



**Lake District  
National Park**

**2**

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

Application number:	<b>7/2025/2130</b>
Application type:	Full Planning application
Applicant:	Ms Louise Watson
Location:	37, Lakeland Park, Keswick, CA12 4AT
Grid reference:	327494 522807
Proposal:	Erection of rear and side extensions, raised patio and internal alterations
Report prepared by:	Abigail Holt, Planner
Report agreed by:	Andrew Smith, Head of Development Management
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 is being reported to committee because the recommendation of approval is contrary to the views of the Town Council.
- 2.2 The application site is 37 Lakeland Park, a detached dwelling in Keswick. The house is set at a higher level than the houses on Springs Road that it looks towards. Due to the sloping nature of the site, the dwelling has a single storey appearance to the front, but has underbuild facing the rear garden.
- 2.3 Permission is sought for the erection of rear and side extensions, raised patio and internal alterations.
- 2.4 The previous application 7/2025/2073 for a similar scheme was withdrawn following concerns being raised regarding overlooking and overbearing. The scheme now submitted proposes an amended design to address these concerns.

## **3 Representations**

- 3.1 Keswick Town Council – Object – it is acknowledged that some improvements have been made to the original withdrawn application 7/2025/2073 by omitting the high-level triangular glazing above the lounge and kitchen/dining full height windows and reducing the extent of the raised patio at the rear. However, this still creates a direct overlooking to the garden areas below at Owls Crag and No 22 Springs Road. It is curious that the visibility diagrams provided place great reliance on the height of the boundary hedgerow which can vary. A patio at the existing rear garden level would overcome this problem. We also maintain our previous objection to the double roof pitch on the rear extension which we consider is unsympathetic to the original bungalow design.
- 3.2 Two letters of objection has been received to the application, one from Owl Crag and one from 22 Springs Road (dwellings to the rear of the application site). Concerns are raised that the proposed extension and raised patio area would result in a significant visual intrusion, loss of privacy through overlooking, an overbearing presence, and increased light pollution.

## **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 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 In principle alterations to an existing dwelling are acceptable. The main issues in this assessment are:
- Character and appearance of the area
  - Amenity

### Character and appearance

- 5.2 37 Lakeland Park is a detached dwelling constructed of white roughcast rendered walls with a pitched grey tile roof and white upvc windows and doors. To the side there is an attached flat roof garage and garden room, and to the rear there is a raised patio.
- 5.3 The proposed rear extension would consist of two pitched roofs extending perpendicular from the main roof of the dwelling. It would be constructed of materials to match existing, with two sets of anthracite grey upvc patio doors to the rear. The roof would have a ridge height of approximately 4.3 metres, sitting just below the ridge of the main roof, whilst the eaves height would match the main roof. The footprint of the dwelling would be extended by 3 metres to the rear. The main roof of the dwelling would also be extended over the existing flat roof garage and garden room to the side, using materials to match the main dwelling.
- 5.4 To the rear, the raised patio is proposed to be extended with a glass balustrade. It would project one metre out along the centre of the dwelling, with a larger section to the north that would project up to six metres out.
- 5.5 The main views of the proposals from a public vantage would be to the front of the house on Lakeland Park. From here views are therefore limited to the side extension, which maintains the form and materials of the main dwelling. Views of the rear would be from neighbouring gardens. The rear of 37 Lakeland Park would not be visible from Springs Road unless existing vegetation was removed. I consider that the side extension and the rear extensions would reflect the character of the existing dwelling. The amount of glazing on the rear elevation has been reduced since the previously withdrawn application and is acceptable. Extending the existing raised patio area would be acceptable as there is ample space to accommodate it satisfactorily and its form and design would be acceptable. Given the

modern nature of the dwelling the proposed glass balustrade would be acceptable. Whilst existing hedges screen the development in some views, the appearance of the development would still be acceptable in its absence.

### Amenity

- 5.6 Neighbouring 37 Lakeland Park to its rear are Owl Crag and 22 Springs Road. Both these houses are on Springs Road, which sit at a considerably lower level to those on Lakeland Park, with sloping gardens between. There is hedging at the boundary of both dwellings which screens the ground floor and garden areas from the application site. The rear first-floor windows at Owl Crag and 22 Springs Road are overlooked by neighbouring dwellings. Specifically, the patio and rear windows of 37 Lakeland Park afford views towards the first-floor windows at Owl Crag where there are two obscured windows, one set of patio doors, and a raised terrace area. Similarly, there are views afforded towards first floor windows at 22 Springs Road.
- 5.7 There is some concern that the proposed extension and patio would result in overlooking towards the windows at Owl Crag and 22 Springs Road. Looking first at the extension, the Design Code SPD sets out that the minimum distance between main windows should be 21 metres, with an extra metre added for each metre in height difference. According to the visibility plans provided, there would be at least 26 metres maintained between the rear windows at the application site and those at Owl Crag, with 30 metres distance maintained from 22 the windows at Springs Road. As such, the Design Code would be satisfied.
- 5.8 Whilst the proposed extension would result in there being windows approximately 3 metres closer to Owl Crag and 22 Springs Road, due to the separation distance that would be retained, and the relative positions of the buildings to each other, I do not consider that the degree of overlooking of windows at the rear of the properties on Springs Road that would result from the extension would be materially different from that which occurs at present.
- 5.9 The garden areas at Owl Crag and 22 Springs Road are currently not overlooked by neighbouring dwellings at Lakeland Park. The previous application proposed a terrace area across much of boundary which at the height, scale and position proposed was considered to result in an unacceptable loss of privacy. This scheme reduces and limits overlooking.
- 5.10 At its largest point to the north the proposed patio would extend 6 metres from the dwelling. This would result in overlooking into the rear garden at Owl Crag to some degree. Existing boundary planting reduces overlooking. Ownership of the hedge is unknown, but whilst its retention cannot be secured there is also no reason to believe it would be removed. I consider that Owl Crag would continue to have an acceptable level of amenity and privacy in its garden. I have not identified any impacts caused by the additional overlooking sufficient to warrant a refusal. Due to the large hedge at the rear boundary of 22 Springs Road, there is unlikely to be any harmful overlooking into the garden resulting from the proposed extension or patio.

