



**Lake District
National Park**

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**Report from the Head of Development Management to the
Development Control Committee**

Application number:	7/2024/2245
Application type:	Full Planning application
Applicant:	Mr Alister Hart
Location:	Roodlands, Portinscale, Keswick, CA12 5RF
Grid reference:	325191 523417
Proposal:	Construction of a garden store building, garden enclosure wall and new front roadside boundary walls.
Report prepared by:	Phil Nicholls, Area Planner
Report agreed by:	Kevin Richards, Planning Manager
Recommendation:	APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).
- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case

planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 The application relates to Roodlands, a detached property in the centre of Portinscale. Planning permission is sought to make alterations within the front garden area consisting of a new boundary wall, new detached garden building and an altered vehicular access.
- 2.2 The southern end of the site contains four groups of trees, subject to a Tree Preservation Orders.
- 2.3 As originally submitted the scheme also involved the installation of a new sliding entrance gate and references are made to this in the submitted plans and documents. The applicant has however since confirmed that the gate has a height of 2m and would therefore fall within permitted development rights and has commenced work on this element.

3 Representations

- 3.1 Above Derwent Parish Council – Objection – Because of its height (2.3m), over a significant length (30m), the proposed masonry wall would appear unduly prominent within the street scene (despite the retained landscaping). Further, because of the scale (height and length) of the proposed garden store, and it's siting right on the road frontage, it would appear a prominent, incongruous addition. Both would have an urbanising effect, out of character with the typical open frontages of houses in Portinscale.
- 3.2 Local Highway Authority – No objections as it is considered that it will not have a material effect on existing highway conditions.
- 3.3 Lead Local Flood Authority – No objections as it will not increase flood risk on the site or elsewhere.

4 Development plan policies and other relevant guidance

- 4.1 The relevant Development Plan comprises:
 - The Lake District National Park Local Plan 2020-2035
- 4.2 The following Lake District National Park Local Plan policies are relevant to this application:
 - Policy 01: National and international significance of the Lake District
 - Policy 02: Spatial strategy
 - Policy 04: Biodiversity and geodiversity
 - Policy 06: Design and development

- Design Code Supplementary Planning Document
- 4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.
- 4.4 There is no community plan in this area.

5 Main issues and assessment

- 5.1 All of the alterations are within the garden area of Roodlands as such are in principle acceptable in accordance with the spatial strategy set out in Policy 02 and are acceptable in principle. The main issues in this assessment are:
- Impact on the character and appearance of the area
 - Impact on the amenity of neighbours
 - Highways and access
 - Trees

Impact on the character and appearance of the area

- 5.2 Permission is sought for a new boundary wall and a detached garden building.
- 5.3 The new boundary wall would be faced in local stone and extend around the perimeter of the front garden area. The existing roadside hedgerow would be retained behind which the new stone boundary wall would be visible. The design of the wall is sympathetic to the character of the house and surrounding area as such is considered acceptable.
- 5.4 The new garden building would be built into the new boundary wall and would be constructed of rendered blockwork and a dual pitched local slate roof. The boundary wall would screen most of the building with only a portion of the wall and the entire roof visible. The design of the building again is sympathetic to its context.
- 5.5 I am satisfied that the development proposed is acceptable in terms of its impact on the character and appearance of the area and that it satisfies the requirements of Local Plan Policies 01, 02, 05, 06, the Design Code SPD and the NPPF.

Impact on the amenity of neighbours

- 5.7 To the south of the site is Shaleside and to the north is Highfield Cottage. Both are sufficiently separate from the proposed works to not be impacted. A high standard of amenity for existing and future users of the building and neighbours would be maintained. The development is acceptable in terms of its impact on amenity and satisfies the requirements of Local Plan Policy 06, the Design Code SPD and the NPPF.

Highways and access

- 5.8 The proposals seek to widen the existing access with the road. Sufficient space is shown for cars to be able to pull off the highway and the widening

would offer improvements in terms of visibility. I therefore consider the proposals would have an acceptable impact on local highway conditions.

Trees

- 5.9 The southern portion of the site contains four group TPO's which would be close to the proposed building and boundary wall. An Arboricultural Impact Assessment has been submitted in support of the application, setting out appropriate methods of construction that would install tree protective fencing for the duration of works and would utilise pile foundations for any works within the root protection areas.
- 5.10 Our Trees and Woodland Officer has considered the details submitted and is in agreement that subject to works being carried out in accordance with the methods detailed the proposals would not impact on the integrity of nearby trees. Subject to a condition securing compliance with the methods outlined I consider the proposals would be acceptable in terms of trees.

