

**Ivy Cottage, Lonsdale Place, New Road,
Whitehaven**

784-B069654

**Planning Application 4/24/2256/0F1
Written Representations Appeal
Full Statement of Case**

Mr M Graham

November 2024

**Document prepared on behalf of Tetra Tech Group Limited. Registered in England
number: 6595608**



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1.0 Introduction

- 1.1 This Statement of Case has been prepared by Tetra Tech Planning on behalf of Mr M Graham ('the Appellant') in support of a Written Representations planning appeal against the refusal of planning permission by Cumberland Council for development comprising:

“Two storey front elevation extension for new master bedroom, living kitchen dining room & refunctioning of existing spaces.”

- 1.2 This Statement of Case is to be read in conjunction with the supporting documents that accompanied the planning application. It sets out how the Local Planning Authority (LPA) did not determine the application in accordance with the relevant national and local planning policy guidance, and material considerations.
- 1.3 This Statement demonstrates how the proposed development complies with relevant national and local planning policy and guidance.

2.0 Reason for Refusal

- 2.1 The Council's reasons for refusal as stated on the decision notice are as follows:

1. ***“The extension due to its scale, bulk, massing, siting and design would exert an overbearing and dominant effect on the neighbouring dwelling causing harm to the amenities of its occupiers. There would be an unacceptable dominance and loss of light for the neighbouring dwelling. As a consequence, the development is considered to be in conflict with Policies ST1, DM10 and DM18 of the Copeland Local Plan 2013 – 2028, Policies DS6PU and H14PU of the Emerging Local Plan and section 12 of the NPPF which seek to ensure a good standard of amenity for all existing and future occupants of land and buildings.”***
2. ***“The extension due to its scale, design and appearance would result in an incongruous form of development which would have a significant detrimental impact on the character and appearance of both the existing property and the visual amenity of the wider area. The modern design would***

accentuate its prominence within the locality which would add to this impact. This would therefore be in conflict with Policies ST1, DM10 and DM18 of the Copeland Local Plan 2013-2028 Policies DS6PU and H14PU of the Emerging Local Plan and guidance set out in section 12 of the NPPF and the National Design Guide.”

- 3. “The extension due to its scale and design would have an adverse impact on the setting of the terrace of properties on the adjacent Lonsdale Place which are listed buildings. The proposal is therefore considered to be in conflict with Policies ENV4 and DM27 of the Copeland Local Plan 2013-2028, Policies BE1PU and BE2PU of the Emerging Local Plan, the tests within the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 205-214 of the NPPF which seek to protect Listed Buildings and their setting.”***

2.2 The decision notice can be found in **Appendix 1**.

2.3 This planning appeal sets out that the scale, design and appearance of the proposal would not have a negative impact on the setting of the property and the wider area, would not result in an incongruous form of development and would not have an overbearing and dominant effect on the neighbouring dwelling. We would argue that the proposed extension would also not have an adverse effect on the Listed Buildings in the vicinity.

3.0 Site and Surrounding Area

- 3.1 The site is located to the north of Whitehaven, west of the A595 Loop Road North. Whitehaven is a town and port on the north-west coast of England.
- 3.2 The application site area is approximately 0.032ha in size and is narrow and linear in shape. The site is located at grid reference x:298076, y:519327.
- 3.3 The site is accessed via the A5094 New Road and is located to the rear of the Lonsdale Place terraced dwellings. 7-19 Lonsdale Place are Grade II Listed dwellings (list entry number: 1207826). Immediately north of 7-19 Lonsdale Place is the Pelican Car Garage.

- 3.4 Residential uses bound the site to the north, south and west. To the east of the site lies a steep vegetated slope upon which there are mature trees are present. Beyond this lies the A595 Loop Road North. Further east of Loop Road North lies residential properties located in Coronation Drive and Victoria Road. To the west of the Site is Lonsdale Place which fronts New Road. Further west is the residential area of Bransty, open green field and the coast-line.
- 3.5 As a result of the steep verge, vegetation and trees previously mentioned, the Site is not visible from the A595 to the east and properties along this route. Further, the Site is not visible from the A5094 New Road due to its siting behind Lonsdale Place. Therefore, the Site is only visible from the rear of 7-19 Lonsdale Place from within the access. The Site is located approximately 45m east of the closest property along Lonsdale Place, and is screened by the existing boundary wall, as shown in drawing number 24/0405/08 submitted with the application.
- 3.6 Immediately north of the appeal Site is Labroe Cottage, which was constructed during the 1990s. This dwelling overlooks the Site and has an overbearing and dominant effect on Ivy Cottage with a bedroom window and a staircase landing window directly over-looking the Site. Further north is Ghyll Cottage, which was extended in the late 2010s to the same building line as Labroe Cottage.
- 3.7 The site is located within Flood Zone 1, and is not located with any Conservation Area, National Park or designated area.

4.0 Planning History

- 4.1 Outlined below is the planning history of the Site and its surroundings which are relevant to the proposal.
- 4/90/0558/0 – dwelling and garage to the rear of 15 Lonsdale Place, Whitehaven – approved 11/7/1990;
 - 4/89/0516/0 – house and garage to the rear of 15 Lonsdale Place, Whitehaven – approved 15/2/1990;
 - 4/03/1320/0 – outline application for two storey dwelling on plot at rear of Lonsdale Place, Whitehaven, Cumbria – refused 17/12/2003;

- 4/04/2251/0 – outline application for two storey dwelling on plot at rear of Lonsdale Place, Whitehaven, Cumbria – refused 5/5/2004;
- 4/06/2592/0 – outline application for dwelling house/cottage on land to the rear of 18 Lonsdale Place, New Road, Whitehaven – refused 11/10/2006;
- 4/11/2304/0F1 – erection of a summer room to the rear of the property at 19 Lonsdale Place, New Road, Whitehaven – approved 25/8/2011;
- 4/15/2239/0F1 – erection of a single storey extension providing dining room, dayroom and ground floor shower room at Ghyll Cottage, Lonsdale Place, New Road, Whitehaven – approved 13/7/2015.

4.2 The planning history search shows that since the 1990s, new dwellings and numerous extensions to existing dwellings close to the Grade II listed 7-19 Lonsdale Place have been approved.

4.3 In particular, the planning applications which are notable are 4/89/0516/0, which approved the construction of Labroe Cottage, and 4/15/2239/0F1, which approved the extension to Ghyll Cottage.