5.11 To the north of the application site lies 38 Lakeland Park and to the south lies 36 Lakeland Park. There is a degree of overlooking already afforded between the existing patios on both 37 and 38 Lakeland Park. The proposed patio would increase the overlooking towards 38 Lakeland Park, however I do not consider this increase to be to a harmful extent. 36 Lakeland Park is also partially overlooked by the existing patio at the application site. Due to the angling of the dwelling away from the application site, and the fact that the largest section of the patio extension would be to the north, I consider that any additional overlooking towards 36 Lakeland Park would be minimal and acceptable.

## **6 Conclusion**

6.1 Having regard to the provisions of the Development Plan (in particular Lake District National Park Local Plan policies 01, 02 and 06), 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
- Proposed Plans and Elevations - Drawing no. 25 1 504
- Visibility Splay Plans and Sections - Drawing no. 25 1 505

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 did not identify problems arising in relation to dealing with the application.

### **Background papers**

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of

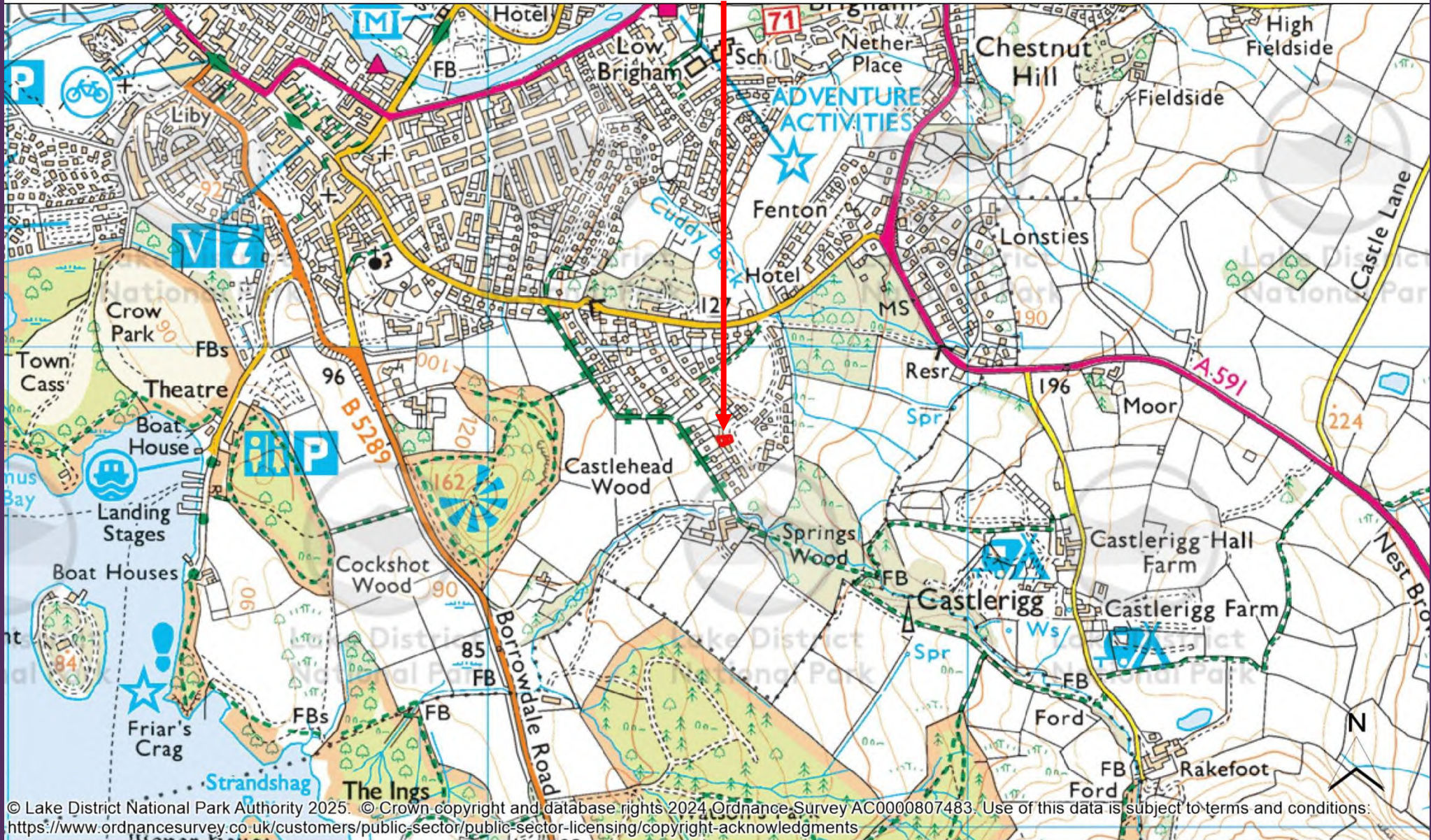
financial/personal circumstances in accordance with the Local Government  
(Access to Information) Act 1985.

