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Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 14 February 2025

Your reference: 4/25/2004/0F1

Dear Planning Officer

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/25/2004/0F1**  
**Site Address: 45 MUNCASTER ROAD, WHITEHAVEN**  
**Proposal: SINGLE STOREY SIDE EXTENSION FOR FAMILY ROOM,  
ADDITIONAL BEDROOM AND FRONT PORCH**

Thank you for your consultation on the above Planning Application.

We previously asked the applicant to supply details for the access , including the site gradients , pedestrian visibility splays and drainage .

As presented in plan chan\_mc8b we are content with the information provided. A channel gully has been provided across the driveway to help prevent surface water discharging onto the highway. The max gradient is 1:10. The wall will be no higher than 600mm for pedestrian visibilities. Dropped kerb access is detailed.

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objections to the proposal, we would however recommend that the following conditions are included in any consent you may grant:

**Condition:** A 2.0 metre x 2.0 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

**Reason:** To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users of the highway and of the access

**Condition:** Any existing highway fence/wall/bush boundary shall be reduced to a height not exceeding 600mm above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved (before development commences) (before the development is brought into use) and shall not be raised to a height exceeding 600mm thereafter.

**Reason:** In the interests of highway safety.

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**Condition:** The gradient of the access drive shall be no steeper than 1:10 for a distance not less than 5m as measured from the carriageway edge of the adjacent highway.

**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:** Access gates, if provided, shall be hung to open inwards only away from the highway.

**Reason:** In the interests of highway safety.

The applicant will need to apply for a S184 permit for the creation of the vehicle dropped access.

**Informative;** 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