



**Lake District
National Park**

8

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

Application number:	7/2025/5286
Application type:	Full Planning application
Applicant:	Mrs Jackie Morrison
Location:	High Green Lodge, Troutbeck, Windermere, LA23 1PN
Grid reference:	
Proposal:	Demolition of existing garage and reconstruction of two storey dwelling for local occupancy. Resubmission of lapsed planning permission 7/2016/5112 following withdrawal of planning application 7/2024/5693
Report prepared by:	Ben Long, Area Planner
Report agreed by:	Neil Henderson, 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 I am reporting this application to Committee because my recommendation to approve conflicts with the views of Lakes Parish Council and substantial representations opposing the proposals.
- 2.2 High Green Lodge is a dwelling located on the western side of the High Green area of Troutbeck, towards the northern end of the village. High Green is located at the highest point in the village and is characterised by a haphazard layout of buildings. High Green Lodge is part of a former dwelling which has been sub-divided into three separate units. The site for this application lies within the front garden area of High Green Lodge and involves the redevelopment of its double garage adjacent to the access road.
- 2.3 In 2016 we granted planning permission for the demolition of the existing garage and for the erection of a detached two-storey three-bed dwelling for local needs (7/2016/5112). In 2020 we granted a variation of condition application in relation to a revised design scheme for the approved development (7/2020/5295). An application to convert and alter, rather than replace, the existing garage to result in a dwelling of the same design as that approved in 2020 (7/2024/5693) was submitted at the end of last year and subsequently withdrawn.
- 2.4 This application is essentially a resubmission of the 2016 proposals for a new dwelling on this site. The house would be three-bedroomed, two-storey, with stone facing under a slate roof with dormers. A walled patio area would be provided to the east side and two car parking spaces are shown to the west.
- 2.5 The site lies within Troutbeck which is defined as a village in the Core Strategy. The site is also within the Troutbeck Conservation Area. High Green Farmhouse, immediately to the west of the site, is a Grade II listed building. Back Lane, adjoining the western boundary of the site, is a defined bridleway (BW545016).

3 Representations

- 3.1 Lakes Parish Council RESOLVED to recommend to refuse this application on the following grounds:

- 1. Impact on Conservation Area and World Heritage Site:*

The proposed development lies within the sensitive and unique settlement of Troutbeck Conservation Area and within the Lake District National Park, which was granted UNESCO World Heritage Site status in 2017. In line with this designation, there is an increased emphasis on preserving and enhancing the special character and appearance of the area. The proposed scheme fails to do this. Its design, massing, and scale are visually intrusive and conflicting with the surrounding traditional vernacular designs of Troutbeck as it sits within an agro-pastoral setting.

As such, the development would result in harm to the setting of the conservation area and undermine the attributes that contribute to the Outstanding Universal Value of the World Heritage Site, contrary to local and national policy.

2. *Contravention of Local Plan Policies and Design Code:*

This site has been subject to previous scrutiny regarding overdevelopment and harm to the public realm, particularly the adjacent public footpath and bridleway. The current proposal is inconsistent with the updated Design Code, which sets out clear expectations for new development to reflect local distinctiveness and rural character. The glazed balcony and contemporary design features fail to integrate with the architectural language of Troutbeck and are incongruous in this sensitive location.

3. *Residential Overdevelopment and Loss of Amenity:*

The proposal constitutes an overdevelopment of an already congested plot. The bulk and massing of the new structure would result in overbearing visual impacts on neighbouring properties, including Grade II listed buildings, and would detract from their setting and amenity. This would be contrary to both conservation principles and residential amenity policies. The Planning Inspector in a 2021 appeal (APP/Q9495/D/20/3261905) relating to an extension on this site dismissed the appeal on the basis that the increase in built form would cause demonstrable harm to the character and appearance of the wider area - a view equally applicable here.

4. *Lack of Local Housing Need:*

There is no identified need for an additional three-bedroom dwelling in this area. Local housing assessments consistently highlight the pressing need for smaller, affordable two-bedroom homes to support the rural economy and retain younger and working-age residents. This proposal fails to meet that need and does not represent sustainable development.

5. *Highway and Bridleway Safety Concerns:*

The proposed intensification of access via the existing bridleway raises serious safety and capacity concerns. As outlined by Nick Thorne, Senior Bridleways Officer, the bridleway is not suitable for increased

vehicular use. The lack of dedicated waste storage provision and insufficient parking arrangements are likely to lead to overspill onto the bridleway and public highway, exacerbating safety risks for all users and harming the visual and functional quality of the access route.

6. *Mischaracterisation of Site Context:*

The applicant's claim that the development contributes to a traditional "fold" is misleading. The proposed layout does not create a traditional pen or enclosed courtyard consistent with local historic farmsteads. At best, it results in a gravelled parking area lacking definition or authenticity, and therefore offers no meaningful contribution to the character or visual cohesion of the village.

7. *Harm Clearly Outweighs Any Public Benefit:*

The proposal does not offer sufficient public benefit to outweigh the cumulative harm caused to the character and appearance of the conservation area, the setting of heritage assets, local amenity, and highway safety. It also fails the heritage balance test as set out in paragraph 202 of the National Planning Policy Framework.

Conclusion:

For the reasons set out above, the proposed development conflicts with the Lake District Local Plan, the Troutbeck Conservation Area Appraisal, the Design Code, and the aims of the Lake District's World Heritage Site Management Plan. The application should therefore be refused.