7/2025/2130

37 Lakeland Park, Keswick, CA12 4AT

Erection of rear and side extensions, raised patio  
and internal alterations

Site

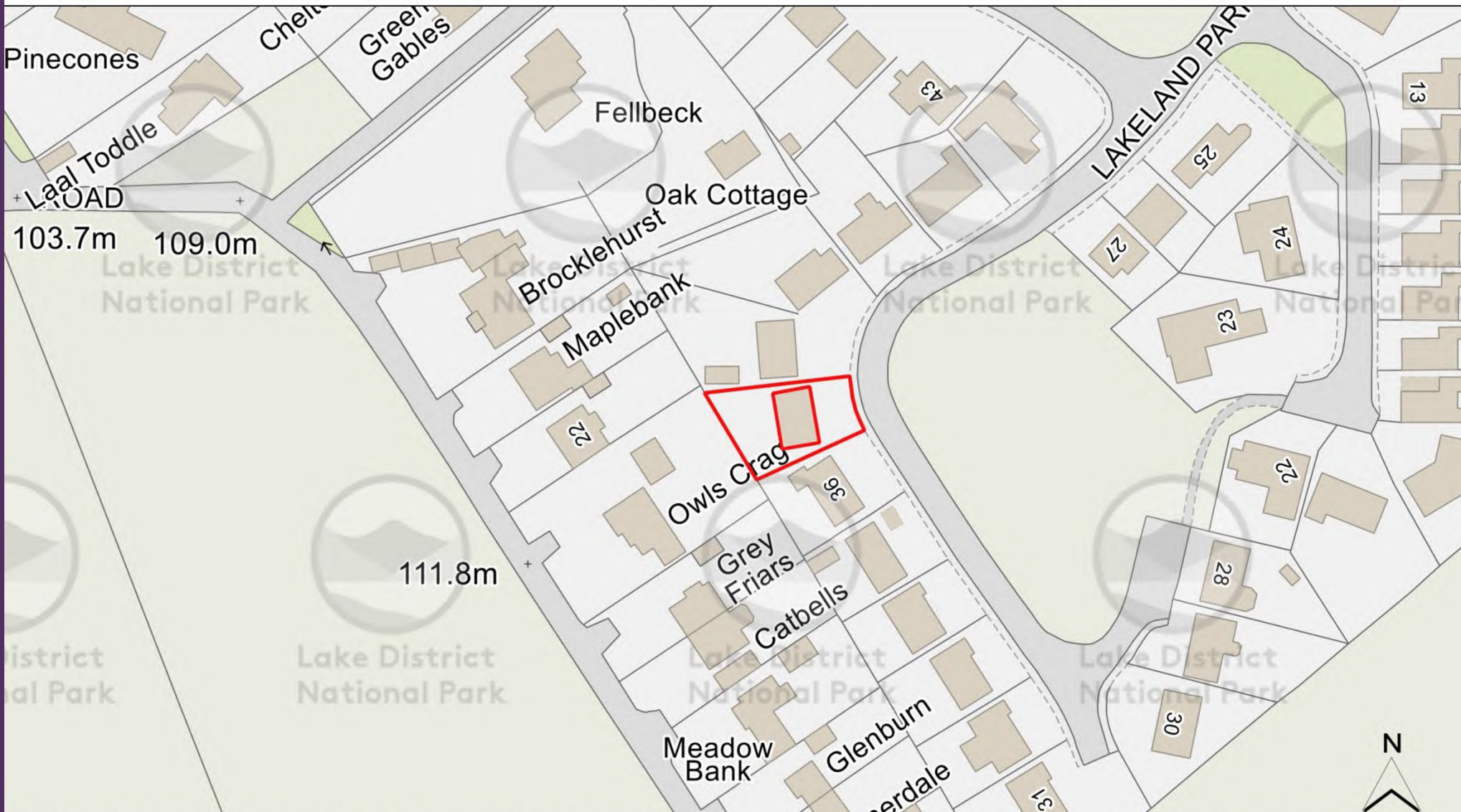


© Lake District National Park Authority 2025. © Crown copyright and database rights 2024, Ordnance Survey AC0000807483. Use of this data is subject to terms and conditions: <https://www.ordnancesurvey.co.uk/customers/public-sector/public-sector-licensing/copyright-acknowledgments>

Produced by Phil Nicholls for Development Control Committee planning presentation only.

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

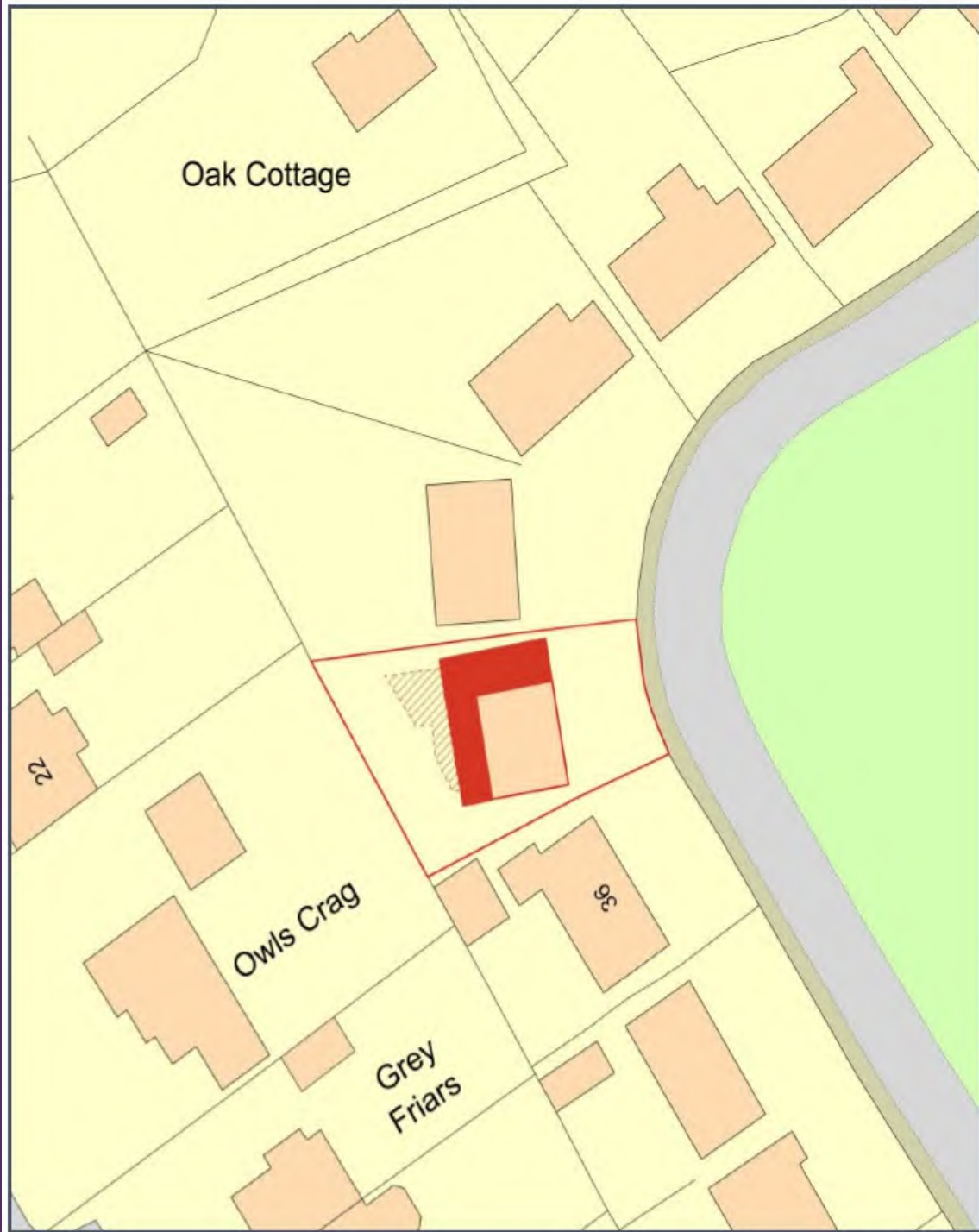
**Lake District**  
National Park Authority



