
Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 8 April 2025

Your reference: 4/25/2080/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2080/0F1
Site Address: BROOM CLOSE, BRAYSTONES
**Proposal: PROPOSED DEMOLITION OF EXISTING GARAGE & ERECTION OF
SINGLE STOREY GARDEN ANNEX**

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Please note if connecting to the ordinary watercourse an appropriate permit is required prior to any work commencing on the watercourse. The applicant should contact the Lead Local Flood Authority on email: LFRM.consent@cumbria.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 will be required and that it can take up to two months to determine.

Informative's:

The LLFA surface water map show flooding close to the site and indicate 1 in 30 chance of occurring each year.

If the application is approved the applicant must not commence works, or allow any person to perform works, on any part of the highway until in receipt of an appropriate permit allowing such works. They will need to contact Streetworks Central streetworks.central@cumbria.gov.uk for the appropriate permit.

Yours sincerely

June Farquharson

Assistant Development Management Officer