



Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/2115

Application type: Full Planning application

Applicant: Mr E Parker

Location: Beckstones, Thornthwaite, Keswick, CA12 5SQ

Grid reference: 322024, 526319

Proposal: Detached garage and studio room

Report prepared by: Abigail Holt, 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 This application is being reported to Committee because the recommendation of approval is contrary to the objection from Above Derwent Parish Council.
- 2.2 The application site is Beckstones, a farmhouse located in Thornthwaite. Beckstones sits in a row of dwellings directly adjacent to a small road to the west which also serves a public right of way (FP 201045). The main access for the site is to the east of the site, off the road running through the centre of Thornthwaite, parallel to the A66.
- 2.3 This application seeks permission for a detached garage and studio room.

3 Representations

- 3.1 Above Derwent Parish Council – Object - The proposed detached garage and studio room, despite the submitted amendments, would remain excessively prominent within this sensitive rural setting. While the reduction in the eastern store element is noted, the overall height and scale of the building remain unchanged, resulting in a structure that would appear incongruous and out of keeping with the character of the surrounding open countryside. Owing to its size, massing and elevated visibility, the development would have an

overbearing presence when viewed from the surrounding landscape and would cause harm to the rural character and visual amenity of the area. In addition, the proposed siting would result in a significant impact on the neighbouring property, with the scale and proximity of the building contributing to an overbearing effect. The Parish Council considers that, if relocated to a more appropriate position within the site, further away from neighbouring properties and less exposed within the landscape, the development may be acceptable. However, as currently proposed, the amendments do not sufficiently address the concerns regarding visual impact, scale, siting and neighbour amenity, and the objection is therefore maintained.

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 05: Protecting the spectacular landscape
- 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.

Development plan policies materially inconsistent with NPPF policies should be given very little weight. The following NPPF decision-making policies are relevant to the determination of this application:

- DM3: Determining development proposals
- S5: Principle of development outside settlements

- DP3: Key principles for well-designed places
- N4: Protected Landscapes

4.4 There is no community plan in this area.

5 Main issues and assessment

5.1 The proposals are in accordance with the spatial strategy set out in Policy 02 and principle of development outside settlements set out in NPPF policy S5. The proposals are therefore acceptable in principle. The main issues in this assessment are:

- Character and appearance of the area
- Amenity

Character and appearance of the area

5.2 The site is within an area of exceptionally high landscape and cultural heritage value designated as both a National Park and as the English Lake District World Heritage Site. The National Planning Policy Framework states that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of Protected Landscapes, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads (Policy N4).

5.3 Policy 05 (Protecting the spectacular landscape) requires the highest level of protection for the landscape in assessing development proposals. This will be achieved by supporting development:

- That ensures the highest level of protection is given to the landscape, and
- Where the type, design, scale and level of activity maintains local distinctiveness, sense of place, and where appropriate, tranquillity.

5.4 The Landscape Character Supplementary Planning Document places the application site just within the boundary of the Grizedale Pike and Whinlatter

Area of Distinctive Character in the Upland Valley sub-type. Definitive characteristics of type H include 'steep valley sides with screes' and deciduous, coniferous and mixed woodland, both of which are well evidenced by the immediate back-drop to this site, which is dominated by Barf and Lord's Seat beyond. There has been a substantial amount of infill and new development in the 20th century towards Thornthwaite near the busy A66 road. However, overall the area has a strong sense of tranquillity.