© Lake District National Park Authority 2025. © Crown copyright and database rights 2024 Ordnance Survey AC0000807483. Use of this data is subject to terms and conditions: <https://www.ordnancesurvey.co.uk/customers/public-sector/public-sector-licensing/copyright-acknowledgments>

Produced by Phil Nicholls for Development Control Committee planning presentation only.

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



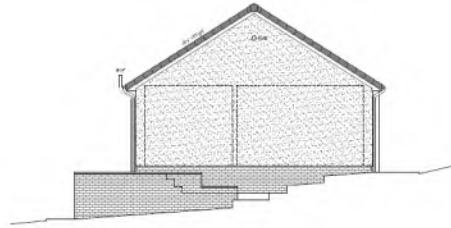
Oak Cottage

22

Owls Crag

23

Grey Friars



EXISTING SIDE ELEVATION (SOUTH)



EXISTING REAR ELEVATION (WEST)



EXISTING SIDE ELEVATION (NORTH)



EXISTING FLOOR PLAN



EXISTING FRONT ELEVATION (EAST)

EXISTING ELEVATION MATERIALS AND FINISHES:  
 (1) BRICK  
 (2) STUCCO  
 (3) HORIZONTAL SLAT  
 (4) BRICK  
 (5) STUCCO  
 (6) STUCCO  
 (7) STUCCO  
 (8) STUCCO  
 (9) STUCCO  
 (10) STUCCO  
 (11) STUCCO  
 (12) STUCCO  
 (13) STUCCO  
 (14) STUCCO  
 (15) STUCCO  
 (16) STUCCO  
 (17) STUCCO  
 (18) STUCCO  
 (19) STUCCO  
 (20) STUCCO  
 (21) STUCCO  
 (22) STUCCO  
 (23) STUCCO  
 (24) STUCCO  
 (25) STUCCO  
 (26) STUCCO  
 (27) STUCCO  
 (28) STUCCO  
 (29) STUCCO  
 (30) STUCCO  
 (31) STUCCO  
 (32) STUCCO  
 (33) STUCCO  
 (34) STUCCO  
 (35) STUCCO  
 (36) STUCCO  
 (37) STUCCO  
 (38) STUCCO  
 (39) STUCCO  
 (40) STUCCO  
 (41) STUCCO  
 (42) STUCCO  
 (43) STUCCO  
 (44) STUCCO  
 (45) STUCCO  
 (46) STUCCO  
 (47) STUCCO  
 (48) STUCCO  
 (49) STUCCO  
 (50) STUCCO  
 (51) STUCCO  
 (52) STUCCO  
 (53) STUCCO  
 (54) STUCCO  
 (55) STUCCO  
 (56) STUCCO  
 (57) STUCCO  
 (58) STUCCO  
 (59) STUCCO  
 (60) STUCCO  
 (61) STUCCO  
 (62) STUCCO  
 (63) STUCCO  
 (64) STUCCO  
 (65) STUCCO  
 (66) STUCCO  
 (67) STUCCO  
 (68) STUCCO  
 (69) STUCCO  
 (70) STUCCO  
 (71) STUCCO  
 (72) STUCCO  
 (73) STUCCO  
 (74) STUCCO  
 (75) STUCCO  
 (76) STUCCO  
 (77) STUCCO  
 (78) STUCCO  
 (79) STUCCO  
 (80) STUCCO  
 (81) STUCCO  
 (82) STUCCO  
 (83) STUCCO  
 (84) STUCCO  
 (85) STUCCO  
 (86) STUCCO  
 (87) STUCCO  
 (88) STUCCO  
 (89) STUCCO  
 (90) STUCCO  
 (91) STUCCO  
 (92) STUCCO  
 (93) STUCCO  
 (94) STUCCO  
 (95) STUCCO  
 (96) STUCCO  
 (97) STUCCO  
 (98) STUCCO  
 (99) STUCCO  
 (100) STUCCO