5.0 Proposed Development

5.1 The proposal was submitted on 29th July 2024 sought planning permission for a:

“Two storey front elevation extension for new master bedroom, living kitchen dining room & refunctioning of existing spaces.”

at Ivy Cottage, Lonsdale Place, New Road, Whitehaven (The “Site”).

5.2 The planning application was determined by Cumberland Council on 23rd September 2024.

5.3 The following documents were submitted as part of the planning application:

- Application Form;
- Site Location Plan and Block Plan;
- 3D modelling images;
- Existing Floor Plans and Elevations;

- Proposed Plans and Elevations;
- Proposed Block Plan;
- Sectional Elevation.

- 5.4 Once developed, the Site would provide a high-quality functional dwelling, which would be in keeping with the design, scale and massing of neighbouring properties, and would respect the character of the local area.
- 5.5 The proposal includes an extension to the front of the property, which would extend the property to be in line with the elevations of the neighbouring Labroe and Ghyll Cottages. The projecting gable mirrors the size and scale of the neighbouring property, Labroe Cottage. The proposed materials would be in keeping with neighbouring properties and the existing dwelling/boundary wall. The remainder of the proposal would be set back from the projecting gable and rendered to match the existing and neighbouring properties. The design would therefore use high quality, respect the character of its surroundings and would enhance the setting of the adjoining listed buildings.
- 5.6 The proposed angle and pitch of the roof would allow daylight to enter the top floor bedroom window of the adjacent Labroe Cottage, and thus is not likely to have an adverse impact on the amenity of the neighbouring property. The proposal retains the existing boundary wall, which would aid in partially shielding the extended property from view of Lonsdale Place.
- 5.7 The Local Planning Authority Case Officer recommended that the planning application should be refused on the grounds of effect on the character and appearance of the existing dwelling; the impact of the development on residential amenities of adjoining properties; and the effects of the development on the setting of the adjacent listed buildings.
- 5.8 No objections to the proposal were received from Whitehaven Town Council, the Highways Authority, and the Lead Local Flood Authority. The Planning Officer's Delegated Report confirms that the application had been advertised by way of neighbour notification letters issued to five properties, and no objections were received from members of the public.

6.0 National and Local Planning Policy Relevant to this Appeal

- 6.1 The following sets out the relevant National and Local Planning Policies, which address the matters raised in the refusal reasons.

National Planning Policy Framework (NPPF) 2023

- 6.2 The NPPF (2023) sets out the Government's planning policies for England and how these should be applied. It provides a framework within locally prepared plans for housing and other development can be produced.
- 6.3 Paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 6.4 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways – an economic objective, a social objective, and an environmental objective.
- 6.5 To ensure that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 6.6 For decision-taking this means:
- c) “approving development proposals that accord with an up-to-date development plan without delay; or***
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.” (paragraph 11)

6.7 Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

6.8 In terms of decision making, paragraph 38 states that:

“local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

6.9 Paragraph 131 states that:

“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

6.10 Paragraph 135 states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.***

6.11 Paragraph 138 states that

“Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. The primary means of doing so should be through the preparation and use of local design codes, in line with the National Model Design Code.”

6.12 The LPA does not currently have an adopted Design Code.

6.13 Paragraph 139 states that:

6.14 ***“significant weight should be given to:***

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or***
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an***

area, so long as they fit in with the overall form and layout of their surroundings.”

6.15 Paragraph 201 states that:

“local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

6.16 Paragraph 203 states that when determining applications, the LPA should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

6.17 Paragraph 205 states that:

“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”

6.18 Paragraph 208 states that:

“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.”

Relevant Adopted Local Plan Policies

6.19 Planning law requires that applications for planning permission must be determined in accordance with the Local Development Plan unless material considerations indicate otherwise.

6.20 The adopted Local Development Plan consists of the:

- Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies DPD (adopted December 2013)

- Copeland Local Plan 2013-2024 Proposals Map and Copeland Local Plan 2001-2016 Saved Policies (adopted June 2015)

6.21 On Tuesday 5th November, the Copeland Local Plan 2021-2039 was adopted at Full Council. However, as the original decision was made using the policies of the Copeland Local Plan 2013-2028, policies from this document are referred to in this Statement of Case.

6.22 Local Plan policies from the Copeland Local Plan 2013-2028 which are relevant to this planning appeal are:

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy ENV4 – Heritage Assets
- Policy DM10 – Achieving Quality of Place
- Policy DM18 – Domestic Extensions and Alterations
- Policy DM22 – Accessible Developments
- Policy DM27 – Built Heritage and Archaeology

6.23 Policy ST1 outlines the Strategic Development Principles that inform and underpin the Borough's planning policies. Those that are relevant to the proposal are to:

“protect and enhance the Borough’s cultural and historic features and their settings, to apply rigorous design standards that retain and enhance locally distinctive places, improve build quality and achieve efficient use of land and to ensure development provides or safeguards good levels of residential amenity and security.”

6.24 Policy ST2 follows on from this and outlines that:

“development will be located in the Borough’s settlements at an appropriate scale, within defined settlement boundaries, in accordance with the Borough’s settlement hierarchy”.

6.25 Policy ENV4 outlines that:

“the Council’s policy is to maximise the value of the Borough’s heritage assets by protecting listed buildings and by strengthening the distinctive character of the Borough’s settlements, through the application of high quality urban design and architecture that respects this character and enhances the setting of listed buildings”.

6.26 Policy DM10 states that:

“the Council will expect a high standard of design. Development proposals will be required to:

- ***Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through:***
 - ***An appropriate size and arrangement of development plots***
 - ***The appropriate provision, orientation, proportion, scale and massing of buildings***
 - ***Careful selection and use of building materials which reflects local character and vernacular***
- ***Incorporate existing features of interest including landscape, topography, local vernacular styles and building materials.***
- ***Create and maintain reasonable standards of general amenity”.***

6.27 Policy DM18 states the extensions or alterations to dwellings will be allowed as long as:

“the scale, design and choice of materials involved respect the character of the parent property with the use of pitched roofs where practicable, they would not lead to a significant reduction in daylight available to either the parent property or adjacent dwellings, they would not create potential noise nuisance, security or privacy or overlooking problems for residents of either the parent property or adjacent dwellings”.