- 3.2 Westmorland and Furness Council as Local Highway Authority have sought further information to demonstrate that the proposed layout of two suitably sized car parking spaces can be achieved on the site.
- 3.3 United Utilities have provided comments about working in relation to their assets and to the surface water drainage hierarchy.
- 3.4 At the time of writing we had received six letters of objection to the proposed development. The concerns expressed include:
 - Circumstances have changed since the original approval in 2016, in that the area is now designated as a World Heritage Site, the Design Code has been adopted and appeals on this site and adjacent have been dismissed.
 - There is no identified local need for a three-bedroom detached house of this type. There is no need for another holiday property.
 - Any further development on this site would be detrimental to the character and appearance of the Conservation Area and World Heritage Site, with particular regard to the bulk and mass of modern built development. The modern design with a glass fronted balcony would be out of place. Infilling the spaces between buildings would harm the Conservation Area.

- The development would directly overlook the adjacent Grade II listed house.
- The access to the site is over fragile bridleways, the intensification of use of the bridleways is not consented by local residents, would lead to harm and hazards through the construction and operational periods. The Highway Authority and rights of way officer have raised concerns about access and parking.
- The site is already over-developed and the replacement of the unused garage with a dwelling will further reduce the space for additional car parking and create an unsafe space for manoeuvring.
- Permission has been refused for development on a site adjacent to this one, and there is a current application also relating to that site (7/2025/5278), these applications should be considered in conjunction with each other.

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 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 07: Historic environment
- Policy 15: Housing
- Policy 20: Renewable and low carbon energy

- 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.

5 Main issues and assessment

5.1 The main issues in this assessment are:

- Principle
- Character and appearance of the area
- Residential amenity
- Highways and access
- Nature conservation

The principle of the development

- 5.2 The site is located within Troutbeck which is defined in the Local Plan as a Village. Policy 02 states that development to strengthen community vitality and resilience and sustain existing local service provision will be permitted in villages. This will include the provision of local occupancy housing.
- 5.3 Policy 15 will only support new housing development to meet local community need, to contribute to helping communities remain vibrant and resilient, and such housing will be secured in perpetuity for permanent occupation with eligibility restricted to a geography tailored to local circumstances. On a site for a single dwelling in a village Policy 15 would allow for local occupancy, as opposed to affordable housing.
- 5.4 The latest evidence of housing need that we have is the South Lakeland SHMA 2023. This identified an ongoing need for local occupancy houses in the former South Lakeland District, 30% of which would be expected to be three-bedroom properties. This proposed 3-bedroom house at about 115sqm fits with the available evidence of need and I am satisfied that the development would be compliant with Policy 15.

The effect of the development on the character of the village, Conservation Area and World Heritage Site

- 5.5 The development site is within the Lake District National Park and English Lake District World Heritage Site - a designated heritage asset. It is within the village of Troutbeck, and the area adjacent to the site is traditional in character, being of intimate scale, a designated Conservation Area and with many vernacular buildings, three of which are listed (Grade II) for their historic interest (High Green House, 1 and 2 High Green and High Green Farmhouse and attached buildings).
- 5.6 The NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. National Parks have the highest status of protection in relation to these issues.
- 5.7 The site is covered by Landscape Character Type H: Upland Valley and Area of Distinctive Character 40: Troutbeck Valley, as set out in the Landscape Character Assessment SPD. The site is closely related to existing development, and would not be particularly visible outside of the confines of the settlement. I consider therefore that assessment of the development in relation to the character of the village and its Conservation Area designation is the most helpful way to assess the development.
- 5.8 The site lies within the Windermere Valley as described in the World Heritage Site nomination document. Within this description Troutbeck Village is specifically referred as 'the finest example in the Windermere Valley of a small farming hamlet with its origins in the medieval period, but with substantial rebuilding in the 17th and 18th centuries'.
- 5.9 The site also lies within the Troutbeck Conservation Area, comprising the village of Troutbeck which is a linear settlement running north to south, following a spring line and elevated above the valley floor, in a picturesque setting on the west side of Troutbeck Valley. There is a haphazard layout of

buildings in relation to the village's main access roads and lanes. There are numerous examples of local Cumbrian vernacular architecture, both domestic and agricultural.

- 5.10 The site lies in the High Green area of the village, which contains a very irregular pattern of development which includes open spaces and a compact collection of buildings. This haphazard layout is a function of the former agricultural and domestic needs of the residents.
- 5.11 We are required to have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area in accordance with the provisions of the Planning (Listed Building and Conservation Areas) Act 1990 (section 72). For the purposes of the Act preserve is acknowledged to mean neutral. In the event that harm is identified such harm should be attributed significant weight in reaching a decision.
- 5.12 The proposed house would replace an existing modern double garage. The footprint of the building would be similar but extended by just over a metre to the rear, with a lean to extending another 3m. The height would increase from 5.2m to 7.2m, the upper floor being provided with dormers. The materials, stone and slate, would match the existing building.
- 5.13 In this location where there are modern and historic buildings, of varying sizes and heights, I consider that the position and massing of the development would not be harmful to the character of the village, Conservation Area or the setting of the nearby listed buildings.
- 5.14 The design approach is generally traditional, featuring a pitched roofed building in stone and slate. The partly curved, dragged rear roof is reminiscent of traditional buildings. While dormers are not common in Troutbeck, they serve to help keep the overall height low and are appropriately designed. We have received an amended plan amending the glazed guard rail to the small rear balcony with a metal one.
- 5.15 There are no trees on the site, but protection measures to safeguard yew trees on the opposite side of the drive included in the submitted tree report would be appropriate. The development proposed, including provision of the parking spaces, would require the removal of shrub and hedge planting. A landscaping scheme is required to ensure the provision of planting to soften the appearance of the finished development.
- 5.16 I consider that the proposed development would not cause harm to the village, Conservation Area or World Heritage Site, rather it would add to an existing collection of buildings in an acceptable fashion, preserving the existing character.

