped back into the garden to allow for pedestrian/vehicle inter visibility at the junction, this has been agreed with the applicant following a site meeting.

As presented on plans - proposed_elevations_59 and site_layout_0 we are content with the layout, stepping back of the fence, measurements and elevation submitted.

The layout details shown on the submitted plan are considered satisfactory from a highway perspective. I can therefore confirm that the Local Highway Authority has no objection to the proposed development subject to the following condition being included in any notice of consent you may grant.

Condition: The Boundary fence shall be stepped back to allow pedestrian/vehicle inter-visibility at the junction, furthermore the boundary wall height shall not exceeding 1.00m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved and shall not be raised to a height exceeding 1.00m thereafter.
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, or object of any kind shall be erected or placed, and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which would obstruct the visibility splays.

Reason: In the interests of highway safety.



**Flood & Development Management
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cumberland.gov.uk

Yours sincerely

Natalie Robinson
Planning Application Officer