6.28 As stated, proposals which involve listed buildings must meet the requirements of Policy DM27. This policy outlines that

“development proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough’s historic sites and their settings will be supported. Development which affects listed buildings or their setting will only be permitted where it:

- ***Respects the architectural and historic character of the building***
- ***Does not have a significant adverse effect on the setting or important views of the building”.***

6.29 Cumberland Council are continuing to prepare a new Local Plan (Emerging Copeland Local Plan 2021-2038 (ELP)) and Examination Hearings took place in March 2023. The Planning Inspector has provided the Council with a number of modifications to the Plan and a six-week public consultation on these modifications has taken place. The Council received the Inspector’s Final Report on 23 September 2024. The next step will be the consideration of the draft Local Plan by the Executive, which will be asked to support its adoption, with the final decision being taken by the Full Council.

6.30 Given the advanced stage of preparation of the ELP, weight can be attached to policies where there are no outstanding objections. Therefore, the following policies from the ELP are considered relevant:

- Policy DS1PU – Presumption in favour of Sustainable Development
- Policy DS3PU – Settlement Hierarchy
- Policy DS6PU – Design and Development Standards
- Policy H14PU – Domestic Extensions and Alterations
- Policy BE1PU – Heritage Assets
- Policy BE2PU – Designated Heritage Assets

6.31 Policy DS1PU outlines that:

“the Council will take a positive approach to sustainable development by approving applications without delay where they accord with the Development Plan, unless material considerations indicate otherwise. The Council will work

proactively with developers to highlight any areas where there is conflict with the Development Plan, and suggest solutions, at an early stage in the application process”.

6.32 Policy DS3PU outlines the Council’s settlement hierarchy and the type of development that can take place in different settlements. The policy states that:

“the Council will support development within the settlements specifically listed. Development must be proportionate in terms of nature and scale to the role and function of the settlement”.

6.33 Policy DS3PU identifies Whitehaven as a Principal Town and states that it is the largest settlement in terms of population and the town will continue to be the primary focus for new development in the borough.

6.34 Policy DS6PU outlines high quality design standards which developments must meet. These state that new developments must:

- ***“Create and enhance locally distinctive places which are sympathetic to the surrounding context of the built, historic and natural environment and local landscape character.***
- ***Use good quality building materials that reflects local character and vernacular, sourced locally where possible.***
- ***Be built to an appropriate density that enables effective use of land, whilst maintaining suitable levels of amenity”.***

6.35 Policy H14PU states that

“proposals for house extensions and alterations or additional buildings within the curtilage of existing properties will be permitted provided that:

- ***The scale, design and materials of the proposed development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area.***
- ***The extension or outbuilding would be subservient to the dwelling and would retain an adequate provision of outdoor amenity space to serve the property.***

- ***The extension or outbuilding would not materially harm the amenity of the occupiers of the parent property or adjacent dwellings through loss of natural light, overlooking, privacy, potential noise nuisance or the overbearing nature of the proposal.***
- ***The operational car parking needs of the property would continue to be met as a result of the proposal”.***

6.36 Strategic Policy BE1PU outlines how the Council require heritage assets to be conserved and enhanced. This will be done by:

- ***“Requiring a heritage impact assessment or heritage statement where the proposal would affect a heritage asset.***
- ***Giving great weight to the conservation of Copeland’s designated heritage assets when decision making.***
- ***Ensuring that new development is sympathetic to local character and history”.***

6.37 Policy BE2PU follows on from the above policy and states that:

“development should preserve or enhance designated heritage assets and their setting. The more important the asset, the greater weight that will be given to its conservation”.

7.0 Grounds of Appeal

- 7.1 The following section sets out the reasons why we consider the Local Planning Authority has not determined the application in accordance with all relevant national and local planning policy guidance and material considerations.
- 7.2 The following section has been broken down into each reason for refusal and sets out why the appellant considers the development is acceptable in accordance with National and Local Development Plan Policies.
- 7.3 Refusal Reason No: 1

“The extension due to its scale, bulk, massing, siting and design would exert an overbearing and dominant effect on the neighbouring dwelling causing harm to the amenities of its

occupiers. There would be an unacceptable dominance and loss of light for the neighbouring dwelling. As a consequence, the development is considered to be in conflict with Policies ST1, DM10 and DM18 of the Copeland Local Plan 2013 – 2028, Policies DS6PU and H14PU of the Emerging Local Plan and section 12 of the NPPF which seek to ensure a good standard of amenity for all existing and future occupants of land and buildings.”

7.4 Policy ST1 of the Copeland Local Plan 2013-2028 states that the policy will:

“ensure development provides or safeguards good levels of residential amenity and security”.

7.5 Policy DM10 states that development proposals should:

“create and maintain reasonable standards of general amenity.”

7.6 DM18 states that extensions or alterations to dwellings will be allowed as long as:

“the scale, design and choice of materials involved respect the character of the parent property with the use of pitched roofs where practicable, they would not lead to a significant reduction in daylight available to either the parent property or adjacent dwellings, they would not create potential noise nuisance, security or privacy or overlooking problems for residents of either the parent property or adjacent dwellings”.

7.7 Policies DS6PU and H14PU of the Emerging Local Plan reiterate the policies of the adopted Local Plan.

7.8 Section 12 of the NPPF states that new development should create

“a high standard of amenity for existing and future users”.

7.9 As shown in the submitted elevational drawings and the images, the proposed height of the extension roof would be below the height of the second-floor bedroom window located on the southern flank elevation of Labroe Cottage. Due to the design of the extension to Ivy Cottage, the eaves of the proposed roof would be subordinate to the main roof of Ivy Cottage and well below that of the adjoining Labroe Cottage.

7.10 The proposed angle and pitch of the proposed extension roof would allow daylight to enter the bedroom window of Labroe Cottage, thus it is not likely to have an adverse impact on the amenity of that neighbouring property. This is clearly shown in the

amplifying drawing in **Appendix 2** where the flank window to Labroe Cottage has been represented on the side elevation in relation to the proposed extension.