The effect on residential amenity

- 5.17 The existing garage building sits within a group of dwellings containing High Green Lodge. The extra massing and height of the development would avoid adverse impacts on the amenity of the neighbouring houses due to

the separation available and the position, to the north of those houses. The potential for overlooking would be contained by the proposed boundary treatment, and the separation distance, window to window, is in the region of 20m, satisfying the requirements of the Design Code.

- 5.18 Other houses, including High Green Farmhouse are set across the lane, in excess of 20m away from the proposed house. While the barn to High Green Farmhouse has a few small windows in its east facing elevation, I consider that these would not be materially affected due to the position and scale of the development, and the orientation of the fenestration.
- 5.19 I am satisfied that the proposed development would not adversely impact upon the amenity of any of the neighbouring dwellings, compliant with the requirements of the NPPF.

Highways and access

- 5.20 The access to the site is via one of a network of unsurfaced tracks that serve this and the nearby houses and also carry public bridleways. Back Lane to the south is unsuitable for vehicles, and access from the minor road (Scot Brow) will be gained either by the lane from the north passing High Green, or that from the west by Scot Beck Fold. The junctions of both accesses have limited visibility due to bends in the road and buildings/walls, but traffic speeds will typically be slow.
- 5.21 The application relates to one additional dwelling in this location. The Highway Authority have queried the size and layout of the parking spaces but have made no other adverse comments about the effect on the highway and rights of way network. I am satisfied that there would be adequate space in front of the proposed building to provide the required two car parking spaces, amended details have been received clarifying this point.
- 5.22 Despite objections regarding the safety of the access, with particular regard to the rights of way network, we previously concluded that the access was not unsafe. Recent applications (refused) for up to five dwellings on the adjacent site to the north have not included a reason for refusal based on access or highway safety.
- 5.23 Maintenance of the Public Right of Way network within the National Park is managed by the Authority. The wider network of lanes in the immediate vicinity are also bridleways. Many public rights of way double as private vehicle accesses, but the grant of planning permission does not give the applicant any greater lawful authority for the use of the lane or any other bridleway by motorised vehicles than any other member of the public. This is a separate legal matter for the applicant to consider.
- 5.24 Taken all the above into account, I do not consider that the proposal would impact on highway safety or the surrounding PROW network to a degree which warrants refusal.

Protected species

- 5.25 Under Article 12 of the EC Habitats Directive and Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 we have had regard to the requirements of the Habitats Directive. The applicant commissioned a bat survey which was submitted with the application. The survey found no evidence of bats using the site, and very limited roosting potential. As such the development is considered of low risk in respect of protected species, satisfying the requirements of the NPPF and Local Plan Policy 04.

Biodiversity net gain

- 5.26 The application was accompanied by a Biodiversity Net Gain assessment and statement. The assessment found a small amount of habitat and linear feature at the site. There is little space on site to restore or replace BNG, and so it is anticipated that off-site improvements or credits would be required. The statement comments that a BNG condition would be necessary.

6 Conclusion

- 6.1 This is a resubmission of a proposal that has previously been approved on this site. The changes in circumstances since the original approval in 2016 (World Heritage Site designation, Design Code and appeal decisions) do not materially change the assessment of the proposals in respect of the character of the village and the Conservation Area.
- 6.2 I consider that these proposals remain satisfactory, causing no harm to the character of the Conservation Area and delivering a new local occupancy house of a suitable type and size to meet the identified housing need. I consider that the development is acceptable subject to conditions.

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:

- Drawing no. M19/2507-01 (Location Plan and Block Plan);
- Drawing no. M19/2507-04 Revision A (Proposed Plans and Elevations);
- Bat Survey prepared by Envirotech (ref. 2717), received by the Local Planning Authority on 7 May 2025;
- Construction Method Statement (ref. M19/2507 Construction Method Statement dated May 2025);

- Report from Treescapes Consultancy Ltd, dated 22 June 2015;
- Drainage Statement (ref. M19/2507 dated May 2025)

REASON: For the avoidance of doubt.

3 The dwellinghouse hereby permitted shall not be occupied otherwise than by a Person with a Local Connection as his or her Only or Principal Home, or the widow or widower of such a person, and any dependents of such a person living with him or her.

The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request so to do) such information as the Authority may reasonably require in order to determine whether this condition is being observed.

In this condition the following definitions apply:

'Person with a Local Connection' means an individual who immediately prior to occupation of the dwelling satisfies one of the following conditions:

- (1) The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week; or
- (2) The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- (3) The person has been continuously resident in the locality defined for at least three years immediately prior to:
 - a) Needing another dwelling resulting from changes to their household, (including circumstances such as getting married/divorced, having children, or downsizing)
 - b) Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or
 - c) being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or
- (4) The person is a former resident who lived in the Locality defined for at least three years and then lived outside the Locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure, or
- (5) The person is a person who -
 - a) Is serving in the regular forces or who has served in the regular forces within five years prior to occupation;
 - b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where -
 - i. The spouse or civil partner has served in the regular forces; and

- ii. Their death was attributable (wholly or partly) to that service; or
- c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service

'Locality' shall mean the administrative areas of the Parishes of: Broughton East; Cartmel Fell; Claife; Colton; Coniston; Crook; Crosthwaite and Lyth; Dunnerdale with Seathwaite; Haverthwaite; Hawkshead; Hugill; Kentmere; Lakes; Lindale and Newton in Cartmel; Longsleddale; Nether Staveley; Over Staveley; Satterthwaite; Skelwith; Staveley in Cartmel; Torver; Underbarrow and Bradleyfield; Windermere; Witherslack; Meathop and Ulpha; and those parts of the Parishes of: Blawith & Subberthwaite; Broughton West; Egton with Newland; Grayrigg; Helsington; Kirkby Ireleth; Levens; Lowick; Selside and Fawcett Forest; Strickland Ketel; Strickland Roger; and Whinfell which lie within the administrative area of the Lake District National Park.