6 Conclusion

- 6.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 04 and 06, the Design Code SPD and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

RECOMMENDATION: APPROVE with conditions

Conditions/Reasons

- 1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.
- REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.
- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Site location plan - Drawing no. 2422-PL-100
 - Proposed site layout plan - Drawing no. 2422-PL-203 Rev A
 - Proposed store building floor plan - Drawing no. 2422-PL-300 Rev A
 - Proposed store building elevations - Drawing no. 2422-PL-400 Rev A
 - Proposed store building elevations - Drawing no. 2422-PL-500 Rev A
 - Proposed structural arrangements sheet 1 - Drawing no. 24-511-DWG001 Rev D
 - Proposed structural arrangements sheet 2 - Drawing no. 24-511-DWG002 Rev C
 - Proposed structural arrangements sheet 3 - Drawing no. 24-511-DWG003 Rev B
 - Proposed structural arrangements sheet 4 - Drawing no. 24-511-DWG004 Rev D

- Materials Schedule
- Arboricultural Impact Assessment

REASON: For the avoidance of doubt.

- 3 The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arboricultural Impact Assessment alongside the recommendations as set out in BS5837:2012.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development. Three days' notice shall be given to the Local Planning Authority when tree protection measures are in situ, prior to commencement of works.

REASON: To safeguard the neighbouring protected trees and natural features which are important to the visual amenities of the area and to comply with Policy 04 of the Lake District National Park Local Plan 2020-2035.

- 4 The construction and foundations of the garden store and boundary wall hereby permitted shall be carried out in strict accordance with the methods set out in the Arboricultural Impact Assessment and accompanying sections and plans.

REASON: To safeguard the neighbouring protected trees and natural features which are important to the visual amenities of the area and to comply with Policy 04 of the Lake District National Park Local Plan 2020-2035.

- 5 Notwithstanding the submitted plans planning permission is not approved for the “Auto-sliding gates” shown.

REASON: For the avoidance of doubt

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by seeking further information on design and trees.

Background papers

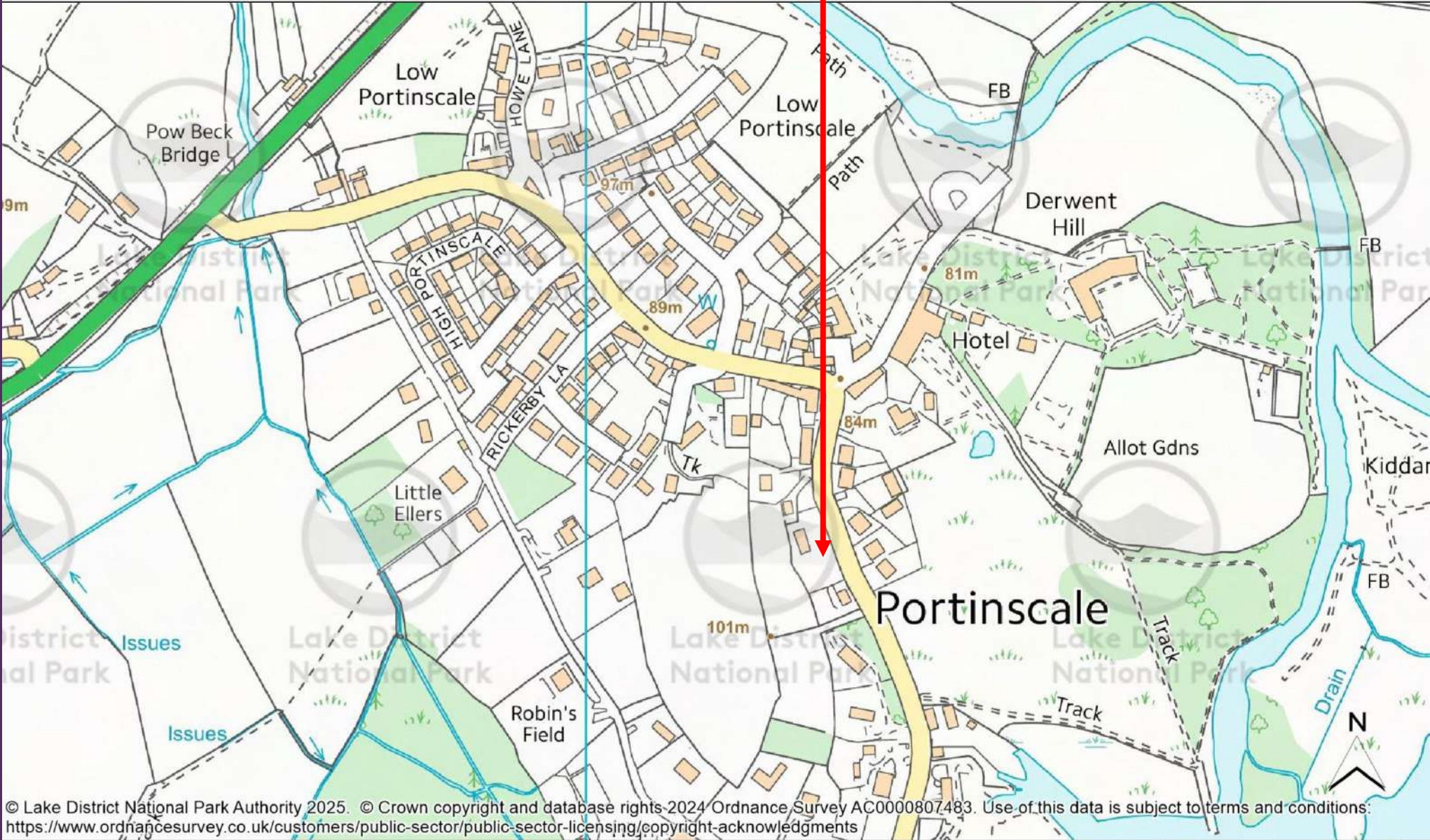
Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2024/2245