- 7.11 Furthermore, at present, the existing landing and second floor bedroom windows at Labroe Cottage overlook Ivy Cottage, thus potentially causing an adverse effect in terms of loss of privacy and harm to the amenity of the property's occupiers. This new dwelling was approved under planning application 4/89/0516/0. At the time planning permission was granted, the Local Planning Authority would have been mindful of the potential adverse effects but it still considered the development acceptable in terms of the fact that the two windows would be likely to have security, privacy or overlooking problems for the original residents of Ivy Cottage. The proposed extension to Ivy Cottage would offset and mitigate any amenity issues affecting this property. The amplifying drawing in **Appendix 2** also shows the location of the landing window at Labroe Cottage, outlined in red.
- 7.12 The proposal would maintain daylight to the second-floor bedroom window of Labroe Cottage, whilst ensuring that residents at Ivy Cottage have high levels of privacy from the neighbouring property, which they currently do not benefit from. With regard to the landing window, this area within Labroe Cottage is a passing place, which means that the occupiers do not dwell long in this area, and as such there would be no negative impact on their amenities. Further, it is proposed that the proposed wall of the extension facing this window would be rendered white, which would help offset any reduced level of direct sunlight to the landing window.
- 7.13 Finally, no objections to the planning application were received from the neighbouring residents living at Labroe Cottage, in particular in relation to design and amenity.

Refusal Reason No: 2

"The extension due to its scale, design and appearance would result in an incongruous form of development which would have a significant detrimental impact on the character and appearance of both the existing property and the visual amenity of the wider area. The modern design would accentuate its prominence within the locality which would add to this impact. This would therefore be in conflict with Policies ST1, DM10 and DM18 of the Copeland Local Plan 2013-2028 Policies DS6PU and H14PU of the Emerging Local Plan and guidance set out in section 12 of the NPPF and the National Design Guide."

7.14 Policy ST1 of the Copeland Local Plan 2013 – 2028 outlines design principles that:

“enhance the Borough’s cultural and historic features and their settings”,

And:

“apply rigorous design standards that retain and enhance locally distinctive places and improve build quality”.

7.15 Policy DM10 states that:

“the Council will expect a high standard of design” and that there should be ***“careful selection and use of building materials which reflects local character and vernacular”.***

7.16 Policy DM18 states that the:

“design and choice of materials involved respect the character of the parent property”.

7.17 Policies DS6PU and H14PU of the Emerging Local Plan reiterate the policies of the adopted Local Plan.

7.18 Section 12 of the NPPF states that developments should be:

“sympathetic to local character and history...whilst not preventing or discouraging appropriate innovation or change”.

7.19 Further, Section 12 states that:

“significant weight should be given to outstanding or innovative designs which...help raise the standard of design more generally in the area”.

7.20 The Cambridge Dictionary states that something which is ‘incongruous’, is “unusual or different from what is around or from what is generally happening¹”.

7.21 As stated previously, the scale of the proposed extension is in keeping with both Labroe and Ghyll Cottages, which neighbour the property. The proposed bulk and massing of Ivy Cottage would be similar to the already constructed Ghyll Cottage, which covers a similar sized footprint, height and massing to the proposal, as well as

¹ [INCONGRUOUS | English meaning - Cambridge Dictionary](#)

roof height and pitch. Therefore, the proposal would not result in an incongruous form of development. Further, the proposal would not be visible from many public vantage points such as New Road and Loop Road North, meaning that there would be no detrimental impact to the visual amenity of the wider area, and would not be prominent within the locality.

- 7.22 The proposal extends the property to be in line with the neighbouring Labroe and Ghyll Cottages. The main part of the extension would be set back slightly from the foremost projecting gable, mirroring Labroe Cottage, and would be rendered to match the existing and neighbouring properties. The foremost projecting gable of the extension would be constructed in stonework and would feature a subordinate roof line and eaves. This clever modern detailed design tool would give the impression that the proposed extension would be stepped and subordinate to the main part of the dwelling comprising Ivy Cottage. By including a mix of building materials, between render and stone, the visual effect would be to reduce the overall impact of the proposed extension.
- 7.23 Whilst the proposal is of a modern design, the materials proposed are all in keeping with the neighbouring properties and the existing dwelling/boundary wall. The design is therefore of high quality and respects the character of its surroundings.
- 7.24 The images submitted with the planning application drawings demonstrate the point very well. The images provided in **Appendix 3** of this Planning Statement of Case are based on the images submitted with the application, but amplify the issues discussed above.
- 7.25 The high-quality design of the proposal would enhance the setting of the listed buildings opposite, as the view from the listed buildings at present is of a lower quality designed dwelling, which is in need of being brought up to modern day standards. Further, as outlined above, section 12 of the NPPF states that ***“significant weight should be given to outstanding or innovative designs which...help raise the standard of design more generally in the area”***.
- 7.26 Therefore, whilst it is noted that the design of the proposal is modern, it would improve the standard of design and build quality in the immediate locality, and

thereby enhance the setting of listed buildings, by reflecting existing materials within a modern design.

7.27 It can also be argued that existing buildings located nearby within the setting of the listed buildings in Lonsdale Place have a negative impact on the character and appearance of both existing property and the visual amenity of the wider area. In this regard, we would draw attention to Pelican Garage to the north, which is a less significant architectural design, and includes materials that do not necessarily reflect the immediate character of those found in Lonsdale Place. This contrasts with the appeal proposal, which would be of a high architectural standard and would incorporate materials which would reflect local character.

7.28 No objections relating to design on this matter were received during the initial planning submission.

Refusal Reason No: 3

“The extension due to its scale and design would have an adverse impact on the setting of the terrace of properties on the adjacent Lonsdale Place which are listed buildings. The proposal is therefore considered to be in conflict with Policies ENV4 and DM27 of the Copeland Local Plan 2013-2028, Policies BE1PU and BE2PU of the Emerging Local Plan, the tests within the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 205-214 of the NPPF which seek to protect Listed Buildings and their setting.”

7.29 Policy ENV4 of the Copeland Local Plan 2013 – 2028 outlines the Council’s policy of:

“strengthening the distinctive character of the Borough’s settlements, through the application of high-quality urban design and architecture that respects this character and enhances the setting of listed buildings”.

7.30 Policy DM27 states that:

“development proposals which protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough’s historic sites and their settings will be supported”.

7.31 Policy DM27 continues to state that:

“Development which affects listed buildings or their setting will only be permitted where it respects the architectural and historic character of the building”

And:

“does not have a significant adverse effect on the setting or important views of the building”.