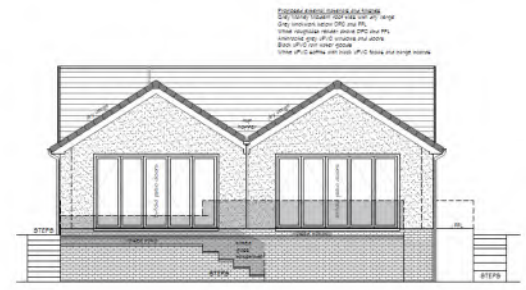
DESIGN NOTES:  
 1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, BEFORE COMMENCING WORK.  
 2. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF CONTRACT.  
 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL UTILITIES AND STRUCTURES.  
 4. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



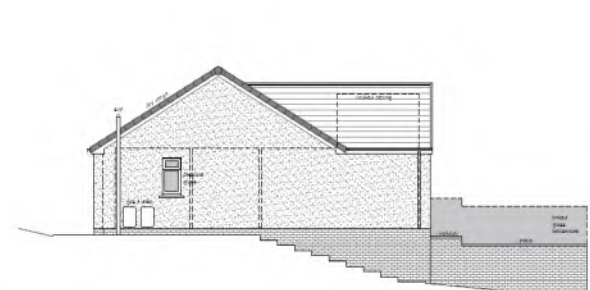
DATE	DESCRIPTION	BY	CHKD
08/04/2024	Final draft	Tony Camargo	Robert
Title: Existing Plans & Elevations - Proposed Rear & Side Extensions, Ramped Patio and Internal Alterations at 87 Lancelotti Park, Livermore, CA 94551			
OWNER: Via Linceo Interiors, 87 Lancelotti Park, Livermore, CA 94551			
DATE	DESCRIPTION	BY	CHKD
08/04/2024	Final draft	Tony Camargo	Robert
SCALE	SHEET NO.	TOTAL SHEETS	SHEET
1:50	10/1	10/1	10/1



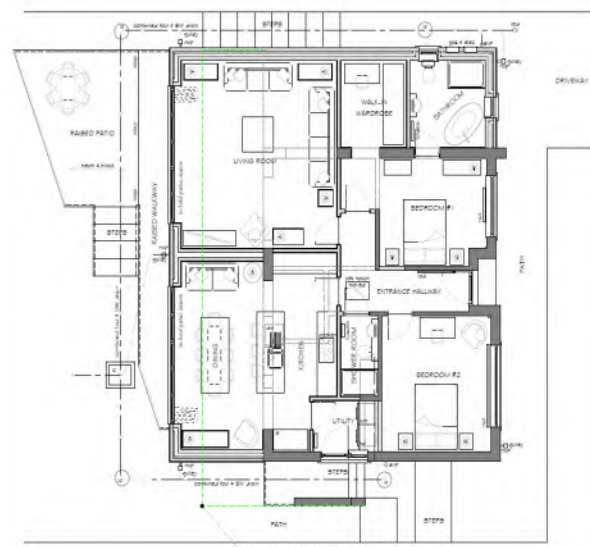
PROPOSED SIDE ELEVATION (SOUTH)



PROPOSED REAR ELEVATION (WEST)



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED FLOOR PLAN



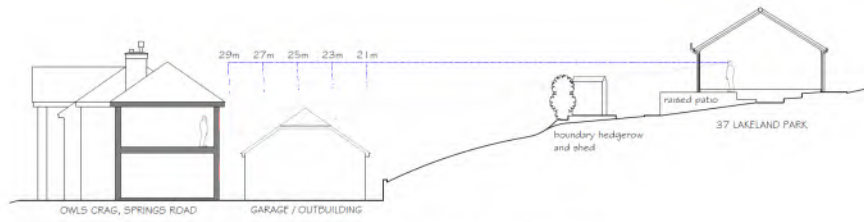
PROPOSED FRONT ELEVATION (EAST)

COMMON FINISHES AND NOTES  
 1. All exterior walls: 1/2" EPS (R-10) w/ 1/2" sheetrock  
 2. All exterior doors: 1 3/4" solid core  
 3. All exterior windows: 1/2" EPS (R-10) w/ 1/2" sheetrock  
 4. All exterior trim: 1/2" EPS (R-10) w/ 1/2" sheetrock  
 5. All exterior floors: 1/2" EPS (R-10) w/ 1/2" sheetrock  
 6. All exterior roofs: 1/2" EPS (R-10) w/ 1/2" sheetrock

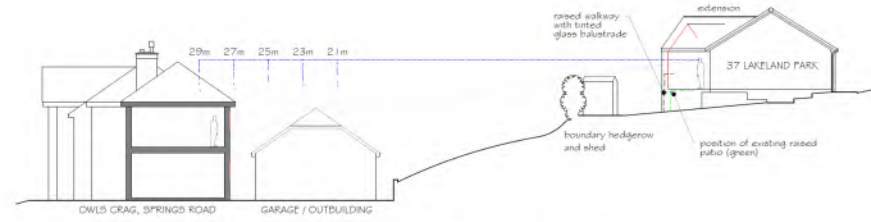
GENERAL NOTES:  
 1. The Contractor shall check and verify dimensions of the whole site and existing, including setbacks and easements, before commencing work.  
 2. The drawing is not to be used for any other purpose without the written consent of the Designer.  
 3. The Designer shall not be responsible for any errors or omissions in the drawing.  
 4. The drawing and all work shall be the property of TCS Design Services and shall remain the confidential property of the Designer.