Roodlands, Portinscale, Keswick, CA12 5RF

Construction of a garden store building, garden enclosure wall and new front roadside boundary walls with entrance gates.

Site



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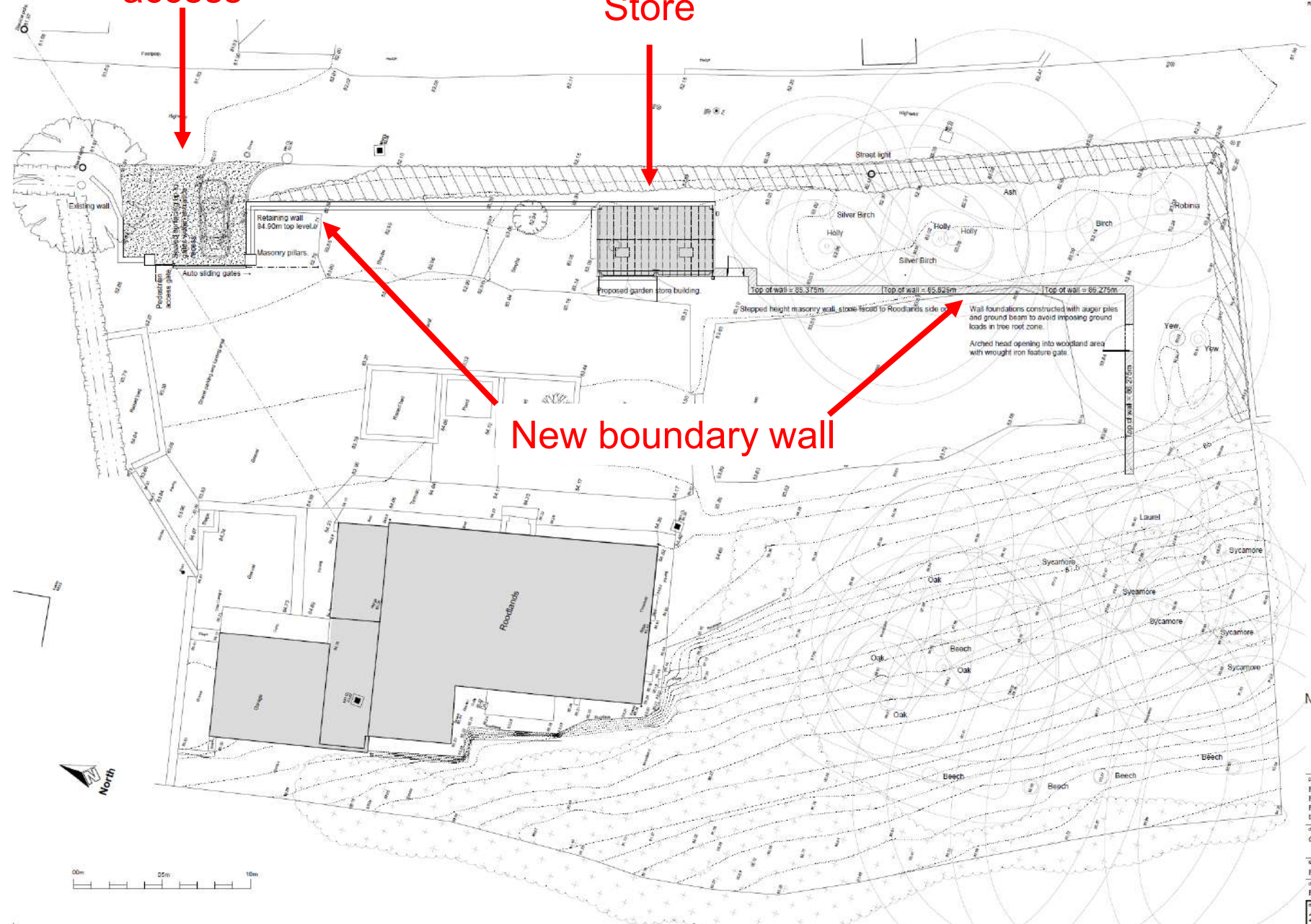
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Lake District
National Park Authority