- 7.32 Policies BE1PU and BE2PU of the Emerging Local Plan reiterate the policies of the adopted Local Plan.
- 7.33 Paragraphs 205-214 of the NPPF discuss the potential impacts of a proposal on heritage assets, in particular focussing on substantial harm to, or the loss of, assets.
- 7.34 The proposed extension to Ivy Cottage would not result in the substantial harm to, or loss of, the Grade II Listed Lonsdale Place, rather it would in our judgement lead to an enhancement of its setting. It can therefore be said that the proposal would lead to less than substantial harm to the asset. Paragraph 209 of the NPPS states that:
- “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”.***
- 7.35 The proposal would provide a well-functioning, high quality family home, which would reflect the character of the local area, all whilst removing the need for the family to enter the already overstretched housing market.
- 7.36 As stated previously, the scale of the proposed extension is in keeping with both Labroe and Ghyll Cottages, which adjoin the property and face the Grade II Listed Lonsdale Place. The design of the proposal reflects the design of the gable of the neighbouring property. The roof and façade materials proposed are in keeping with neighbouring properties and the existing dwelling/boundary wall. The proposal retains the existing boundary wall, which aids in shielding the property from view from Lonsdale Place, thus lessening the visual impact on the listed properties from ground level. It can therefore be said that the proposal is of a high quality and respects the character of its surroundings. This high-quality design and architecture is therefore in keeping with Policy ENV4 of the Local Plan.

7.37 The high-quality design of the proposal would enhance the setting of the listed buildings opposite, as the view from the listed buildings at present is of a lower quality designed dwelling, in need of being brought up to modern day standards. This would be in accordance with Policy DM27 which states that development which:

“does not have a significant adverse effect on the setting or important views of the building”

will be supported.

7.38 Further, this proposal is of high-quality architectural design and would have a minimal impact on the heritage asset. The front elevation of the proposed extension is a significant distance (approximately 37 meters) away from the rear of the dwelling opposite. Located between the two properties is the garden to the rear of 14 Lonsdale Place, New Road, numerous intervening walls and the garden to the front of Ivy Cottage. As a result, the potential effect of the proposal on Lonsdale Place is reduced even further. The proposed extension would only be visible from the rear of the listed building and, as stated previously, the proposal would not be visible from many public vantage points such as New Road and Loop Road North, meaning that there would be no detrimental impact to the visual amenity of the wider area and would not be prominent within the locality. As such, the likely effects on the listed building outlined in refusal reason number three are significantly overstated.

7.39 No objections to the planning application were received from Historic England, in particular in relation to the proposals impact on Lonsdale Place.

7.40 Finally, the Officer’s delegated report did not rely on any independent assessment of the heritage value of Lonsdale Place, or the effects of the extension on the setting of the asset. Therefore, the judgement of harm is not backed by professional evidence.

Post Submission Engagement with the Local Planning Authority

7.41 The Architect, Geoffrey Wallace Limited, submitted commentary on the application to the Local Planning Authority (LPA) via email, as shown in **Appendix 4**.

- 7.42 However, the LPA did not engage with the applicant to offer any practical solutions to the issues they have outlined. The decision to refuse the application was given before any further engagement could be carried out.
- 7.43 Therefore, this means that the applicant has no option other than to submit an appeal because the LPA were not willing to discuss the merits of the proposals during the original submission.

8.0 Conclusions

- 8.1 In light of the above, we contend that there are no planning grounds to dismiss this appeal and refuse planning permission.
- 8.2 The proposal would provide a high-quality functional dwelling, which would be in keeping with the design, scale and massing of neighbouring properties, and would respect the character of the local area.
- 8.3 No objections to the proposal were received from Whitehaven Town Council, the Highways Authority, and the Lead Local Flood Authority. The Planning Officer's Delegated Report confirms that the application had been advertised by way of neighbour notification letters issued to five properties, and no objections were received from members of the public.
- 8.4 The proposed height of the extension roof would be below the height of the second-floor bedroom window located on the southern flank elevation of Labroe Cottage. The proposal would maintain daylight to the second-floor bedroom window of Labroe Cottage, whilst ensuring that residents at Ivy Cottage have high levels of privacy from the neighbouring property, which they currently do not benefit from.
- 8.5 The scale, bulk and massing of the proposed extension is in keeping with both Labroe and Ghyll Cottages, which neighbour the property. Due to the design of the extension to Ivy Cottage, the eaves of the proposed roof would be subordinate to the main roof of Ivy Cottage and well below that of the adjoining Labroe Cottage. Therefore, the proposal would not result in an incongruous form of development and would not be in conflict with adopted Local Plan Policies.

- 8.6 The materials proposed are all in keeping with the neighbouring properties and the existing dwelling/boundary wall. The design respects the character of its surroundings and would improve the standard of design and build quality in the immediate locality, and thereby enhance the setting of listed buildings.
- 8.7 The retention of the existing boundary wall would aid in shielding the property from view from Lonsdale Place, thus lessening the visual impact on the listed properties from ground level.
- 8.8 The front elevation of the proposed extension is approximately 37 meters away from the rear of the dwelling opposite. Located between the two properties is the garden to the rear of 14 Lonsdale Place, New Road, numerous intervening walls and the garden to the front of Ivy Cottage. As a result, the potential effect of the proposal on Lonsdale Place is minimal.
- 8.9 The proposal would not be visible from many public vantage points such as New Road and Loop Road North, meaning that there would be no detrimental impact to the visual amenity of the wider area and would not be prominent within the locality.
- 8.10 The Officer's delegated report did not rely on any independent assessment of the heritage value of Lonsdale Place, or the effects of the extension on the setting of the asset. Therefore, the judgement of harm to the listed building is not backed by professional evidence.
- 8.11 For the reasons outlined above, we request that this appeal be allowed.

Ivy Cottage, Lonsdale Place, New Road, Whitehaven

Planning Application 4/24/2256/0F1

Full Statement of Case

Written Representations Appeal

Appendix 1 – Decision Notice



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990. (AS AMENDED)

NOTICE OF REFUSAL OF CONSENT

Geoffrey Wallace Limited
11 St Bridgets Close
Brigham
Cockermouth
CA13 0DJ
FAO: Mr Geoffrey Wallace

APPLICATION No: 4/24/2256/0F1

**TWO STOREY FRONT ELEVATION EXTENSION FOR NEW MASTER
BEDROOM, LIVING KITCHEN DINING ROOM & REFUNCTIONING OF EXISTING
SPACES**

IVY COTTAGE, LONSDALE PLACE, NEW ROAD, WHITEHAVEN

Mr M Graham

The above application dated 29/07/2024 has been considered by the Council in pursuance of its powers under the above mentioned Act and has been REFUSED for the following reasons:

Reasons for Refusal:

1. The extension due to its scale, bulk, massing, siting and design would exert an overbearing and dominant effect on the neighbouring dwelling causing harm to the amenities of its occupiers. There would be an unacceptable dominance and loss of light for the neighbouring dwelling. As a consequence, the development is considered to be in conflict with Policies ST1, DM10 and DM18 of the Copeland Local Plan 2013 – 2028, Policies DS6PU and H14PU

of the Emerging Local Plan and section 12 of the NPPF which seek to ensure a good standard of amenity for all existing and future occupants of land and buildings.