- 5.5 Policy 06 states that development must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials.
- 5.6 NPPF Policy DP3 states that development proposals should respond to their context, including the history, character and features of their site and its setting, so that they integrate with and enhance their surroundings.
- 5.7 Beckstones is a mid-terrace farmhouse with stone facing on its principal elevation to the east, render to the rear, and a pitched slate roof. It has a large driveway that gently slopes down to the road to the east of the site. The dwelling sits in a large curtilage with a gravel parking area and front garden; this is separated from an undeveloped paddock area that runs parallel to the eastern road by a hedge. There is a linear form to Beckstones and the adjoining dwellings, located along the road to the west where a public footpath also runs. Whilst the rear of the dwelling is highly visible along this western road and public footpath, the front is set back from the eastern road by 90m and partially screened by trees and hedges.
- 5.8 The proposed building would have a double garage and storeroom on the ground floor with a small first floor studio space. It would be constructed of wet dash render walls and a pitched slate roof with grey upvc windows. The building would have a footprint of 6.3m by 9.3m, with an overall height of 5.2m. It would sit immediately north of the existing parking area and west of the paddock area. The boundary hedge along the paddock boundary in combination with the trees in the paddock would largely screen the building

from public views to the east. As such, only the roof would protrude over the top of the hedge and be partially visible at a distance of 50m from the road, whilst views to the west would be screened by the neighbouring dwelling.

5.9 I am satisfied that the materials and form of the building would reflect the character of the main dwelling, whilst the overall scale would remain subservient relative to the dwelling and its surrounding grounds. Given the distance and limited visibility of the building from public vantage points, being located behind the paddock hedge, the open and undeveloped character of the land running parallel to the eastern road would not be impacted, retaining a sense of separation from development. Given the above, I am satisfied that the building could be accommodated in the landscape without resulting in an unacceptable adverse impact upon the character of the area or the wider landscape.

5.10 I am satisfied that as amended, the proposed development would not detract from the character and appearance of the area and satisfies the requirements of Local Plan Policies 01, 02, 05, 06, the Lake District Design Code, and the NPPF.

Amenity

5.11 Adjoining Beckstones is Barf Cottage to the north and Beckstones Barn to the south. The front garden of Beckstones stretches to the north; however, it is separated from Barf Cottage by a small section of garden belonging to Barf Cottage, bounded by vegetation.

5.12 Above Derwent Parish council have raised concern that the siting, scale, and proximity of the building would contribute to an overbearing effect upon the neighbouring property. The proposed building would sit within the front garden of Beckstones, approximately 25m to the east of Barf Cottage. The building would largely be screened from Barf Cottage by the boundary planting around its garden. Given the separation distance, the screening, as

well as the scale of the development, I am satisfied that the proposed garage would not result in any unacceptable overshadowing or overbearing effect.

5.13 The development is acceptable in terms of impact on amenity and satisfies the requirements of Local Plan Policy 06 and the NPPF.

6 Conditions

6.1 A standard time limit requiring development commence within three years is imposed in accordance with section 91 of the Town and Country Planning Act. A condition requiring the development to be carried out in accordance with the plans and details which form part of the planning permission is also necessary for the avoidance of doubt as is a condition requiring the use of local slate as this is not specifically stated on the plans.

7 Conclusion

7.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies (01, 02, 05, 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:

- Proposed plans and elevations dwg no. 26.08/02c
- Proposed site layout dwg no. 26.08/01b
- Location plan

REASON: For the avoidance of doubt.

3 The roof of the building hereby permitted shall be covered and maintained in local slates which have been mined or quarried in 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 Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035.

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 raising concerns about the size and appearance of the building, and accepting amended plans.