Amended access

New Garden Store

New boundary wall



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 REVISIONS:
 A: 2025-03-12 Final Issue

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Overland Architects & Design
 Lead: Paul H. French
 Client: GDS Ltd
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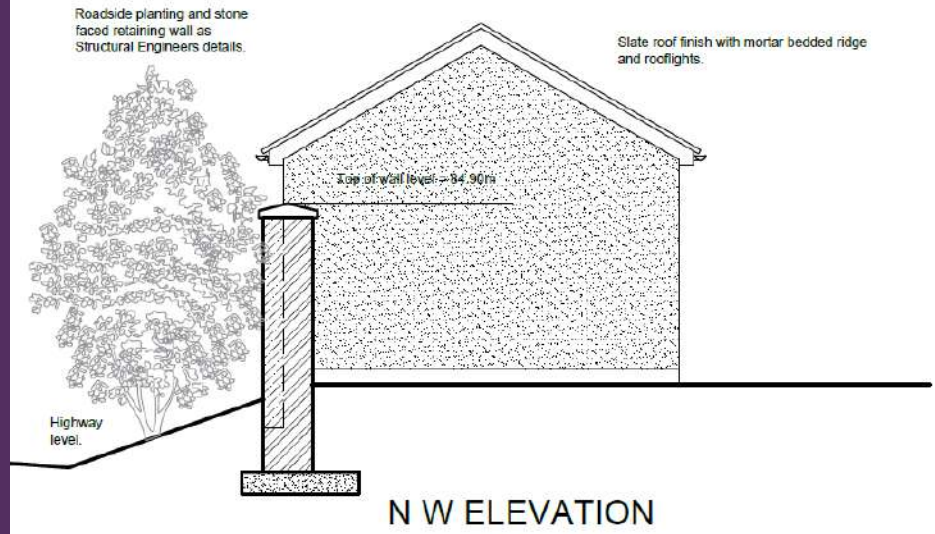
PROJECT:
 ROODLANDS
 Forenscale, Keswick CA12 5RF
 Proposed garden store and new boundary wall

