

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 03 March 2025

Your reference: 4/25/2055/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2055/0F1
Site Address: 1 EARLS ROAD, WHITEHAVEN
**Proposal: PROPOSED TWO STOREY SIDE & REAR EXTENSION WITH
LANDSCAPING WORKS TO CREATE OFF-STREET CAR PARKING
SPACE**

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

Further clarification is required.

The applicant needs to supply a scaled plan showing what the visibility splays are for the proposed access, a set back of 2m in this area measured to the nearside carriageway in both directions is required.

The applicant will have to consider reducing the height of the wall/hedge to create the required visibility splays.

The junction next to the property is an area of concern, if a car is wanting to turn out of the junction North East and the applicant is turning South West out the driveway with the height of the hedge as it is it will not be apparent that a driveway exists, this could create conflict between vehicles.

The applicant will have to consider reducing the height of the wall/hedge around the corner into the minor road so the driveway is visible from the minor road on approach to the junction.

Please can the applicant clarify the reduction in boundary wall height and draw the visibility splays to the nearside carriageway.

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



**Flood & Development Management
Parkhouse Building
Carlisle
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cumberland.gov.uk

Yours sincerely

Natalie Robinson
Planning Application Officer