Background papers

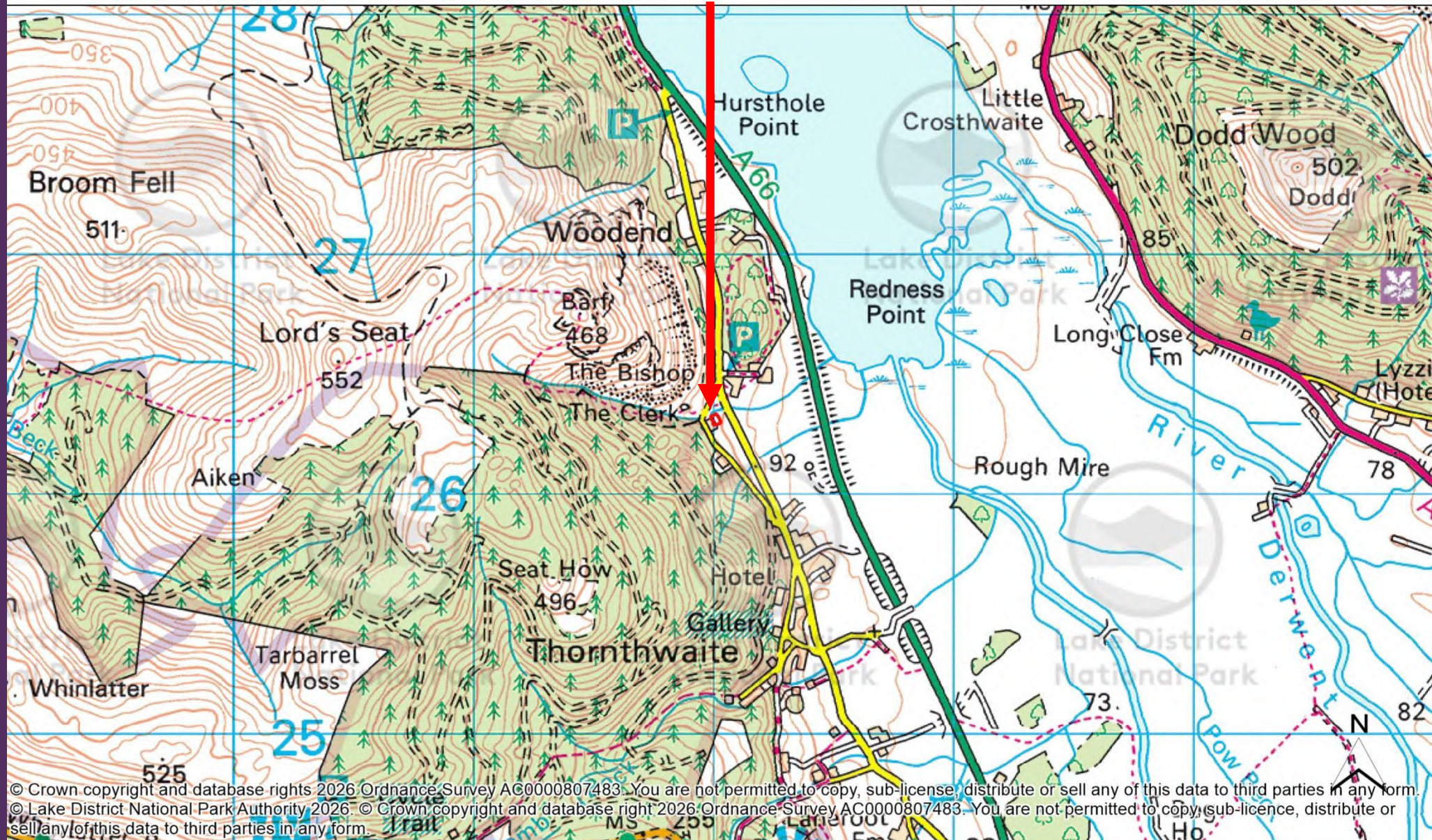
Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2026/2115

