

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 7 October 2024

Your reference: 4/24/2317/0F1

Dear Christie

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2317/0F1
Site Address: 12-14 MAIN STREET, HAVERIGG LA18 4EX
Proposal: CHANGE OF USE FROM TWO SHOPS (CLASS A1) INTO TWO 4 NO. BEDROOM DWELLINGS (CLASS C3) & ERECTION OF SINGLE STOREY REAR EXTENSION

Thank you for your consultation on 25 September 2024 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

Highways response:

Whilst the vehicle parking arrangements shown are not ideal and only provide 2 spaces rather than the 4 spaces usually expected for 2 No. 4 bed dwellings, it will still be an improvement on the existing garaging arrangements. I note the inclusion of secure bike storage and that is welcomed as it can encourage sustainable travel options.

The new windows fronting the highway are also to be of a style that does not open out over the highway

LLFA response:

It is noted that the site is within a Flood Zone 3 area from tidal flooding but the applicant is proposing flood resilience measures and emergency access / egress. The Environment Agency is the responsible body for assessing the flood risk related to tidal flooding and assessing the suitability of the mitigation measures, The LLFA will follow their lead,

In terms of surface water flooding and drainage strategy, since there is no change to the footprint of the building nor the existing drainage infrastructure, the discharge and flood risk will remain as per the existing situation. The flood risk from ground water and surface

water to the site and off-site will not be increased by the development and as such the LLFA has no objection to the proposals.

Conclusion:

On this basis I would raise no objections to the proposal subject to the above points being included in any notice of consent that may be issued.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management