

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 30 April 2026

Your reference: 4/26/2101/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2101/0F1
Site Address: 2 GILL GROVE, GROVE ROAD, EGREMONT
**Proposal: CHANGE OF USE FROM RESIDENTIAL (C3) TO A FLEXIBLE USE
AS RESIDENTIAL OR SELF-CATERING HOLIDAY LET
(RETROSPECTIVE)**

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:

The proposed parking arrangement to the side of the dwelling is not acceptable to this Authority.

The proposed development fails to provide an acceptable standard of on site parking. Four of the proposed parking spaces are impractical in their layout and are located within the extent of the dedicated highway. The Local Highway Authority also has concerns that the arrangement would lead to vehicles encroaching onto the adjacent pavement and carriageway, which would be detrimental to pedestrian safety and the safe operation of the highway.

No visibility splays or swept path analysis have been submitted to demonstrate that vehicles can safely enter and exit the proposed parking spaces. Furthermore, the parking spaces are located in close proximity to the junction opposite High Lea and fall within the visibility splays of an existing adjacent junction, which would compromise driver intervisibility.

As a consequence, the proposed parking arrangement would result in an unacceptable impact on highway safety. In the absence of adequate and safe on site parking provision, the development is likely to lead to parking on the public highway, to the detriment of the free flow of traffic and road safety.

The proposal is therefore considered unacceptable in highway safety terms, and the Local Highway Authority recommends refusal on this basis.

Yours sincerely

June Farquharson



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