2. The extension due to its scale, design and appearance would result in an incongruous form of development which would have a significant detrimental impact on the character and appearance of both the existing property and the visual amenity of the wider area. The modern design would accentuate its prominence within the locality which would add to this impact. This would therefore be in conflict with Policies ST1, DM10 and DM18 of the Copeland Local Plan 2013-2028 Policies DS6PU and H14PU of the Emerging Local Plan and guidance set out in section 12 of the NPPF and the National Design Guide.
3. The extension due to its scale and design would have an adverse impact on the setting of the terrace of properties on the adjacent Lonsdale Place which are listed buildings. The proposal is therefore considered to be in conflict with Policies ENV4 and DM27 of the Copeland Local Plan 2013-2028, Policies BE1PU and BE2PU of the Emerging Local Plan, the tests within the Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraphs 205-214 of the NPPF which seek to protect Listed Buildings and their setting.

Statement

The Local Planning Authority has acted positively and proactively in accordance with Copeland Local Plan policies and the National Planning Policy Framework in determining this application by identifying matters of concern with the proposal and raising those with the applicant/ agent. However, in this case it has not been possible to arrive at a satisfactory resolution for the reasons set out in the reason for refusal.

Please read the accompanying notice



Nick Hayhurst
Head of Planning and Place
Inclusive Growth and Placemaking

23rd September 2024

REFUSALS (OUTLINE, FULL, RESEVED MATTERS)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

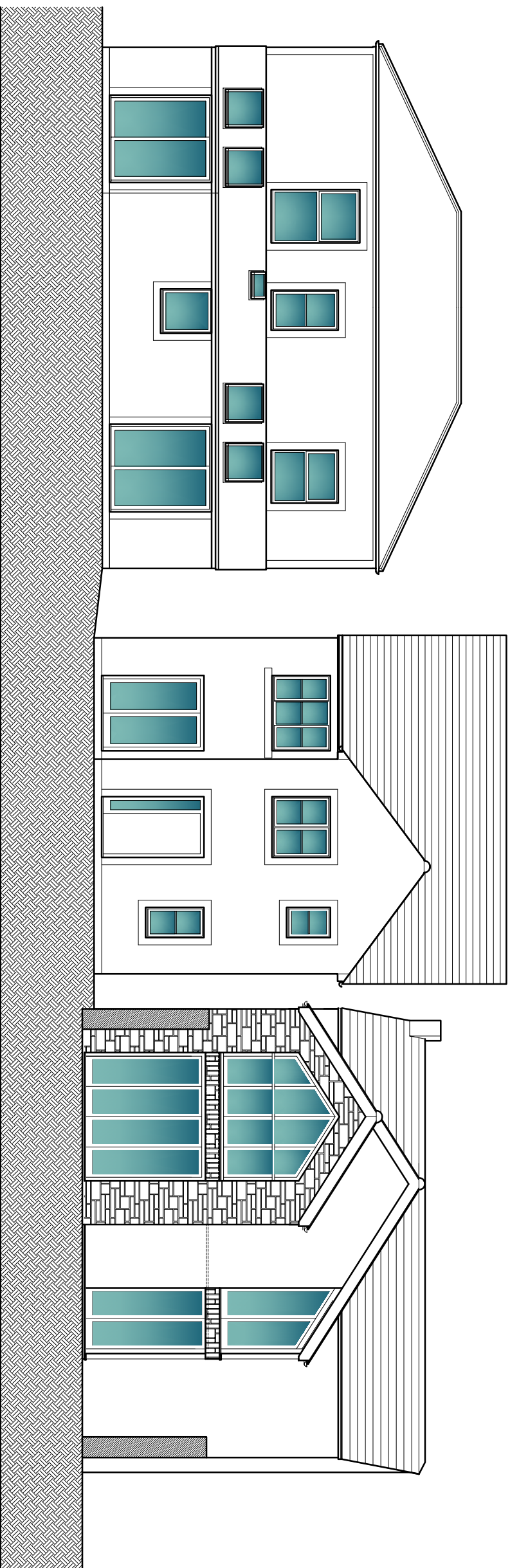
Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