Beckstones, Thornthwaite, Keswick, CA12 5SQ

Detached garage and studio room

Site



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Site



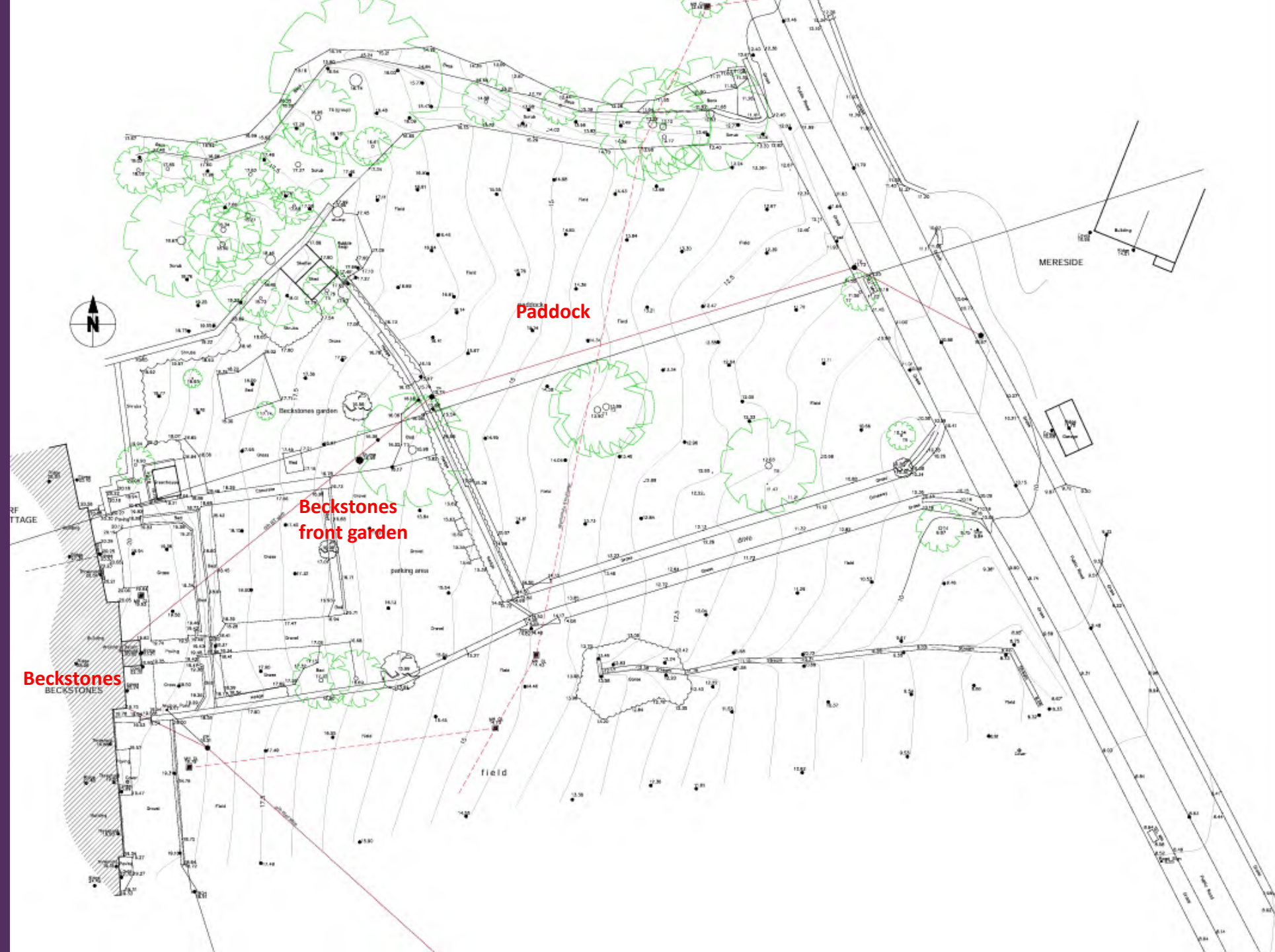
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