

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 5 December 2024

Your reference: 4/24/2393/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2393/0F1
Site Address: 55 RANNERDALE DRIVE, WHITEHAVEN
**Proposal: PROPOSED SINGLE STOREY OUTBUILDING (GARAGE) WITH
STEPS TO SUIT NEW GROUND LEVELS**

Thank you for your consultation on 29 November 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.

I can confirm that we have no objections to the proposal, subject to the following recommended conditions being included in any Notice of Consent which may be issued:

Condition: The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.

Reason: In the interests of highway safety.

Condition: Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management.

Condition: The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety.

Informative;

Extending the existing driveway will require a new dropped access at the expense of the applicant.

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

Natalie Robinson
Planning Application Officer