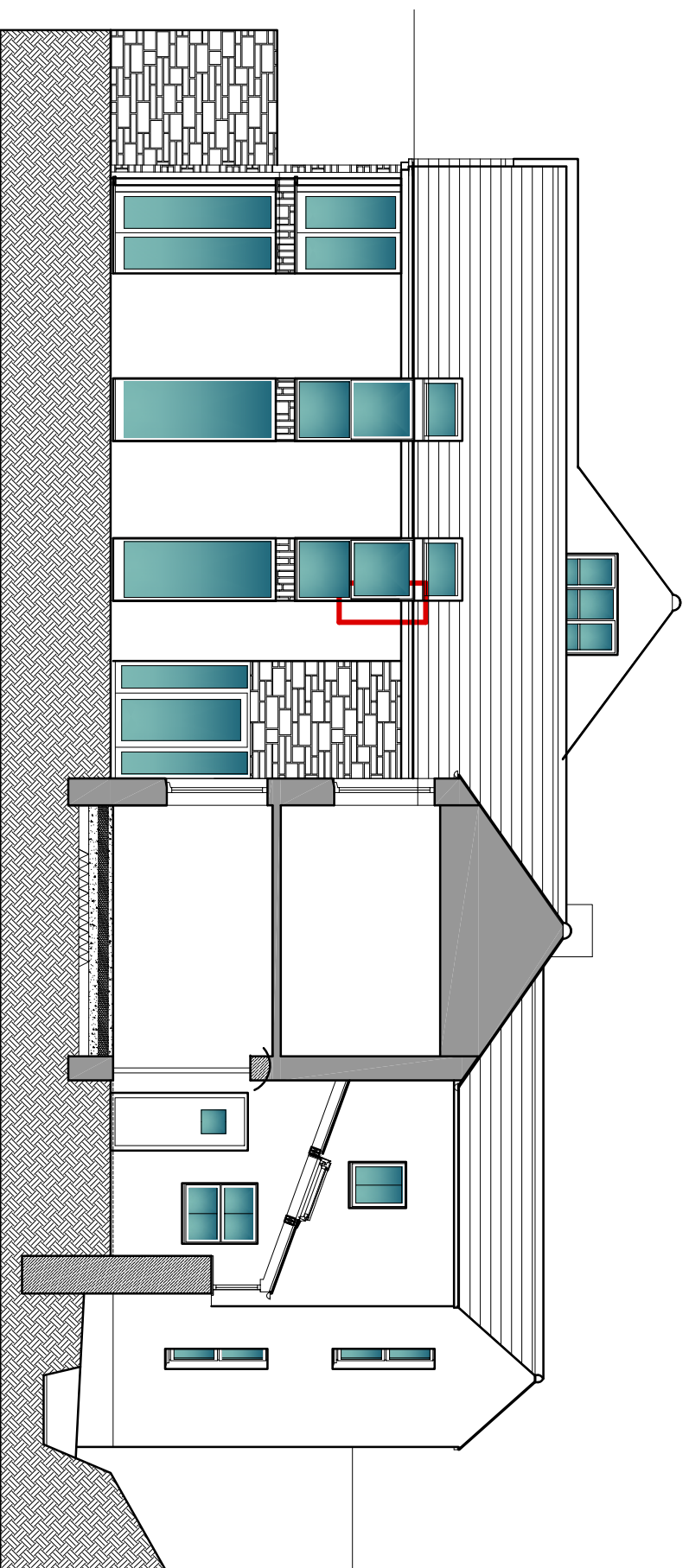
Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix 2 – Amplifying drawing showing the staircase window in red on side elevation and flank bedroom window in Labroe Cottage



PROPOSED AND EXISTING FRONT ELEVATIONS



PROPOSED SIDE ELEVATION

[illegible]

Appendix 3 – Amplifying Images







Appendix 4 – Previous communication between Architect and Local Authority

Hello Sarah,

I would like to respond vigorously to your opinion on the proposal as put forward.

Your client may have let you know that I conducted a site visit a couple of days ago. I wanted to have a discussion with Nick before I emailed you and did that yesterday.

I have concerns with regards to the proposed development. These relate to scale, design, the relationship to the neighbour and the effect on the adjacent Listed Buildings.

The emerging Copeland Local Plan is nearing adoption, therefore I will reference its policies as opposed to the previous plan, but both have a similar ethos for house extensions.

- **You are referring to an emerging plan, but the works should be considered under the existing plan for fairness sake. How can I be expected to design to planning legislation which has not even been published! That said I'm sure the policies hardly differ. They never do!**

Policy H14PU relates to domestic extensions. It states the following:

Proposals for house extensions and alterations or additional buildings within the curtilage of existing properties will be permitted provided that:

- a. The scale, design and materials of the proposed development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area;
- b. The extension or outbuilding would be subservient to the dwelling and would retain an adequate provision of outdoor amenity space to serve the property
- c. The extension or outbuilding would not materially harm the amenity of the occupiers of the parent property or adjacent dwellings through loss of natural light, overlooking, privacy, potential noise nuisance or the overbearing nature of the proposal, and;
- d. The operational car parking needs of the property would continue to be met as a result of the proposal.

In my opinion, the extension is contrary to a), b) and c) of Policy H14PU due to the scale, alteration of character of the property, effects on the amenity of the neighbouring property due to the windows in the side elevation (not only creating a loss of light but also an overdominance) and the extension not being subservient to the parent property.

- **I would like you to reconsider your opinion and reconsider the implementation of A, B and C, giving greater consideration to the site specifics and particularly existing issues created by poor planning decisions in the past, which have set an unfair playing field for the applicant. The applicant has been asked to commit to poor design standards (Like the house next door) and is at the same time hampered by supposedly impacting overlooking and overseeing rights that should not have been granted by the same planning authority in the first place.**

- a. The scale, design and materials of the proposed development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area;

- I would justify the design as follows.

- **Scale!** It is a large extension on the front of the building which always draws the worst opinion from your authority, but this should not just refer to the guidelines to which you strictly adhere, when it suits! You need to examine like I have the other relevant details of the property and the previous planning decision surrounding the property that impact on how this property can be developed and at the same time rectify some of the problems that have gone before, at no fault of the applicant
- Somewhere in the past the your same planning authority allowed the building adjacent Labroe Cottage approval and it was built, Allowing a direct privacy violation over the application site
- This is a pseudo Georgian dwelling with Micky Mouse copycat Georgian detailing which mimics the Georgian details, but the proportion and quality of design is a travesty to the surrounding area. The problem is endemic throughout Whitehaven where lazy and thoughtless planning decisions have allowed anything with 3 ft x 5 ft Georgian shaped windows with render surrounds to assume conservation status, whether the rest of the building proportions bear any relevance to Georgian scale and proportion or not. I know this! I have designed many of them to my shame. Lonsdale Court easily comes to mind (look carefully at the front porch style scale and proportions of the spaces between the beautifully replicated Georgian windows and the tiled roofs. and this is all on the same elevation and Lonsdale Terrace.) Is it some ironic joke I,m missing that this is acceptable yet my client proposals are not!
- Labroe House is distinctively unattractive the hallowed sand cement Georgian window surrounds are there so planners are no doubt satisfied but the proportions of the front gable is dreadfully proportioned and for any new building to copy this to stay in character with the so called conservation area would add insult to injury and definitely only disgrace the good intention of the conservation area. It has now been recognised that the conservation area is not served well by bad replication and that contemporary designs can enhance the conservation area where the design is of a suitable standard. It may come down to a personal opinion whether this design is a good enough contemporary design but I would rather that be judged by my peers than a single planner with no design background.
- When Labroe House was approved the planning authority should have had a duty of care to protect the Ivy Cottage from overlooking and allowing Labroe Cottage to protrude so far in front of Ivy Cottage that it overbears the set back Ivy Cottage. This should have been glaring obvious to the planners at that time, where they have allowed one property to completely overlook and dominate another existing property. There are windows on the side of Labroe House which directly oversee the front garden of Ivy cottage in a way that even then

should have been considered intolerable, but was neglected by the planning authority. Ironically these same windows are now been used as a planning restriction on the applicant's own rights to develop in a similar manner.