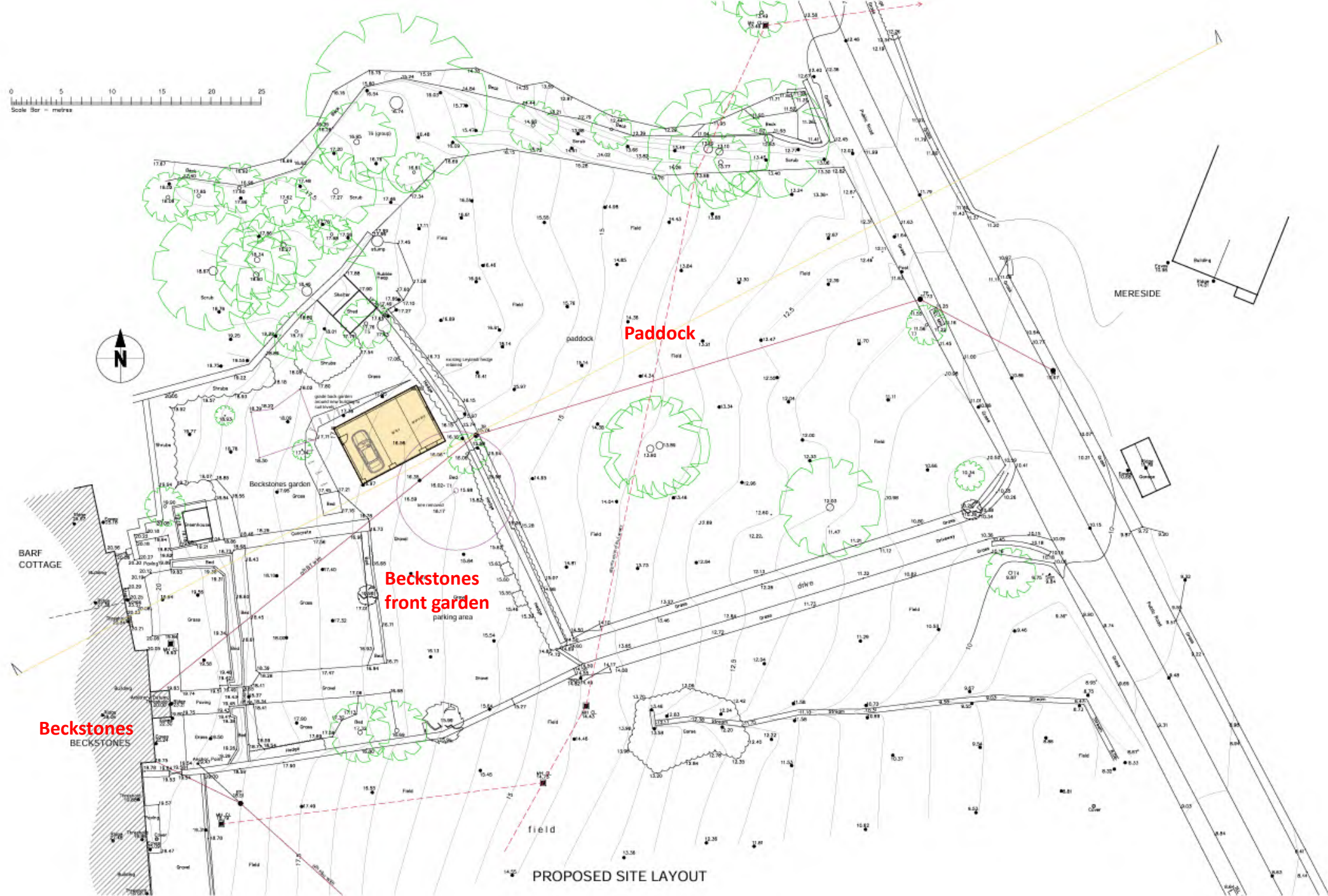
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Lake District
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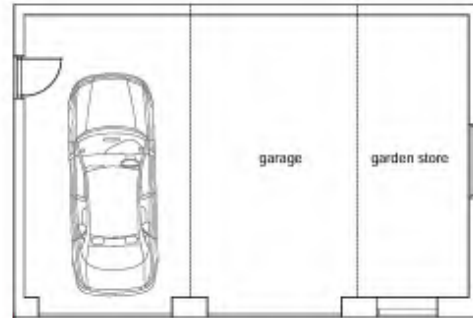
Existing Site Plan