NO.	DATE	DESCRIPTION	BY	CHKD.
1	18060000	Issue permit and plan preparation started		
2	18060000	Issue permit and plan preparation started		
3	18060000	Final plan		
4	18060000	Final plan		
5	18060000	Final plan		
THE PROPOSED FLOOR PLAN AND ELEVATIONS - PROPOSED PART 4 SUB-ENTRANCE, RAISED PATIO AND INTERNAL ALTERATIONS AT 377 LINDEN PARK, FARMHILL, CA 94547 SHEET: 1/4 LINDEN WALKWAY, CHERRY HILL COLLEGE, 700 LINDEN PARK, GREAT OAKS, CA 94547 DATE: 08/04/2018 DRAWN BY: Tanya Compton CHECKED BY: JG SCALE: 1/8" = 1'-0" SHEET NO.: 1/4 DATE: 08/04/2018				



EXISTING SECTIONAL ELEVATION



PROPOSED SECTIONAL ELEVATION



EXISTING PLAN VIEW



PROPOSED PLAN VIEW

1) The Contractor must check and verify dimensions of the whole site and building, including levels and sewer inlets before commencing work.  
 2) The drawings to be used will not include separate or separate drawings, including those of the Designer's future work.  
 3) The Contractor must work in strict compliance with all British Standards, Building Regulations, Acts of Parliament and European Legislation.  
 4) The drawings and the work shown are the copyright of T2 Design Services Ltd and cannot be copied or used without prior written consent.



Issue	Date	Revision
01	19/06/2025	Issue 01/01/2025 - Glass patio removed and patio steps/levels altered
02	03/04/2025	Final draft
03	09/04/2025	Issue 03/01/2025 - Glass patio removed and patio steps/levels altered
Title: Velocity Spiky Pine # Section - Proposed Rear # Side Extension, Raised Patio and Internal Alterations at 37 Lakeland Park, Kewick, CA12 6AT Client: Mr Louise Riddell, Orton Hall Cottage, Hall Lodge Lane, Great Orton, CB14 1SD Date: 09/04/2025 Drawn by: Tony Carrigan DWG #: 251-1405 Scale: 1:100 Sheet Size: A3L Sheet: Issue: B		

