

**PLANNING APPLICATIONS REFUSED BY THE HEAD OF DEVELOPMENT  
MANAGEMENT ACTING UNDER DELEGATED AUTHORITY  
CUMBERLAND**

7/2025/2070 Full Planning application  
High Mosser Gate, Mosser, Cockermouth, CA13 0SR  
Garden room

High Mosser Gate is a 17th century farmhouse of a simple, attractive appearance. Although it has had some alterations, its appearance is traditional and reflective of the character of the area, with the fenestration of the building contributing to this. The dwelling is partially visible from the road and contributes positively to the traditional character of the area and more widely the National Park and World Heritage Site.

The proposed glazing, primarily on the principal elevation, would result in an extension with a highly contemporary appearance that would be incongruous to the simple, understated design of the main dwelling. The vertical windows and intermittent roofscape design would contrast with the traditional fenestration and higher solid to void ratio on the main dwelling. The proposed extension would have a harmful impact on the character and appearance of both the host property and the National Park as experienced from public viewpoints.

The proposals would fail to maintain local distinctiveness and sense of place, fail to reinforce the importance of local character and fail to conserve and enhance the character, authenticity, integrity, setting and views of the historic environment, contrary to Policies 01 (National and international significance of the Lake District), 02 (Spatial strategy), 05 (Protecting the spectacular landscape), 06 (Design and development) and 07 (Historic Environment) of the Lake District National Park Local Plan 2020-2035, the Design Code Supplementary Planning Document, and fail to further the statutory purposes of the National Park.

7/2025/2096 Full Planning application  
Land at Vendace Court, Borrowdale Road, Keswick, CA12 4EU  
Erection of a single storey local occupancy dwelling

To redress identified housing market imbalance and deliver the housing required to meet identified housing needs, the Development Plan (having regard to the National Planning Policy Framework, in particular paragraph 65), expects that developments resulting in net gain of more than five houses will provide affordable housing on-site. Affordable housing permissions in the National Park have been behind target. Local needs market housing targets have meanwhile been exceeded. Unmet affordable housing need, and a shortfall in affordable housing delivery mean significant weight should be given to affordable housing thresholds and on-site affordable housing delivery as expected by local and national planning policy.

Although the application proposes only one dwelling, it would be on land partly within the planning permission boundary of, and immediately adjacent to, a recently built out housing development. Taking into account its circumstances (including physical relationship and the short time elapsed since the completion of the adjacent housing development), the proposed dwelling should be considered in conjunction with the recently built out development for the purposes of affordable housing thresholds. Doing so requires that the proposed unit is

affordable. It is not.

By failing to provide on-site affordable housing, the proposed development fails to contribute towards redressing identified affordable housing needs and shortfalls of affordable housing. The proposals are contrary to the provisions of the development plan, in particular Lake District National Park Local Plan Policy 15 as implemented through the Housing Supplementary Planning Document and the National Planning Policy Framework paragraph 65. Benefits of local needs market housing delivery do not outweigh the harms identified.

7/2024/4029 Reserved Matters  
Fairfield, Eskdale, Holmrook, CA19 1UA  
Erection of 3 dwellings - Outline approval ref 7/2020/4077

The appearance of the proposed dwellings, by virtue of their mass, volume and design details, in particular balconies, modern door, floor to ceiling window and garage doors when taken together (notwithstanding the use of local materials) fails to reflect the appearance of surrounding development or reinforce local distinctiveness. The development would therefore result in harm to the character and appearance of the area which would be experienced in close range views from the public right of way. The development would therefore fail to satisfy the requirements of Lake District National Park Local Plan 2020-2035 Policy 06 ,the Lake District Design Code SPD and the NPPF.

The proposals would obstruct a public right of way, harming the amenity of users of the public footpath. It is considered to be unlikely that an application to divert public footpath 408023 would be successful as it would be less convenient and harm the visual amenity of users of the public right of way. It is therefore unlikely that the development as proposed could be implemented without resulting in the obstruction of a public right of way and is therefore unacceptable in relation to sustainable access and amenity, contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policies 06 and 21.

## WESTMORLAND AND FURNESS

7/2025/5219 Full Planning application  
1, High Knott Barn, Ings, Kendal, LA8 9PX  
Install agricultural shed for storage of Mower/equipment, provision of animal shelter and animal food storage. Attached 'potting shed' for horticulture inc growing vegetables

Insufficient information has been presented to demonstrate that there is an essential need for the building or that it is necessary for the purposes of agriculture. The proposal therefore fails to demonstrate a need for its open countryside location in conflict with Policy 02 (Spatial Strategy) of the Lake District National Park Local Plan 2020 - 2035.

The application site is within an area of exceptionally high landscape value given its location in a National Park and a World Heritage Site. The highest level of protection is given to the spectacular landscape of the National Park by development plan policies. The National Planning Policy Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks which have the highest status of protection in relation to

these issues.

The proposed building through its siting and design would not relate well to existing buildings, sufficient screening or to landscape features. The proposed building, by reason of its domestic design and appearance would not achieve an appropriate standard of design and external appearance that would conserve and enhance the character and quality of the local landscape. The scheme would therefore result in adverse impacts on the character and distinctiveness of the surrounding area, conflicting with Policies 01 (National and international significance of the Lake District), 02 (Spatial Strategy), 05 (Protecting the spectacular landscape) and 06 (Design and development) of the Lake District National Park Local Plan 2020-2035 and the National Planning Policy Framework.