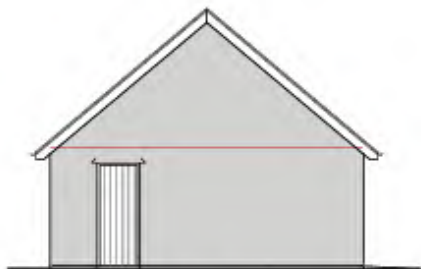
Proposed Site Plan



Proposed Plans



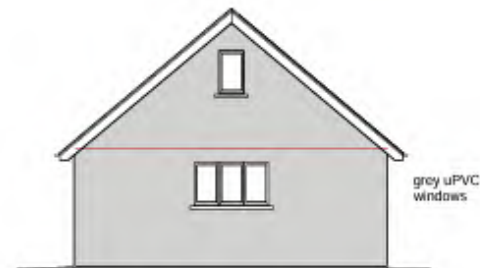
PROPOSED GROUND FLOOR PLAN



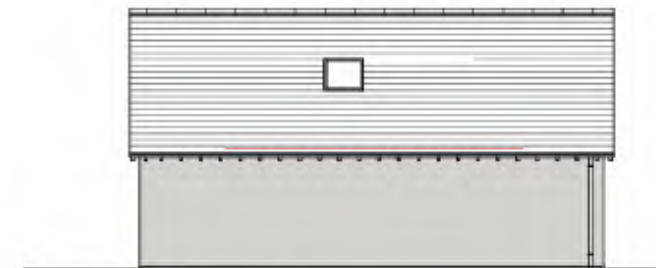
WEST ELEVATION



FRONT ELEVATION



EAST ELEVATION



REAR ELEVATION

Location of
proposed building





Beckstones



Location of
proposed building

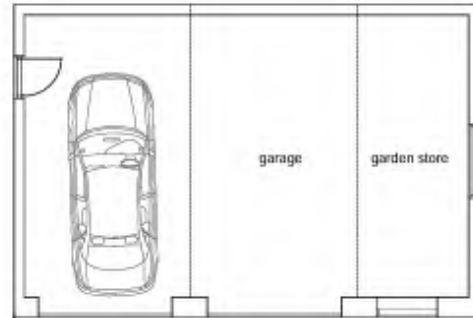


Barf Cottage

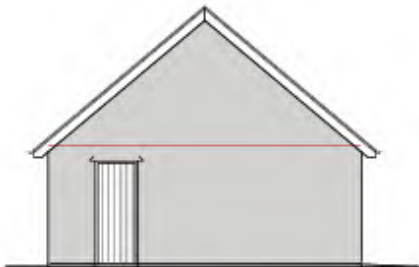




Proposed Plans



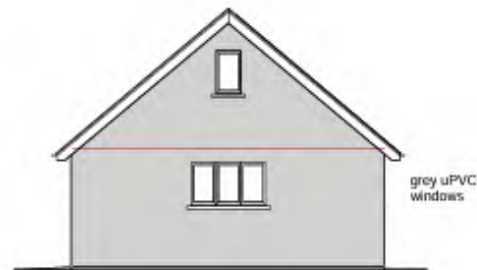
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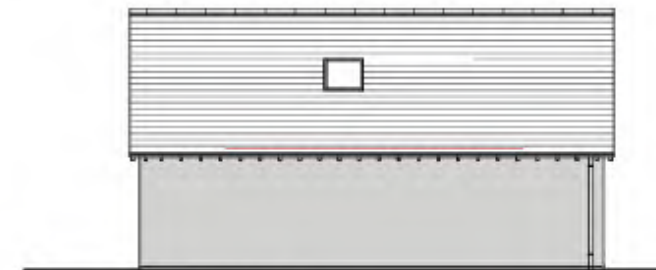
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