



Flood & Development Management
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Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 28 January 2026

Your reference: 4/25/2232/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2232/0F1
Site Address: IVY COTTAGE, LONSDALE PLACE, NEW ROAD, WHITEHAVEN
Proposal: NEW GARAGES AND GYM SHOWER ROOM AND HOME OFFICE FOR DOMESTIC USE

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:

A site visit was conducted on the (07/08/25). As you are aware, the access from the A5094 is very narrow and currently serves a small number of properties.

There is no pedestrian stand-off, and the route appears to function primarily as access for private parking and, more intermittently, for general maintenance.

Most parking for the surrounding properties appears to be located to the north. There is very limited space to turn vehicles within the lane without significant shunting. It also seems likely that some form of parking provision for Ivy Cottage has existed historically.

The LHA considers it plausible that Ivy Cottage has a right or established practice of using this lane for access and parking. However, we do not think this should extend to 15 Lonsdale Terrace beyond access required for property maintenance.

The LHA recommends that the LPA be cautious approving any additional parking arrangements in this location through the planning process other than for Ivy Cottage, Labroe Cottage, and Ghyll Cottage. Changes tend to evolve informally over time, and granting rear parking for 15 Lonsdale could set an undesirable precedent or become a catalyst for further intensification.

While the applicant proposes this could ease constrained parking on the A5094, this benefit would be limited to the applicant alone. Removing two vehicles from the road is

unlikely to provide any wider community benefit, as those spaces would immediately be taken up by others. Any perceived minor benefit of removing two vehicles from parking along the A5094 would be outweighed by the increased use of a sub-standard access, which from a highway safety perspective is not desirable

The proposed widening of the back lane to 6m is shown only along the applicant's frontage and is required for their own manoeuvring needs so there is no wider highway gain.

It is unclear how the construction works are intended to be carried out. They will likely need a Streetworks permit to cordon off part of the carriageway to provide construction parking and safe loading/unloading space.

The crux of the matter is the intensification of the access and the lane with increased likelihood of vehicles meeting along the narrow approach from the A5094. This could result in vehicles reversing onto the A5094, which is undesirable, particularly given the limited visibility at the access.

The LHA considers any intensification beyond what already exists and so required for Ivy Cottage, Labroe Cottage, and Ghyll Cottage is not recommended.

There have been four recorded accidents in the vicinity over the past five years, though none were related to the access itself.

In summary,

The LHA recommends that the garage and parking provision be reduced so that parking is restricted to Ivy Cottage only, as they have a legitimate need for access beyond maintenance.

Should the applicant decline to reduce the garage/parking provision then the LHA would recommend refusal for the following reasons.

The key reasons for this position are:

- Intensification of a narrow lane with no pedestrian stand-off.
- No meaningful ability for vehicles to turn, increasing the risk of reversing onto the A5094.
- Limited visibility at the existing sub-standard access point.

Yours sincerely

Michael Robinson
Development Management Officer