Drawing title:
 Overall site layout plan

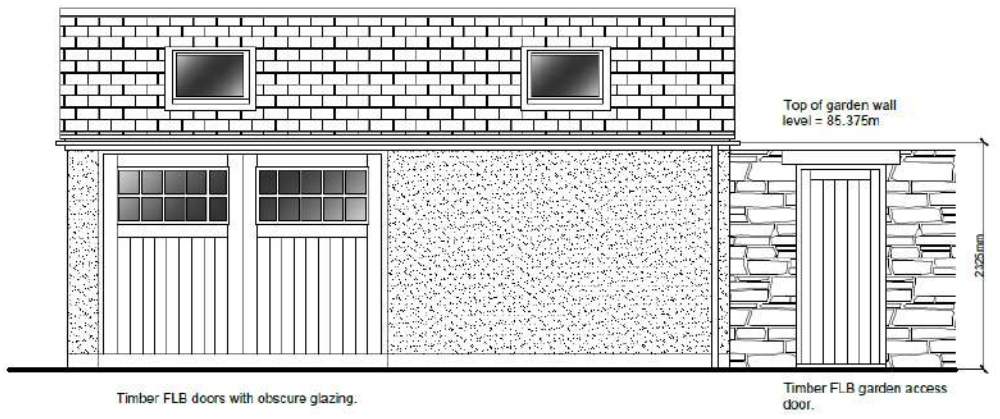
Issue stage:
 Planning application

Date: Feb. 2025
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 Scale: 1:100

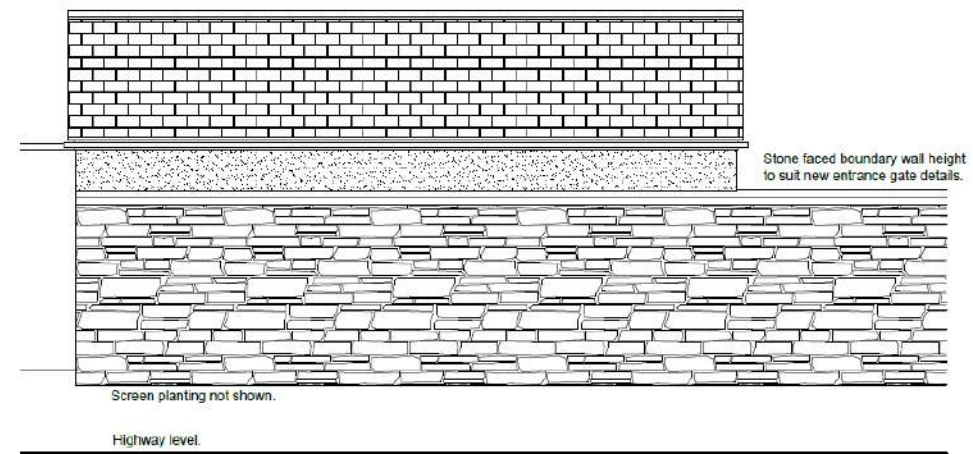
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 Revision: A



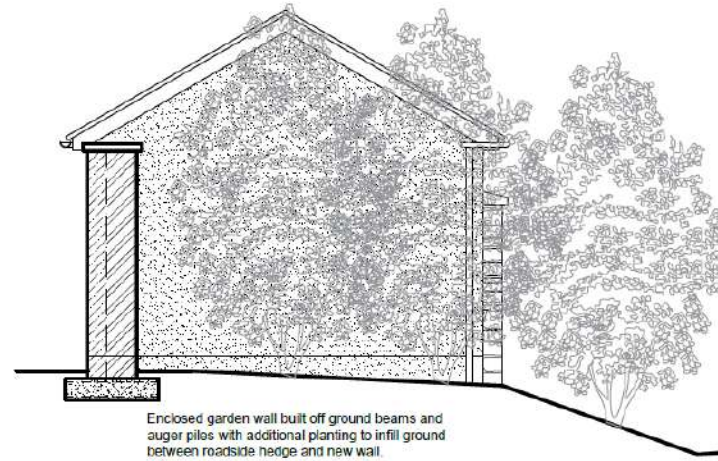
N W ELEVATION



S W ELEVATION



N E (ROADSIDE) ELEVATION



S E ELEVATION

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project title:
ROODLANDS
 Portinscale, Keswick CA12 5RF
 Proposed garden store and
 new boundary wall.

