Planning applications refused by the Head of Development Management acting under delegated authority.

If Members wish to raise an issue with any of the following items please contact the Head of Development Management before Committee

7/2026/2119 Full Planning application

Ellie's Wood, Land south of Beckstone House, Thornthwaite, Keswick, CA12 5SQ
Change of use from agriculture to forestry. The erection of two buildings with the laying of a crushed rock path to support the woodland use of the site

The application site is in the open countryside. Local Plan Policy 02 states that we will only support proposals for development in the open countryside where the application demonstrates an essential need for a rural location. Policy S5 of the NPPF outlines that only certain developments should be approved outside settlements, this includes development for agriculture, horticulture and forestry. Insufficient information has been submitted with the application to demonstrate that there is an essential need for the buildings, nor that they are necessary for and designed to support agricultural or forestry use.

The application fails to demonstrate why the buildings are essential in this location based on the nature and frequency of the activities which are required on the land or that the location of the buildings would have a function beyond convenience.

Permission for these buildings without sufficient justification demonstrating an essential need for a rural location would risk the proliferaton of similar buildings in similar circumstances in the open countryside.

The retention of the buildings would be contrary to the aims of Policy 02 (Achieving vibrant and sustainable communities) of the Lake District National Park Local Plan 2020-2035 and the NPPF.

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

The buildings would be sited on the western boundary of the field by the roadside, within an otherwise undeveloped field. The siting of the buildings and their design, materials and appearance are an incongruous addition in the landscape, resulting in visual and landscape harm.

The development does not protect or enhance the authenticity, integrity and significance of the Lake District or maintain local distinctiveness, sense of place or tranquillity. The proposal is contrary to Policies 01 (National significance and distinctive nature of the Lake District), 02 (Achieving vibrant and sustainable communities), 05 (Protecting the spectacular landscape), 06 (Design and development), and 07 (Historic environment) of the Lake District National Park Local Plan 2020-2035.

7/2026/5365 Full Planning application

The Flying Pig, Rayrigg Road, Windermere, LA23 3BZ
Fire escape stairs from first floor and balcony for hospitality use

The Flying Pig is a centrally located, building of special character (as identified in the Conservation Area Appraisal and Management Plan October 2011) in the Bowness Conservation Area . The area is characterised by the appealing mix of buildings, including the application site, which collectively create an attractive townscape within a very busy town centre. The site is fully open to public views.

The Lake District National Park Local Plan Policies 02, 05, 06 and 07, expects development proposals to deliver high quality design and to seek to conserve and enhance the character, integrity and setting of the historic environment, including conservation areas. This approach is consistent with the National Planning Policy Framework.

The National Planning Policy Framework establishes in sections HE4, HE5, HE6 and HE9 that, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The application structure is a steel balcony and escape staircase which would be painted black. The structure by reason of its incongruous appearance, size and position, interrupts views of the building of special character and other buildings within the conservation area street scene, resulting in harm to the significance of the conservation area. Although the identified impacts do not represent substantial harm or loss to the significance of the designated heritage asset as a whole, the public benefits of the development do not outweigh the harm which would result.

The proposal therefore is not in accord with Policies 01, 02, 05, 06 and 07 of the Lake District National Park Local Plan 2020-2035 and decision making policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework.

7/2026/5441 Full Planning application

1, The Forge, Coniston, LA21 8HL
Demolition of existing extensions and replacing with new side and rear extension

The terraced form, and local stone and slate materials of The Forge Cottages contributes strongly to the traditional character of Coniston and more widely to the mining history and traditions of the National Park and World Heritage Site. The traditional building is identified as a locally important heritage asset in Annex 7 of the Coniston Neighbourhood Plan. It is a non-designated heritage asset for

the purposes of the NPPF.

The western, northern and eastern elevations of 1 The Forge are prominent in public view from the adjacent public road which is well used by walkers accessing the Coniston fells.

The two-storey massing of the proposed extensions combined with the disproportionately size windows, uncharacteristic flat roof element and contemporary materials including glass balustrade and metal detailing means that the proposed extensions would disrupt the vernacular character of the non-designated heritage asset and be a large and conspicuous feature as viewed from the public road.

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, 05, 06 and 07 of the Lake District National Park Local Plan 2020-2035, the Design Code Supplementary Planning Document and the National Planning Policy Framework.

The scale and proximity of the proposed two-storey extension would reduce the light into the north-western elevation and rear garden of the adjoining residential property, 2 The Forge. Furthermore, the proposed roof terrace would result in outlooks towards the rear garden, resulting in loss of privacy.

The combination of its two-storey massing, positioning of the terrace, and proximity to 2 The Forge means that the proposed extensions would have an unacceptable impact on amenity due to overshadowing, overbearing and overlooking on 2 The Forge.

The development is unacceptable in terms of its impact on amenity and is contrary to the requirements of Lake District National Park Local Plan 2020-2035 Policy 06, the Design Code Supplementary Planning Document and the National Planning Policy Framework.

The application site lies within Flood Risk Zone 3. The proposed extensions and patio would extend over grassed domestic garden introducing built structures within the flood risk zone and reducing the amount of permeable surfacing

The proposed householder development falls within the exceptions for a sequential test and exception test set out under NPPF policies F5 and F6. However, site specific flood risk assessment is still required (NPPF policy F4) and the development must still comply with NPPF Policy F7 (which has a presumption of refusal unless its tests are met).

The application fails to demonstrate that: the development would not present a risk from flooding to potential occupiers, users, or visitors; that it has been located in areas of lowest flood risk within the site or that there are overriding reasons which justify the proposed arrangement; that the development will be safe throughout its lifetime taking account of the vulnerability of its users; that any residual risk can be safely managed, and safe access and escape routes provided; that the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; or that the development would not increase flood risk elsewhere.

For the reasons above the proposals fail to satisfy National Planning Policy Framework policies F7, Lake District National Park Local Plan Policy 03 and the Lake District National Park Design Code Supplementary Planning Document

7/2026/5459 Non material amendments

Beckside, Eller How, Lindale, Grange Over Sands, LA11 6NA
Non-material amendment to application 7/2004/5562 (Extension of dwelling into adjacent barn) to reduce cill height of window (W4) to provide a fire escape; change W5 cill height to match. Retain previously approved W1; retain existing entrance door. Raise height of ground floor window. Install solar panels