

29 January 2021

David Wright
Gleeson Homes
Rural Enterprise Centre
Redhills
Penrith
Cumbria CA11 0DT

Dear David

Ivy Mill, Hensingham, Whitehaven 4/20/2334/OR1

Thank you for your email, my response to the Planning Officer's comments dated 12 October 2020, are as follows:

1. There is no distinctive character as such in the immediate surroundings of the site, and in this part of Hensingham. This is illustrated on the photographs which I have attached
2. Existing residential properties opposite the application site are set back from the road, some are splayed on an angle, whilst others front on and side on, with a combination of both ridges and gables facing Main Street. Adjacent to the northern boundary is a care home building, again with a combination of ridges and gables. This applies to other residential properties along Main Street and also a convenience store to the south of the site. There is therefore no consistency in roof configurations in this area
3. The proposed dwellings are in-keeping with existing residential properties in terms of both scale and design features. The single storey projection to the front elevation of the 303 house type, and the 2 storey projection with pitched roof on the 358 house type, are consistent with features found on existing properties in the surrounding area. Window proportions and roof pitches are also similar to those of existing properties
4. The private shared drive serving plots 1 -4, provides access and curtilage parking to these dwellings, which front onto Main Street. Rows of parking to rear of properties as shown on the indicative layout which accompanied the outline application is both in-practical and unsightly. Parking is remote from the dwellings and encourages pavement parking on Main Street.
5. The existing Sandstone wall is to be retained as an existing feature to the site frontage
6. The 358 house type on plot 5 is a dual aspect dwelling with windows facing Main Street and also facing the proposed access road
7. Active frontages are incorporated throughout the site utilising the 358 house type. The rear elevation of this house type is not blank, the blank elevation is in effect the side elevation
8. A Supplementary Design Statement has now been submitted in support of the application
9. Handed plans for the 401 and 315 are attached, together with a handed version of the 358

10. Site sections and street scenes are currently being prepared to reflect changes in levels
11. Landscaping scheme to be instructed by Gleeson
12. Materials schedule to be provided by Gleeson

I hope that this will address all the issues raised, however, please do not hesitate to contact me if I can be of further assistance

Yours sincerely

Philip Yeung
Twenty10 Management Ltd

TWENTY10 MANAGEMENT LIMITED

62 Hawkshead Avenue, Euxton, Chorley, Lancashire, PR7 6NZ

Tel: (01257) 277100

Email: info@twenty10.biz

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