
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 17 July 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 SELF-CATERING
HOLIDAY LET (SUI GENERIS) INCLUDING USE OF DETACHED
STORE (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 holiday let would provide accommodation for up to 8 bedrooms. If fully occupied, it is reasonable to expect approximately 6–8 vehicles to be associated with the use, assuming a degree of car sharing will be encouraged from the applicant to guests to reduce this number.

Whilst the proposal would provide only two off-street parking spaces the surrounding highway network has no parking or waiting restrictions and it appears that there is ample opportunities / locations for these guests to park on the road without having any material impact on the operation of the highway network nor road safety. There could, perceivably, be some increased competition or inconvenience for others seeking a parking place in the area but this is more of an amenity issue and not a reason to recommend refusal on highway grounds.

Therefore, the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development.

Yours sincerely

June Farquharson
Assistant Development Management Officer