View north  
towards no.  
38



View south  
towards no.  
36



View to the rear from existing patio

Owls Crag

22 Springs Road

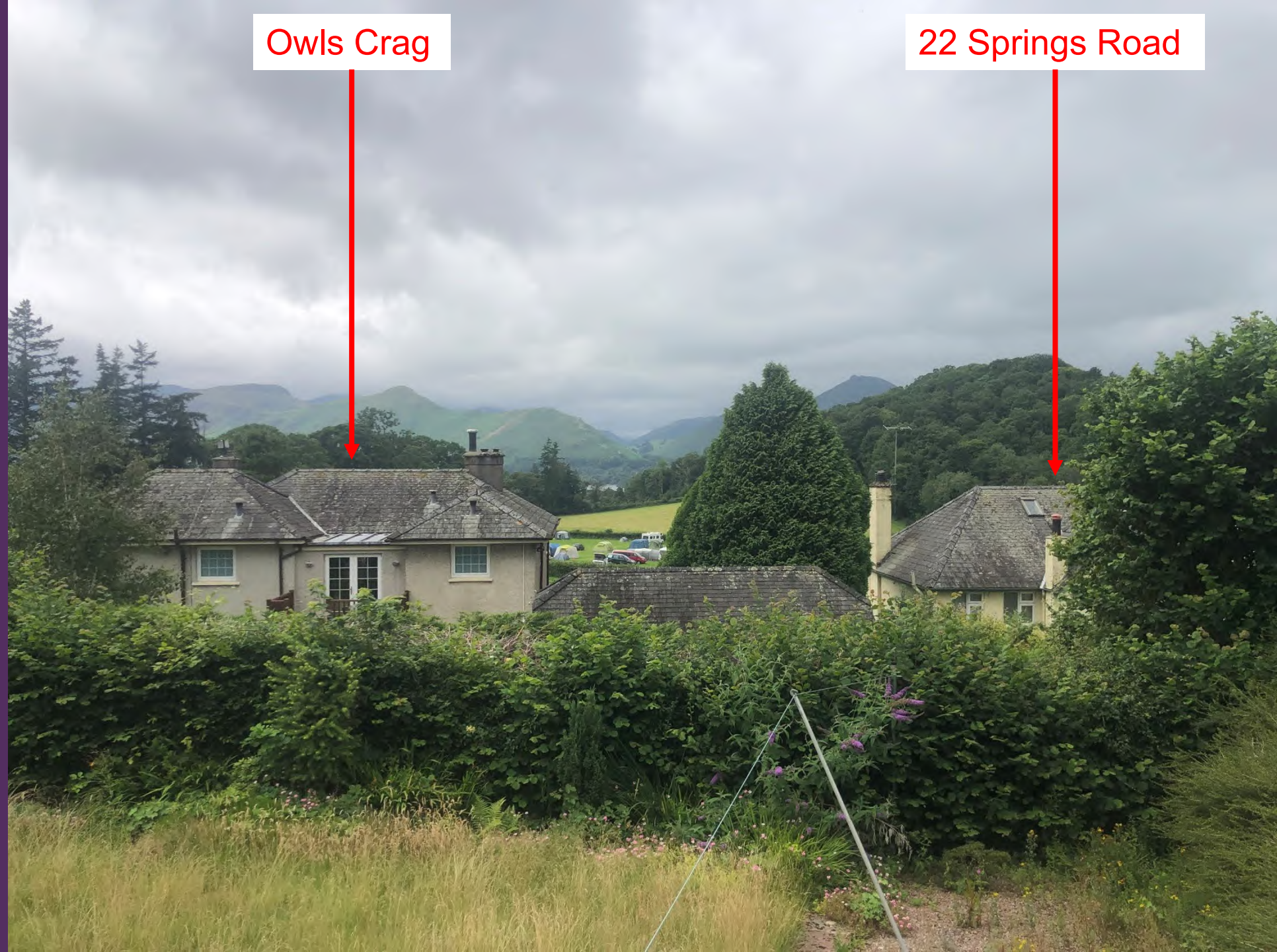


Photo from  
garden area of  
Owls Crag



Site

Terraced seating area  
at Owls Crag



Photo from  
terraced seating  
area at Owls Crag

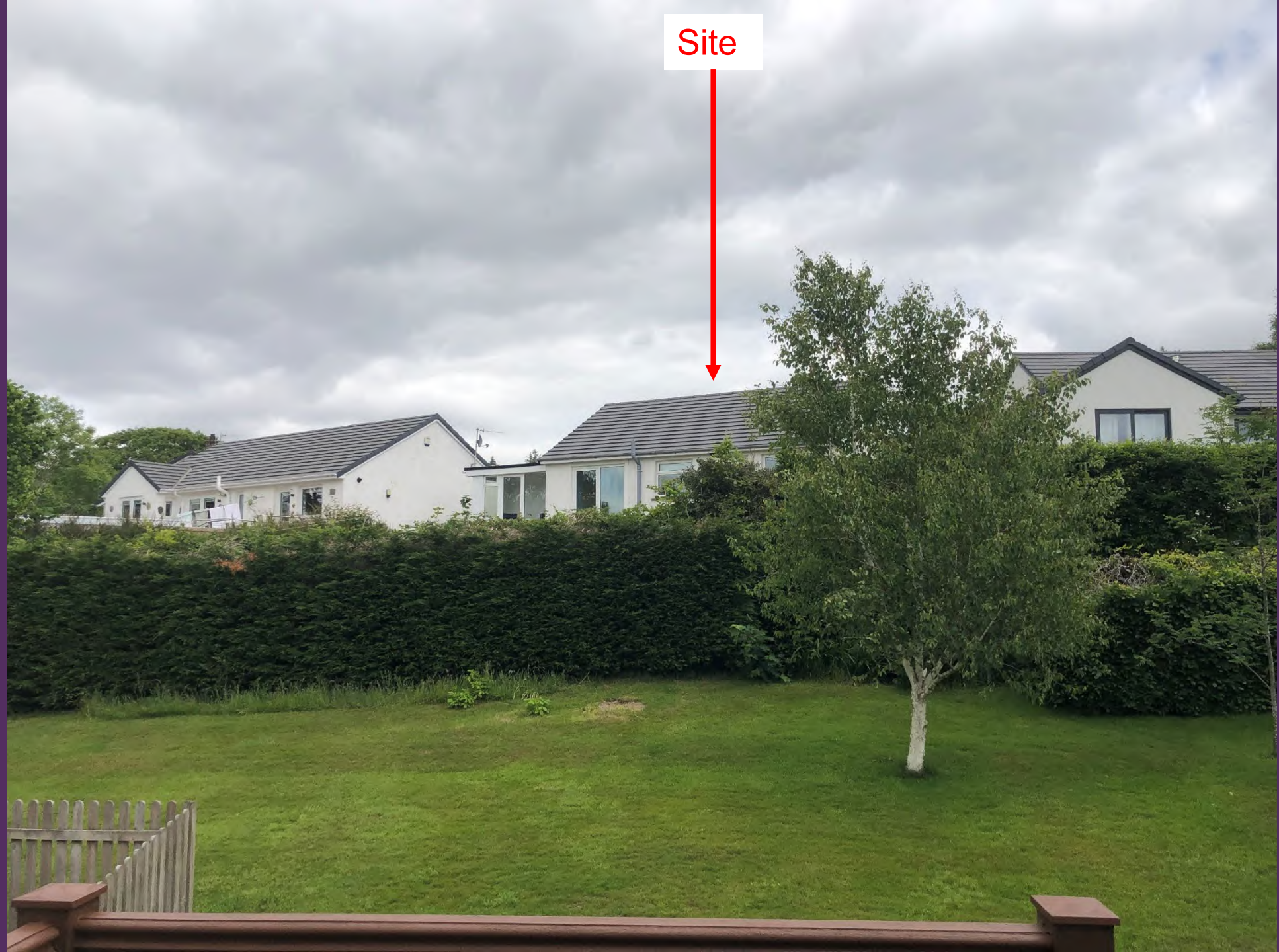
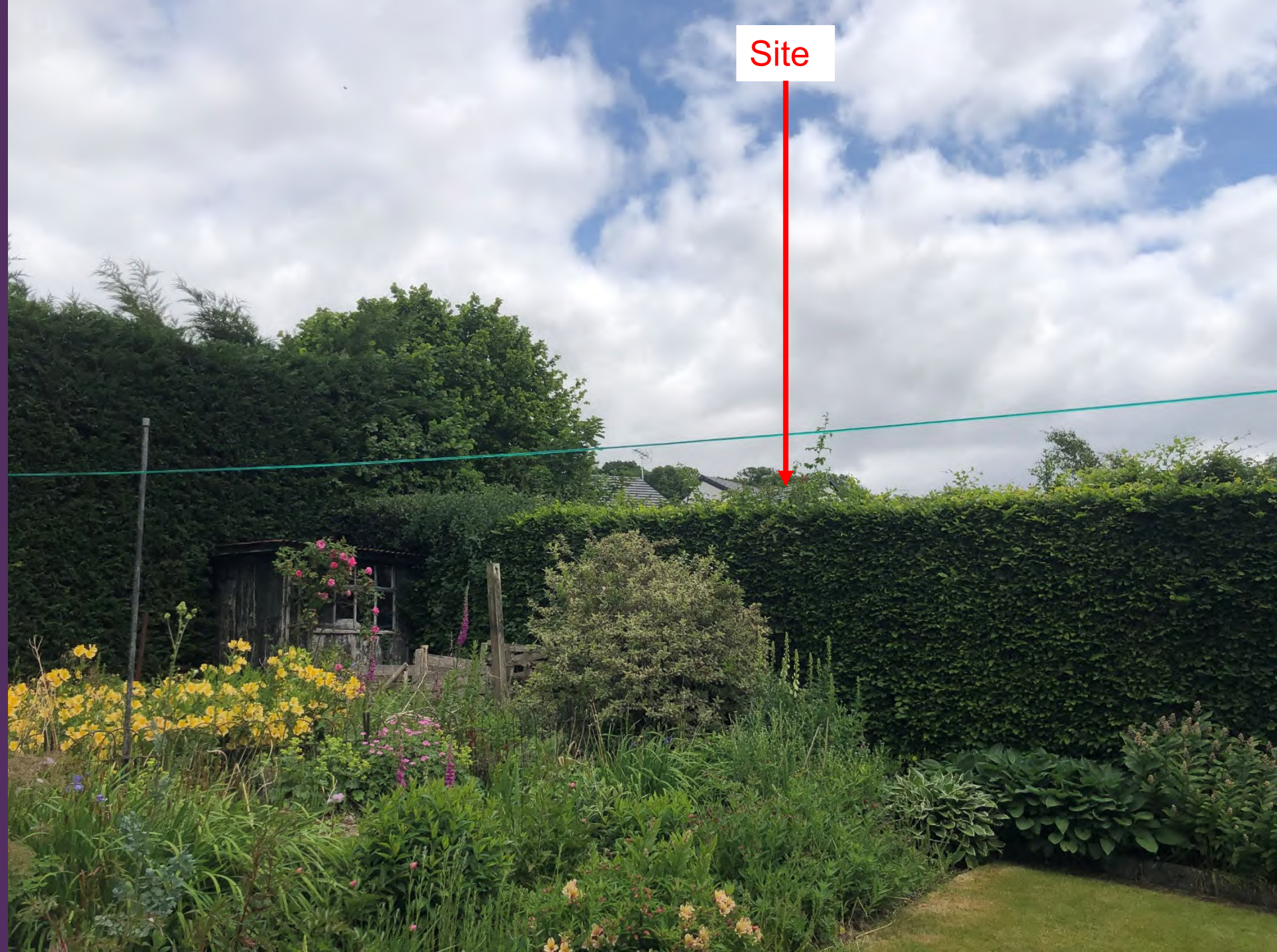