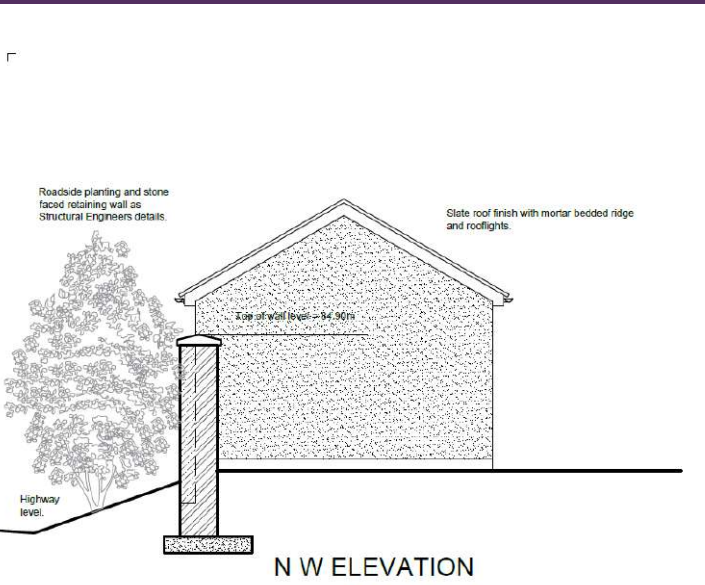
drawing title:
 Proposed store building elevations.

issue stage:
 Planning application

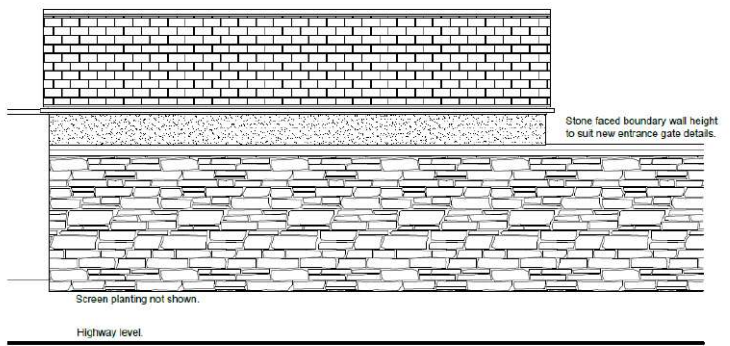
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Nov. 2024	GLS	1:50
drawing number:	revision:	
2422-PL-500	A	



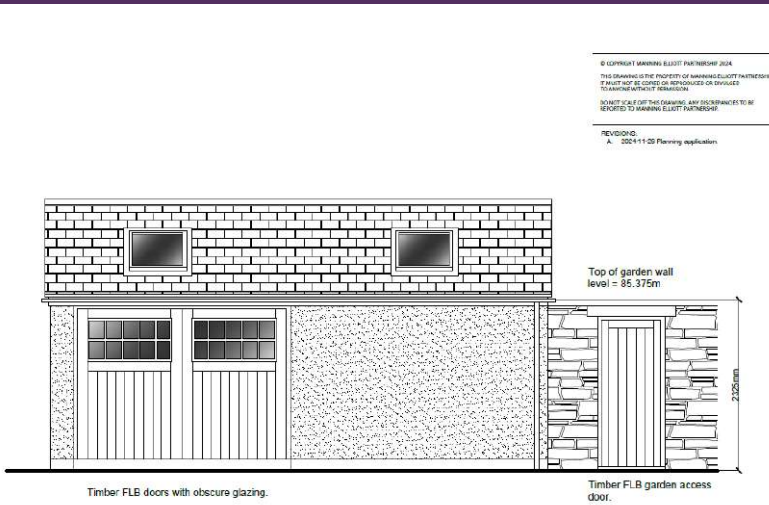




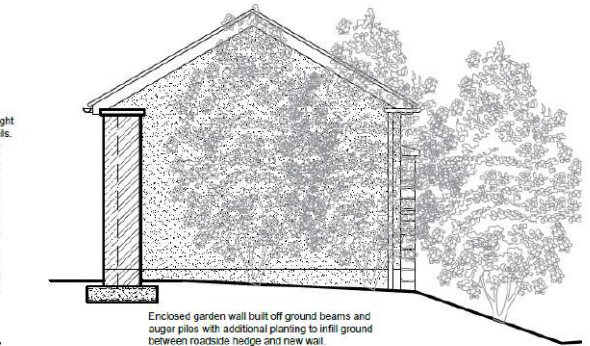
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N E (ROADSIDE) ELEVATION



S W ELEVATION



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REVISIONS:
 A. 2024/11/20 Planning application.

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project title:
 ROODLANDS
 Portinscale, Keswick CA12 5RF
 Proposed garden store and new boundary wall.

drawing title:
 Proposed store building elevations.

issue stage:
 Planning application

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 Nov. 2024 GLS

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 1:50

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