7/2025/5236 Full Planning application  
4 Lake View, Bowmanstead, Coniston, LA21 8HB

Replace existing single garage and conservatory with a new camping pod

Local Plan Policy 18 (Sustainable tourism and holiday accommodation) states that the creation of new caravan and camping sites (including lodges, huts and pods), will only be permitted as an exception, for short term holiday letting and where:

- It contributes to the diversification of an agricultural or land-based rural business (Policy 19), pub or drinking establishment, and
- The proposed development area would be appropriately screened and is consistent with the landscape character; and
- The site has necessary infrastructure capacity, it does not introduce inappropriate levels of use to the location, and is well related to the existing road network.

The proposed camping pod for holiday letting does not meet the exception criteria set out in Policy 18. The proposed development is therefore contrary to Policy 18 and is unacceptable in principle.

Local Plan Policy 06 states that development must not have an unacceptable impact on the amenity of adjoining residents due to visual intrusion, overlooking, overshadowing, overbearing effect, noise, light pollution, or other adverse impacts.

The proposed camping pod and associated amenity space with hot tub would be sited immediately beyond the boundary wall with adjacent dwelling, 5 Lake Road. It is likely that the hot tub would draw guests outdoors, this together with the frequent changeover of guests associated with short term holiday lets is likely to cause noise disturbance to the residents of 5 Lake View.

The development is unacceptable in terms of its impact on amenity contrary to the requirements of Local Plan Policy 06, the Design Code SPD and the NPPF.

The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk

elsewhere.

Local Plan Policy 03 states that we want to increase the resilience of the Lake District to all types of flood event, including river, surface water and coastal flooding and that we will achieve this by supporting development proposals in accordance with the approach to managing flood risk in the NPPF and associated planning practice guidance.

The application site lies within Flood Risk Zones 2 (medium risk of flooding) and 3 (high risk of flooding). Annex 3 of the NPPF defines the use of holiday or short-let caravans, subject to a specific warning and evacuation plan, as 'more vulnerable'.

Given the more vulnerable use classification, the application does not demonstrate that the proposed development would be safe in terms of flood risk and that the flood risk would not be exacerbated elsewhere. On this basis, the proposed development fails to satisfy the requirements in Local Plan Policy 03 and the NPPF.

7/2025/5246 Full Planning application

Land at High Close, Palace Lane, Newby Bridge, Ulverston, LA12 8NZ

Container placement for tools and equipment to use for upkeep of the land - container dimensions are: length 9.12m x width 2.44m x height 2.9m and the container colour will be green (RAL 6007 Bottle green)

The application site is within an area of exceptionally high landscape value given its location in a National Park and a World Heritage Site. The highest level of protection is given to the spectacular landscape of the National Park by development plan policies and the National Planning Policy Framework (NPPF).

The siting of a metal storage container would introduce an urban element to an area characterised by its predominantly tranquil landscape, its openness and perceived naturalness, to the detriment of the character of the area.

The proposal is therefore contrary to the provisions of the Lake District National Park Local Plan 2020-2035, in particular Policies 01 (National and international significance of the Lake District), 02 (Spatial Strategy), 05 (Protecting the spectacular landscape), 06 (Design and Development), 07 (Historic environment), and other material considerations (including the provisions of the NPPF).

7/2025/5267 Full Planning application

Broad Fold, Staveley, Kendal, LA8 9JB

Flexible use as 1) dwellinghouse 2) education facility 3) holiday accommodation

The proposed development would amount to the redevelopment, rather than the conversion of an existing building in the countryside. The effect of the building, together with the associated access, parking and outside space, would have an adverse effect on the landscape, visual amenity and heritage of this group and its setting in the landscape of the Lake District National Park and the English Lake District World Heritage Site.

The proposed development would not satisfy the policy tests for new development in the countryside set out in Local Plan Policy 02. As a result of the

assessment of the issues of landscape character and historic environment the proposal fails the tests of principle set out in Local Plan Policy 16. The proposed education facility would not satisfy the policy test of being 'appropriately located' in Policy 23. The development would result in new build holiday accommodation that would be contrary to Local Plan Policy 18.

The development is therefore contrary to Lake District National Park Local Plan (2020-2035) Policies 01, 02, 05, 06, 07, 16, 18 and 23, the Design Code SPD and other material considerations including the provisions of the NPPF.

The site is served by a private lane directly onto and off the A591 road. The application does not demonstrate that the access would be acceptable in terms of highway safety, having regard to the degree of intensification that would result from the uses proposed.

7/2025/5334 Confirmation of compliance with condition attached to planning permission

Ellerwood, Storrs Park, Bowness-on-Windermere, LA23 3LD

Approval of details reserved by condition 13 (Stone work, finish to the stonework and the colour and texture to the render) on planning application 7/2024/5155 Demolition of part of existing dwelling house, proposed one and two storey extensions with attached double garage, proposed detached single storey summer house, proposed detached single storey garden store, and alterations to entrance drive with external landscaping works

T/2025/0064 TPO application

Summer House Cottage, Grasmere, Ambleside, LA22 9RW

T1 Birch - Remove deadwood and epicormic growth; T2 Beech - Remove the lowest branch overhanging the property and reduce the remaining crown by 2 metres; T3 Beech - Remove epicormic growth and deadwood; T4 Beech - Reduce the overhanging crown by 2.5 metres; T5 Lime - Remove due to poor form; T6 Beech - Reduce heavily the 6 overhanging branches to give clearance if the branches were to fail; T7 Beech - Remove epicormic growth and deadwood; T8 Beech - Remove the lowest branch back to a suitable pruning point removing the most overhanging growth

T/2025/0072 TPO application

Wrens Nest, Grasmere, Ambleside, LA22 9RW

T1 Spruce - fell; T2 conifer - fell; T3 Beech - fell; T4 Beech - remove lowest limb; T5 Beech - remove lowest 2 branches; T6 Beech - remove 3 lowest branches; T7 Beech - crown lift removing lowest 4 branches.