An 'Only or Principal Home' is a dwellinghouse which is occupied continuously for a minimum period of six months in every twelve month period. For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.

The obligations contained in this condition shall not be binding or enforceable against any mortgagee or any receiver appointed by such a mortgagee, or any person deriving title through such a mortgagee or receiver provided always that a successor in title of such a person will be bound by the obligations contained in this condition.

REASON: To ensure that the resulting accommodation is occupied by persons with a defined local need in order to comply with Lake District National Park Local Plan Policy 15 and the accompanying Housing Supplementary Planning Document. The provisions relating to armed forces personnel are in accordance with the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012.

4 The roof of the building hereby permitted shall be covered and maintained in local slates (that is slates which have been mined or quarried in the Cumbria). Such slates shall be riven not sawn, and shall be laid in diminishing courses from eaves to ridge.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Lake District National Park Core Strategy (Local Plan Part One) Policies CS02 and CS27, and Lake District National Park Local Plan 1998 Saved Policies BE1 and BE11.

5 The stone faced external walls of the building hereby permitted shall be faced in natural stone of a type to match (in terms of size, method of laying, pointing and jointing details) the appearance, character, colour and texture of the existing building which is to be demolished.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with the provisions of Lake District National Park Core Strategy (Local Plan Part One) Policies CS02 and CS27, and

Lake District National Park Local Plan 1998 Saved Policies BE1 and BE11.

6 Not later than 12 months from the substantial completion of the development, landscaping of the site shall be undertaken in accordance with the details of a scheme which shall first have been submitted to and approved in writing by the Local Planning Authority. The said scheme shall include details of hard and soft landscaping proposals and boundary treatments. In particular, a specimen tree shall be provided between the new dwelling and the access lane, in the area adjacent to the parking spaces as shown on approved drawing number M19/1479-05 Revision C.

Any trees or plants which, within a period of five years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the visual amenities of the area.

7 Prior to the first occupation of the dwelling hereby permitted, the approved stone boundary wall to the east side of the proposed outdoor space shall be installed and completed in accordance with the approved plans, and shall be retained as such thereafter.

REASON: In the interests of the residential amenity of the dwelling and of adjacent dwellings in accordance with Policy 06 of the Lake District National Park Local Plan (2020-2035).

8 Prior to the first use of the development hereby permitted, at least a 30% reduction of the predicted CO2 emissions of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and a timetable of how this is to be achieved, including details of any physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of increasing the proportion of energy generated through renewable and low carbon sources in accordance with Policy 20 (Renewable and Low Carbon Energy) of the Lake District National Park Local Plan 2020-2035.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no material external alterations or extensions shall be carried out to the dwellinghouse, nor shall any building, enclosure, structure, domestic fuel oil container, pool or hardstanding be constructed within the curtilage of the dwellinghouse, without application to, and the grant of permission by, the Local Planning Authority.

REASON: The Local Planning Authority considers that such development should be subject to formal control in order to protect the character of the Troutbeck Conservation Area in accordance with Policy 07 of the Lake District

national Park Local Plan (2020-2035) and the NPPF.

NPPF decision notice requirements

INFORMATIVE - Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Certain permissions are exempted by The Biodiversity Gain Requirements (Exemptions) Regulations 2024, but based on the information available this permission is considered not to be exempt so the biodiversity gain condition DOES apply. The approval of a biodiversity gain plan WILL therefore be required before development is begun, unless it can be demonstrated that the development benefits from a statutory exemption.

In summary: A biodiversity gain plan is required to be submitted to, and approved by, the planning authority before development may be begun.

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 minor changes and clarification of the details from the agent.

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.