- Well can nothing be done to resolve planning blunders where one property suffers a planning amenity loss at the expense of a new development despite the worst efforts of the planning authority? I suppose you would say you cannot be responsible for mistakes in the past, but yes, you can! Not personally, but as a planning authority you should be held to account. Not only that but when proposals are designed that can right these wrongs, you should at least take a more considered approach than slap dash implementation of broad brush guidelines, which have not even been adopted yet.
- When looking at the application site for my client, it was clear that if this property could be brought back into a modern use, it would need to be changed dramatically. The building design first of all was not safe from a Building Regulations Part B Fire Safety Perspective(I'm sure you are aware that fire safety in buildings has taken on a very high priority since Grenfell Tower.
- The materials to be used are: Red sandstone do you object to that? If so we can change it White smooth render. We can change it. Labroe Cottage has upvc windows and doors we would like to use the same. The roofs will be slates.
- The potential for extension was limited as the building extended to the site boundaries on three sides and the only place the building could extend would be to the front! The adjacent building approved by the same planning authority would appear to have established the building line and the extension took this as a satisfactory starting point, as it had already been established by a previous planning permission from the same authority. Let's assume for one minute that the applicant was not building an extension but was knocking down and replacing Ivy Cottage. It would surely be fair and reasonable to expect to be able to build to the same building line as the house already there and setting a planning precedent?
- Labroe Cottage has windows on the side overseeing and impacting on the privacy of Ivy Cottage and its garden but it has no legal right to overlook Ivy Cottage, nor rights to view over the garden and into Ivy Cottage nor any rights to light and ventilation whether or not the proposals were granted planning permission mistakenly or not.
- These aspects were considered and the applicant approached the neighbour and explained the situation that his windows facing the application site impact on his rights to not be overlooked under planning legislation which had been seriously overlooked by the planning authority when carrying out its public duties.
- The neighbour is a friend of the applicant and it was agreed he would have no problem with the proposals and is prepared to write to the planning authority and agree that he has no objection to the applicant's proposals.
- Let's be clear, there are two windows on the south side of the Labroe House. One is a landing window which is not a habitable room and

has no need for natural light and ventilation, in fact, if the house had been built without the window it would not materially affect the performance of the dwelling and it would not have been a planning issue.

- The other is a third floor bedroom window almost certainly installed retrospectively. This window serves a bedroom which has a statutory need under the building regulation for light and ventilation, but it has no legal right to a view over the application site property and may, in fact, not have any rights at all that would be approved by a planning application. All that said, the third floor window would neither be deprived of light or ventilation or even a view as the new extension would be no higher than the existing ridge of the application property, which is approximately halfway up the window. The eaves of the new property would be below the sill of this same window thus having absolutely no impact on light and ventilation and it would not have been a planning authority issue.

The extension or outbuilding would be subservient to the dwelling and would retain an adequate provision of outdoor amenity space to serve the property.

- This broad brush approach to guidelines is totally redundant when some site specifics are taken into account. The one size fits all is totally unsuitable in this case. The front is the only direction this dwelling can go. There is no space to the sides and the rear. I refer to my comment earlier, that if the existing building were taken down, then theoretically rebuilt the only restriction would be perhaps the building line established by Labroe Cottage. So why could a new extension not be built to the same parameters the owners of Labroe Cottage can still oversee the roof of the applicants extension but do not impact on the applicants privacy?

The extension or outbuilding would not materially harm the amenity of the occupiers of the parent property

- The extension does not harm the amenity of the existing occupiers, there are no existing occupiers. The extension does not have a negative impact on the existing property, it has a positive impact on the property as it brings an old, unsafe building back into the usable housing stock. The visual appearance is a contrast to the very bad Victorian pastiche building adjacent and while I do not make any excuses for the design, I am, in fact, proud of the design. It is in fact well tucked away out of any general public view and does not impact in any way on the public concept of Lonsdale Terrace.

or adjacent dwellings through loss of natural light, overlooking, privacy, potential noise nuisance or the overbearing nature of the proposal, and;

- The adjacent building has no rights of light ventilation or amenity over the application site. Where there are windows which should never have been given planning permission in the first place using the same

planning guidelines, these can be resolved. The adjacent owner is happy to confirm to the council the loss of light to the landing, which is not a habitable room and has no statutory need for light and ventilation.

- The second floor bedroom window on the south elevation is not impacted by the extension as it can gain light and ventilation over the roof of the extension and will even retain a view over the roof of the extension. The extension does not now oversee or over bear the application property thus resolving a problem caused by the planning authority in the first place.

Policy BE2PU seeks to protect Listed Buildings and their setting. The row of dwellings to the west on Lonsdale Place are Listed. I have concerns that the loss of the traditional dwelling will be out of character with the area and have a negative effect on this part of Whitehaven.

- I would like to turn this statement on its head. You are losing an unsafe derelict unused building, which is being brought back to life and a functional use in the modern 21 century. While this new contemporary building extension is no shrinking violet, it has no material detriment to the majestic Georgian Lonsdale Terrace, as it is well hidden away behind the terrace. It is a pity the council did not have such high conservation morals when they allowed the development preposterously badly proportioned Lonsdale Court directly adjacent to Lonsdale Terrace, Perhaps the moral vigour was set aside for someone's other priorities.
- There will be no material change to the parking arrangements with adequate parking for two cars at the front of the garden.

As it stands, my recommendation would be for refusal based on our planning policies. As always, we welcome any redesigns that you may wish to submit and I'm happy to review these and give comments prior to their formal submission. Alternatively, if you wish to withdraw the application, please let me know and I can arrange this for you.

- As always you are always open to the client spending good money redesigning properties to fit your own niggardly perceptions when it is clear you have not given any deep thought to the pains and principles already applied.

Attached 9341 clearly shows that the bedroom window of Ladroe Cottage second floor bedroom will be unaffected by the proposals
Attached 9342 shows the landing window of Ladroe Cottage.

- While I might suggest the above should enlighten your opinion I somehow doubt it. I still live in hope that one day the planning system will go back to an enlightened approach where small applications can be dealt with in an empathetic manner but despair that the tick box mentality will prevail and that no one take any responsibility for

making fair decisions but just points to cover all central government policy or guidelines.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Regards

Geoff

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