
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 18 August 2026

Your reference: 4/26/2174/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2174/0F1
Site Address: LAND TO THE NORTH WEST OF ISLAND VIEW, 1 LOW KELLS, WHITEHAVEN
Proposal: ERECTION OF DETACHED SELF BUILD DWELLING AND THE INSTALLATION OF NEW BOUNDARY TREATMENT

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the revised plans and it appears that the only changes relate to the type of roof to the rear of the house. This has been changed from a flat roof to 2 x pitched roofs.

This change has no impact on LHA nor LLFA matters and I can therefore confirm we have no objection to the revised proposals, but my previous comments and recommended conditions still apply and I include them below for completeness:

Any boundary or highway fence/wall/hedge shall not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with the approved details and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety.

Public Right of Way (public footpath) number 431066 runs adjacent to the site on the private road, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works.

The applicant should contact the Countryside Access Team

Countryside.Access@cumbria.gov.uk to discuss the need for a Temporary Closure Order on PROW 431066 if required

The applicant should be advised that, the granting of planning permission would not give the applicant the right to block or obstruct the Public Right of Way

Reason: To support Local Transport Plan Policy W1, W2

A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Reason: To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users of the highway and of the access

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management