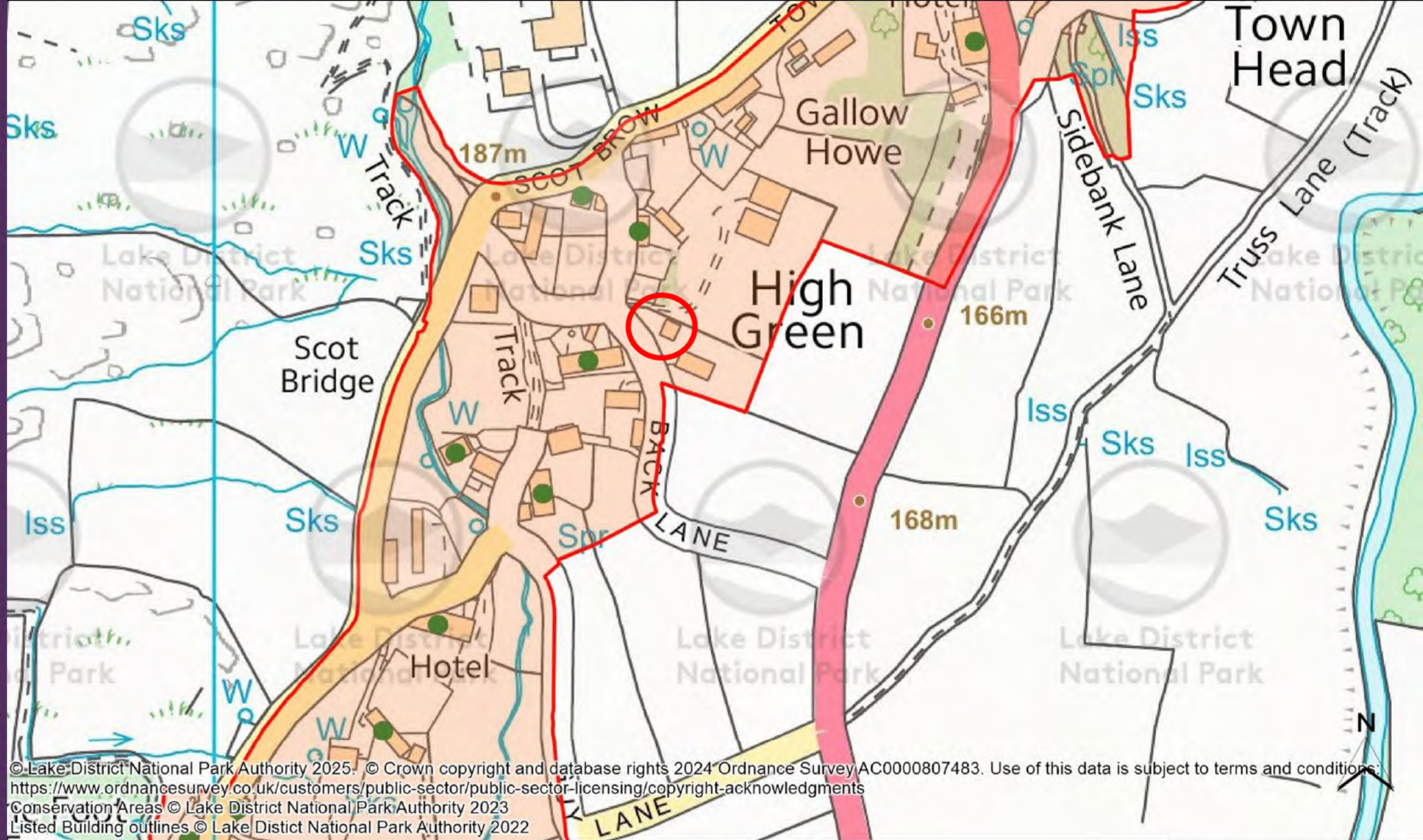
7/2025/5286

High Green Lodge, Troutbeck, Windermere,
LA23 1PN

Demolition of existing garage and reconstruction of two storey dwelling for local occupancy. Resubmission of lapsed planning permission 7/2016/5112 following withdrawal of planning application 7/2024/5693



Site Location



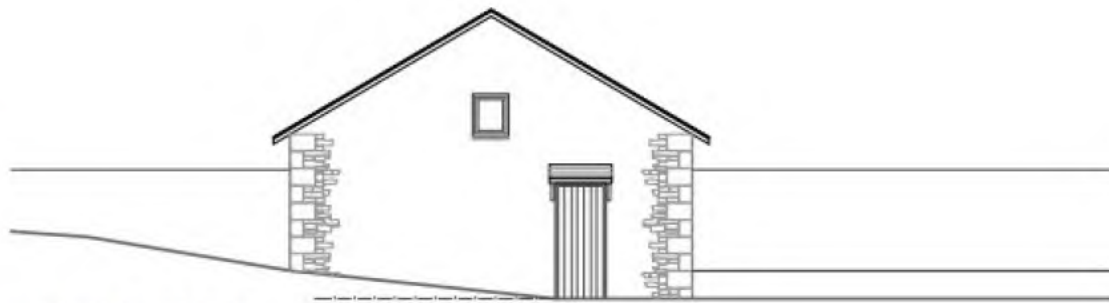
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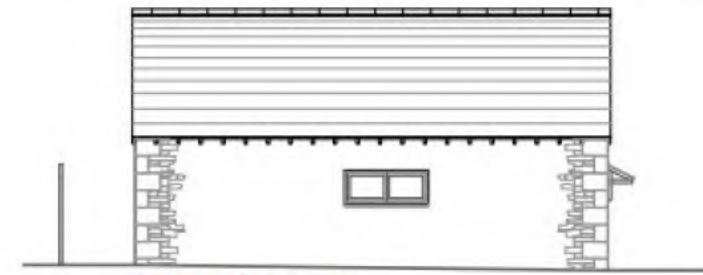