Photo from  
garden area of  
22 Springs Road

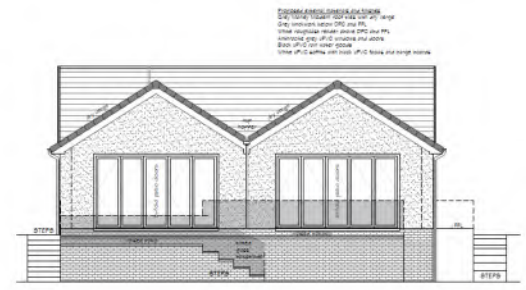


Photo from  
garden area of  
22 Springs Road

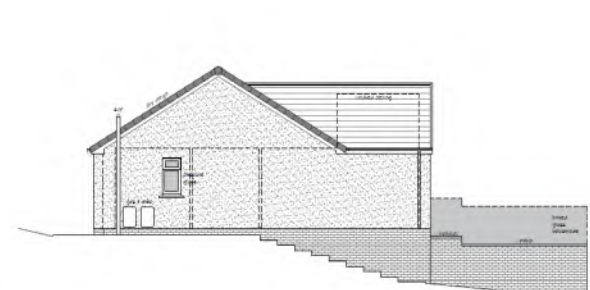




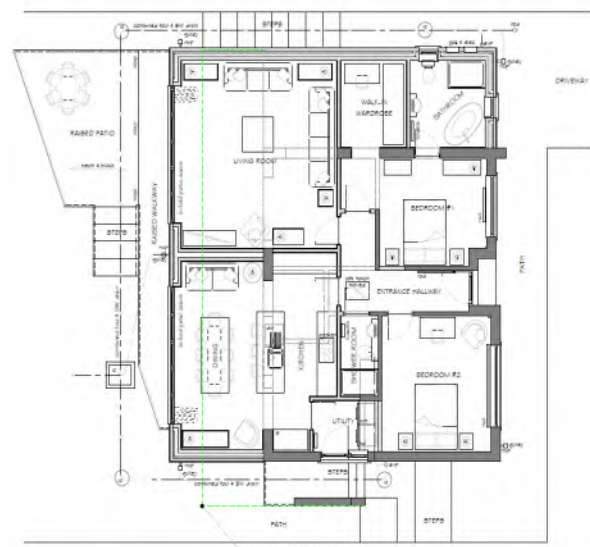
PROPOSED SIDE ELEVATION (SOUTH)



PROPOSED REAR ELEVATION (WEST)



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED FLOOR PLAN



PROPOSED FRONT ELEVATION (EAST)

COMMON FINISHES AND NOTES  
 1. All exterior walls: 1/2" brick with mortar  
 2. All exterior doors: 1 1/2" solid core  
 3. All exterior windows: 1 1/2" double pane  
 4. All exterior steps: 1 1/2" concrete  
 5. All exterior trim: 1 1/2" wood  
 6. All exterior roof: 1/2" brick with mortar

GENERAL NOTES:  
 1. The Contractor shall check and verify dimensions of the whole site and existing, including setbacks and easements before commencing work.  
 2. The drawing is not to be used for any other purpose without the written consent of the Designer.  
 3. The Designer shall not be responsible for any errors or omissions in the drawing.  
 4. The drawing and all work shall be the property of TCS Design Services and shall remain the property of the Designer.



NO.	DATE	DESCRIPTION	BY	CHKD BY
C	18060020	Close garage removed and patio expanded/retained		
B	08040020	Close reworked internal to suit storage		
A	08040020	Final plans		
DATE	DATE	DESIGNER	DATE	DATE
18060020	08040020	Tony Corrygan	18040020	18040020
DATE	DATE	DATE	DATE	DATE
18060020	18060020	18060020	18060020	18060020

TCS - Proposed Plans & Elevation - Proposed Plan 4 Sub-Entrance, Raised Patio and Internal Alterations at 37' Lakeland Park, Lakeland, CA 12 487

DATE: 18060020 DRAWN BY: Tony Corrygan DATE: 18040020

DATE: 18060020 DRAWN BY: ACJ DATE: 18060020

DATE: 18060020 DRAWN BY: ACJ DATE: 18060020