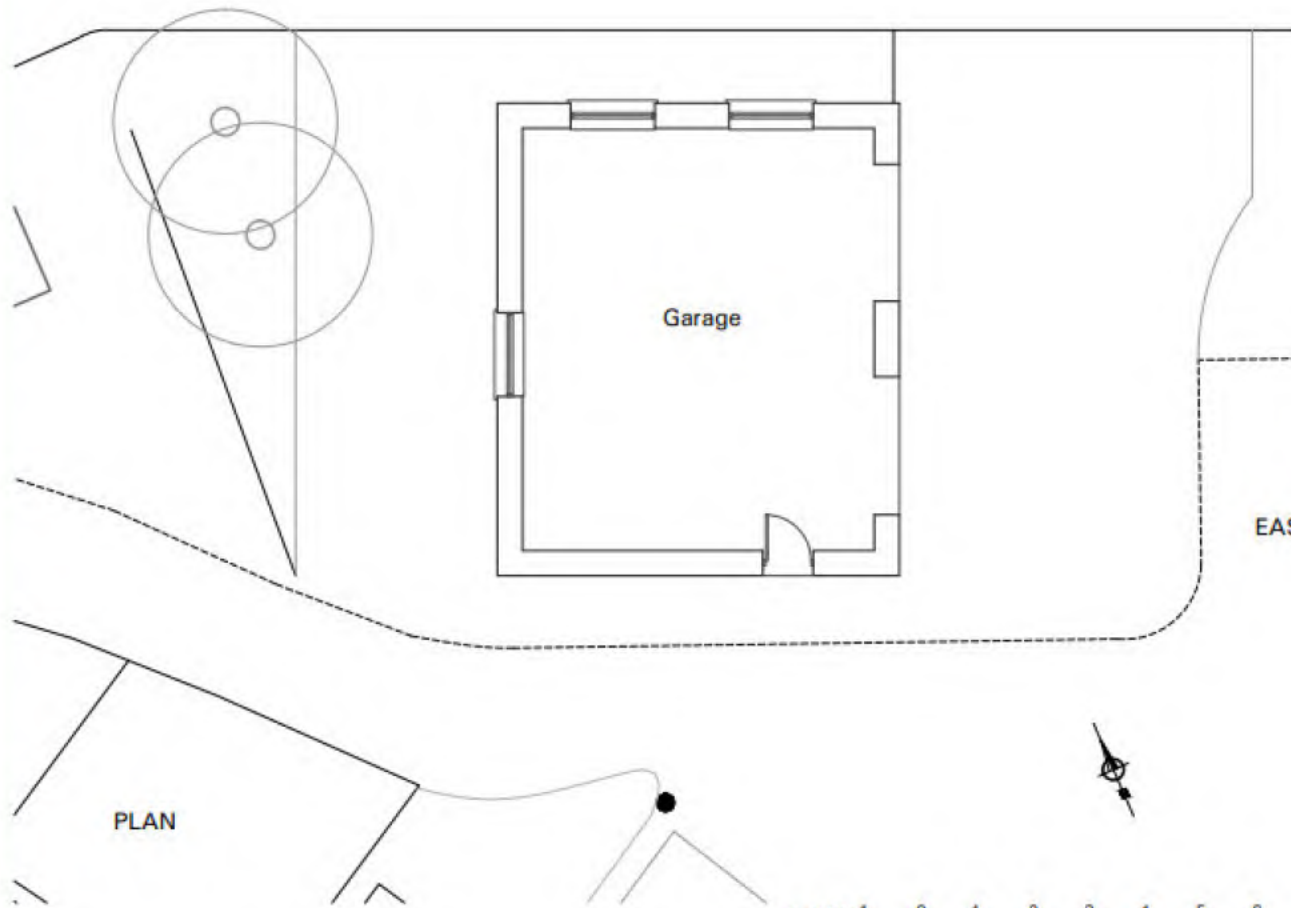
As
existing



SOUTH ELEVATION



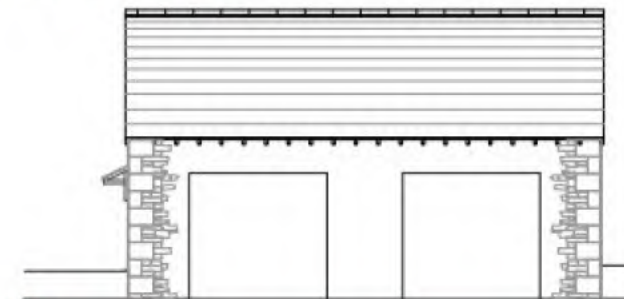
WEST ELEVATION



PLAN



NORTH ELEVATION



EAST ELEVATION



ADL

Client Title

Mr & Mrs Morrison Existing

Job Drawn DJF Approve

PROPOSED DEMOLITION OF GARAGE AND RECONSTRUCTION OF DWELLING, HIGH GREEN LODGE, TROUTBECK Scale @ A3 1:100 Drawing No M19/147

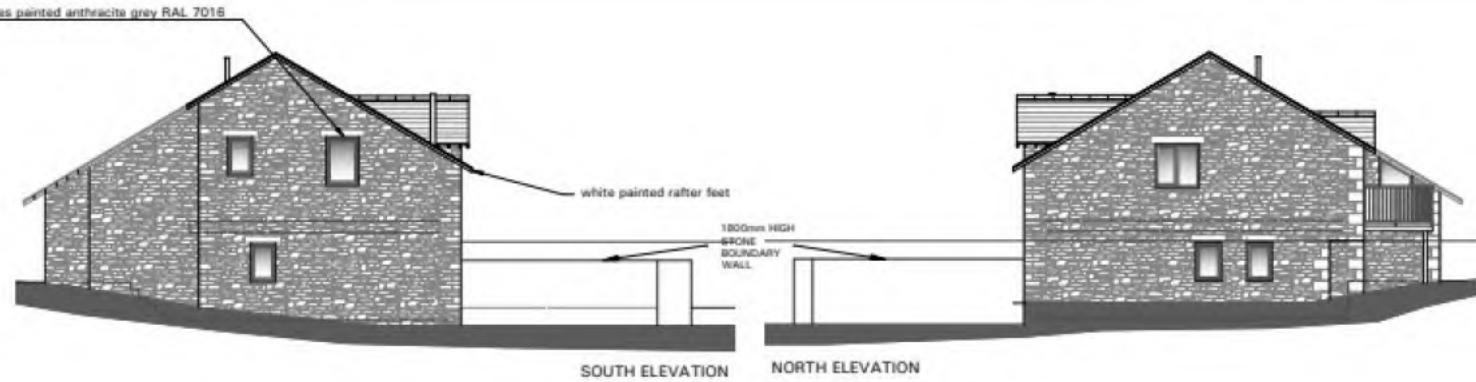
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Chartered Archt One Queens Yard Victoria Street Windermere Cumbria LA25 1AN - Tel: +44 (0) 15394 43721 Fax: +44 (0) 15394

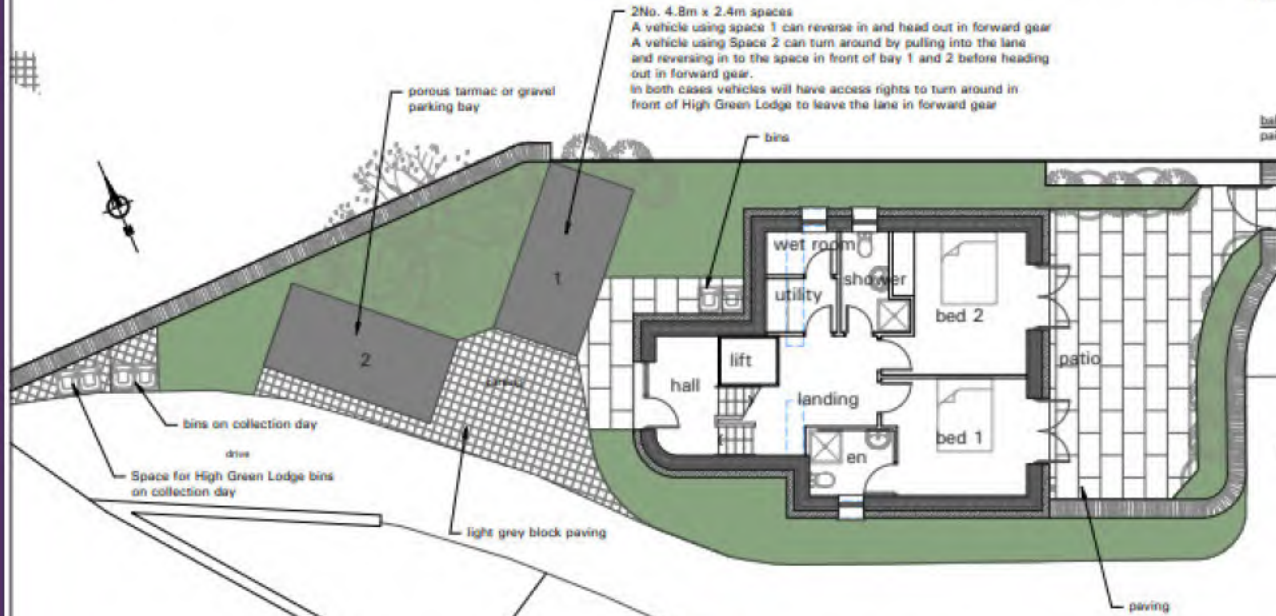
As Proposed



FIRST FLOOR PLAN



SOUTH ELEVATION NORTH ELEVATION



GROUND FLOOR PLAN



WEST ELEVATION



EAST ELEVATION

ADF requested amendments by LDBM 23/05/2022

Rev	By	Description	Date
ADL architecture			

Client
Mrs J. Morrison

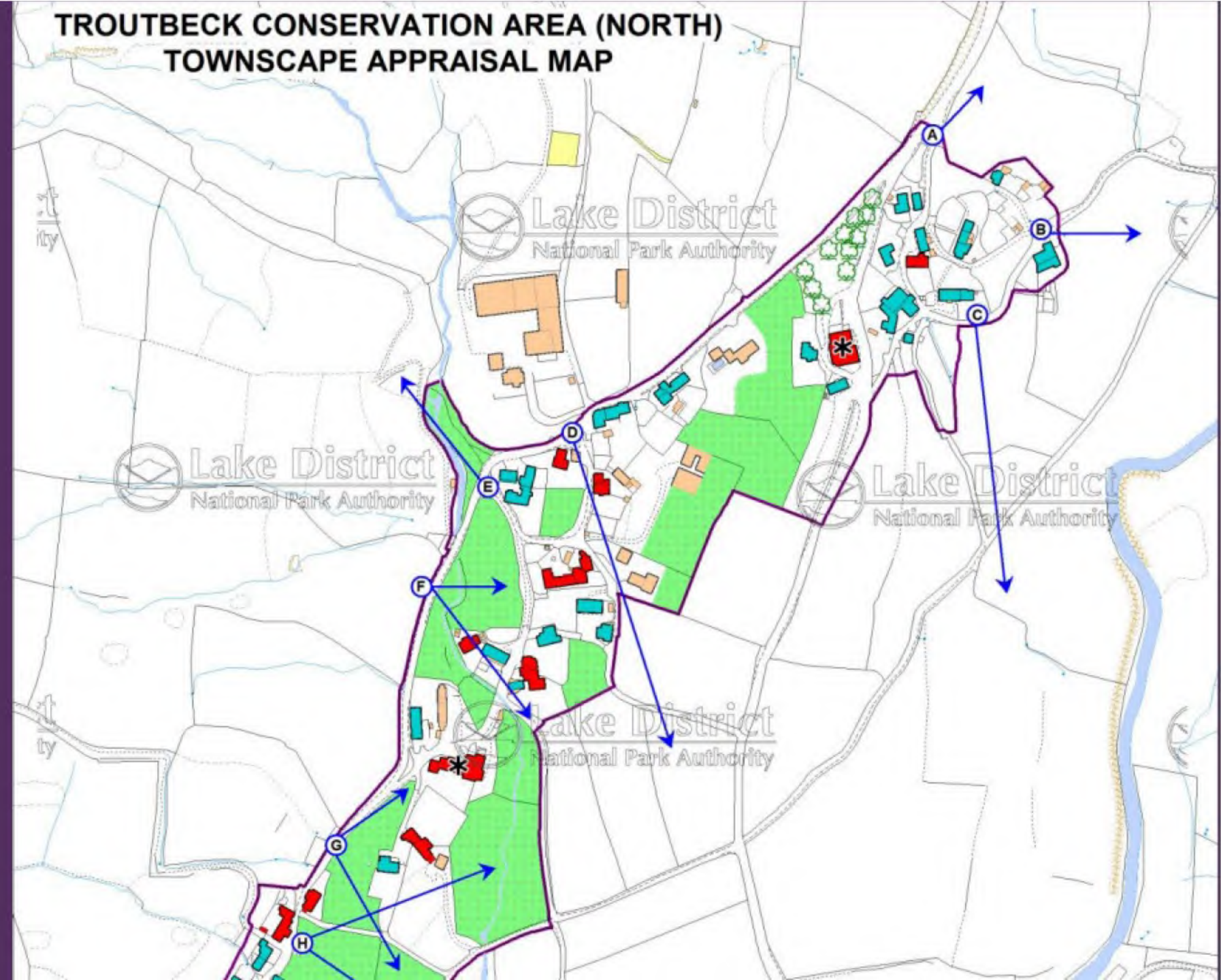
Project
Proposed demolition of Garage and reconstruction of dwelling High Green Lodge, Troutbeck

Title
Proposed Plans & Elevations

Project Ref:	M19/2507	Date:	02/05/2022
Drawing No:	04	Revision:	A
Drawn by:	ADF	Checked by:	
Scale:	1:100 1:200	Sheet:	A2

Architectural Design Ltd Tel: 014388 42921

TROUTBECK CONSERVATION AREA (NORTH) TOWNSCAPE APPRAISAL MAP





Residential
amenity:
High Green
Lodge



High Green Farmhouse



Access to site



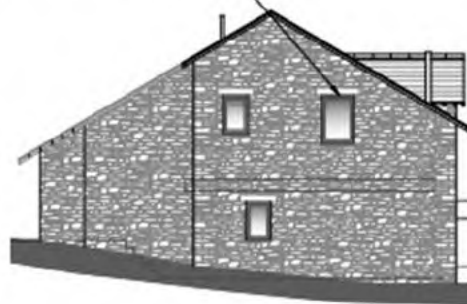






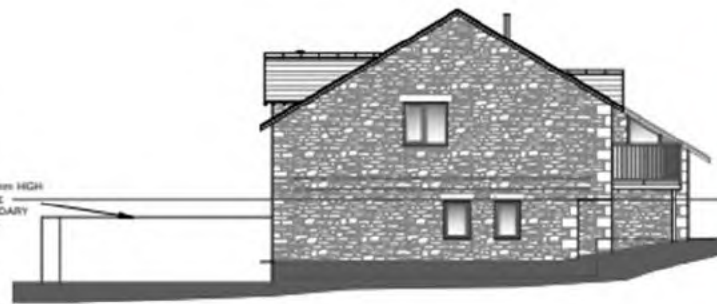
FIRST FLOOR PLAN

frames painted anthracite grey RAL 7016



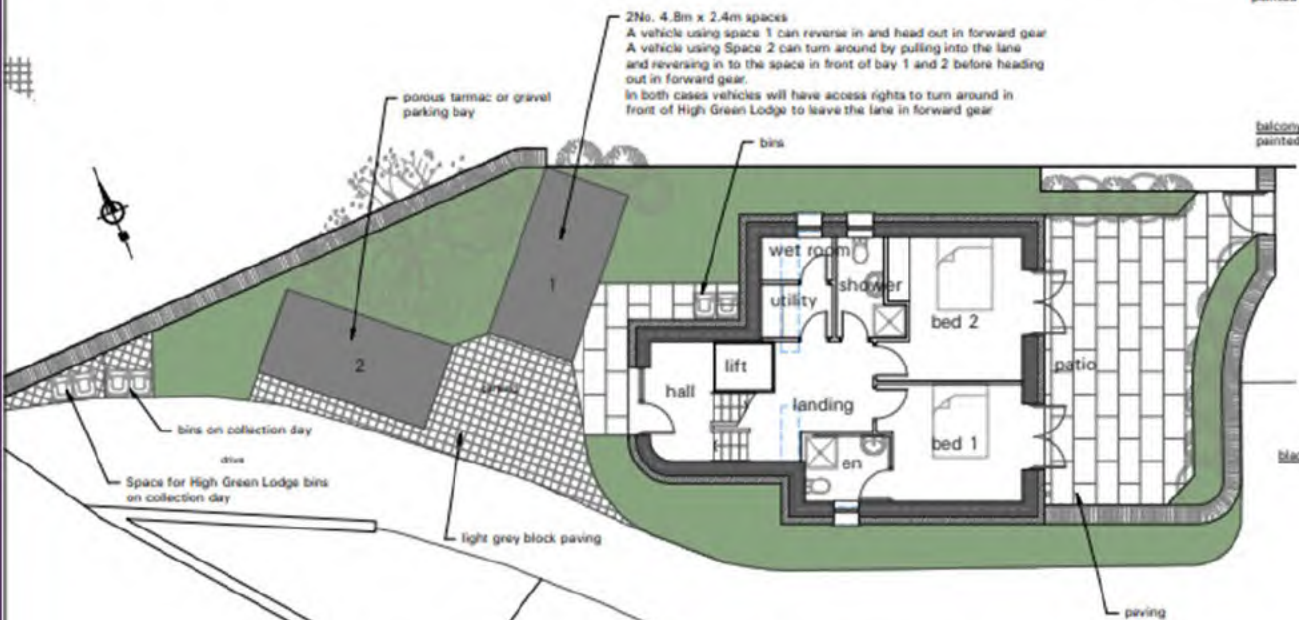
SOUTH ELEVATION

white painted rafter feet



NORTH ELEVATION

1800mm HIGH
SICKE
BOUNDARY
WALL



GROUND FLOOR PLAN

2No. 4.8m x 2.4m spaces
A vehicle using space 1 can reverse in and head out in forward gear
A vehicle using Space 2 can turn around by pulling into the lane and reversing in to the space in front of bay 1 and 2 before heading out in forward gear.
In both cases vehicles will have access rights to turn around in front of High Green Lodge to leave the lane in forward gear

porous tarmac or gravel parking bay

bins

metal balustrade painted black

balcony timbers painted grey

white painted rafter feet



WEST ELEVATION



EAST ELEVATION

black painted fascias

A ADF presented environment by L24/25 22/06/2025



Mrs J. Morrison

Proposed demolition of Garage and reconstruction of dwelling, High Green Lodge, Troutbeck

Proposed Plans & Elevations

Project Ref: **M19/2507** Date: 02/05/2025

Drawing No: **04** Revision: **A**

Drawn by: **ADF** Checked by:

Scale: 1:100 1:200 Sheet: **A2**

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