Lake District National Park

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Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/5426
Application type: Full Planning application
Applicant: Mr Noel Mckee
Location: 1 Lakeshore Boathouses, Storrs Park, Windermere, LA23 3LH
Grid reference: 339336, 493640
Proposal: Erection of a carport ancillary to an approved boathouse development
Report prepared by: Kelsey Blain, 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 This application is being reported to Committee as my recommendation to approve with conditions is contrary to the objections of Windermere and Bowness Town Council.

2.2 The application site is located on the eastern shore of Windermere, approximately 3km south of Bowness, between the A592 road and the lake. The site is located within the Windermere Villas Conservation area.

2.3 There is a long planning history on the application site for the erection of a boathouse and associated works; and the erection of a single replacement boathouse comprising wet docks, jetties and living accommodation, associated site works; and a site wide landscaping scheme including a replacement vehicular access. Both permissions are extant and have been subject to several Section 73 applications. As approved, the accommodation on the site comprises four bedrooms with four bathrooms, kitchen, dining and living space.

2.4 This application now seeks planning permission for the erection of a carport on the site to serve the approved development.

3 Representations

3.1 The Local Highway Authority and Lead Local Flood Authority have no objections subject to a condition requiring access gates to open inwards.

3.2 Windermere and Bowness Town Council object to the application on the following grounds:

- Unnecessary incremental development. A carport cannot be considered ancillary to a boathouse.
- The proposed carport would fail to reflect local distinctive character, particularly as it falls within a Conservation Area.

3.3 We have received two objections which can be summarised as follows:

- Permission is being sought for a garage not a carport.
- The roadside location intrudes into the landscape. It is a new departure in building by being located at road level.
- There is no lake use function for the development and it is unnecessary for operating a boathouse.
- It goes against the policy of discouraging irrelevant development between the road and the lake.

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
- Policy 07: Historic environment
- Policy 24: Lakeshore 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
- DM6: Use of planning conditions and obligations
- S3: Presumption in favour of sustainable development
- S5: Principle of development outside settlements
- DP3: Key principles for well-designed places
- DP4: The design process
- N4: Protected Landscapes
- HE8: World Heritage Sites
- HE9: Conservation areas

4.4 There is no community plan in this area.

5 Main issues and assessment

5.1 The main issues in this assessment are:

- Principle
- Character and appearance of the area

Principle

5.2 Both the town council and an objector consider that a car port cannot be ancillary to, or necessary for, a boathouse. While those contentions are open to question, in this case although the application site is known as Lakeshore Boathouses it has full planning permission for residential use. The site is within the open countryside but as the proposals comprise an ancillary building to serve approved living accommodation it would accord with the requirements of the spatial strategy set out in Policy 02 and is considered to be acceptable in principle.

5.3 Policy 24 seeks to protect the landscape and character of lakes and lakeshores from inappropriate development. It does so by only permitting lakeshore development where:

- The development provides facilities or services that have a direct lake use function for recreation or water-based transport purposes; and
- The applicant demonstrates that alternative non-lakeshore solutions are not feasible or viable; and
- The scale, siting, and design of the development enhances or maintains the character of the lake and its lakeshore location, including undeveloped stretches of lakeshore; and
- The development does not have an adverse impact on lake navigation; and
- The development does not have an adverse impact on lake water quality.

5.4 The proposed development does not have a direct lake use function. However, as set out above, it would serve the previously approved living accommodation and boathouses on the site. As such, the proposed development would be entirely consistent with the approved use of the site. Furthermore, the development would be visible from the lake, but set back circa 45 metres from the lakeshore behind significant

built development. I am therefore satisfied that the proposed development would not represent inappropriate lakeshore development in this instance. The impact of the development on the character and appearance of the area will be considered in the relevant section below.

5.5 I am satisfied that the proposed development meets the requirements of Local Plan Policies 02 and 24 and would be acceptable in principle.

Character and appearance of the area

5.6 The application site lies between the eastern side of Windermere lakeshore and the A592 and is located within the Windermere Villas Conservation Area.

5.7 Under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 we have a duty in the exercise of our functions with respect to any buildings or other land in a conservation area, to pay special regard to the desirability of preserving or enhancing the character or appearance of that area.

5.8 NPPF Policy HE9 states that development proposals within or affecting the significance of conservation areas should:

- Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and
- Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development).

5.9 The policy goes on to state that not all elements of a conservation area will necessarily contribute to its significance.

5.10 The application site and surrounding area has been developed over many years and currently has a built-up character at odds with most of the shoreline to the south of Storrs, owing to the presence of existing and proposed boathouses, jetties and other developments in close proximity to one another. The application site itself lies to the east of three large, modern and highly glazed two storey buildings comprising day rooms with boat storage below. A landscaping scheme was approved under the extant permissions including alterations to the site access and large areas of hardstanding for off-street parking. I therefore do not consider that the application site contributes to the significance of the conservation area.

5.11 As approved, the application site would comprise hard landscaping for parking and bin storage with a 1.8 metre high stone boundary wall. Due to the rising site levels, the site is visible from the lake, above the approved boathouses. When viewed from the adjacent highway, the site would be largely screened by the approved stone boundary wall.

5.12 This application proposes the erection of an oak framed car port with timber clad walls and a slate roof. The structure would sit over the previously approved car parking area and would have a height of 3.9 metres and an area of circa 24 square metres. It would be of a simple, functional design and largely screened from the highway by the approved boundary wall, with only the slate roof visible.

5.13 The structure would be seen from the lake, but would be seen in the context of the large and highly glazed boathouses and living accommodation below. Due to its modest size and simple design I am satisfied that the proposal would not detract from the character and appearance of the lakeshore, subject to the finish of the timber cladding and roofing material being conditioned.

5.14 It is acknowledged that at present there is little roadside development along this stretch of the A592, however once the extant permissions

have been fully implemented stone boundary walls will occupy this space. As such, I do not consider that views of a local slate roof behind a local stone wall would appear incongruous or detract from the character and appearance of the area.

5.15 I am satisfied that the proposals would not detract from the significance of the conservation area and would satisfy the requirements of Local Plan Policies 01, 02, 05, 06, 07, the Design Code SPD and the NPPF.

6 Conditions

6.1 I have included the standard time and plans conditions for the avoidance of doubt. Details of the finish for the timber cladding and use of local slate have been conditioned to safeguard the character and appearance of the area.

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, 07 and 24, the Design Code SPD, 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 received by the Local Planning Authority:

- Drawing no. (9-)008 P02 - Location Plan
- Drawing no. (9-)012 P01 - Proposed Elevations
- Drawing no. (9-)006 P12 - Proposed Site Plan

REASON: For the avoidance of doubt.

3 Prior to its installation into the development hereby permitted, details of the finish of the timber cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details.

REASON: To safeguard the character and appearance of the area in accordance with the requirements of Lake District National Park Local Plan 2020-2035 Policies 05, 06 and 24.

4 The roof of the building hereby permitted shall be covered and maintained in local slates which have been mined or quarried in Cumbria.

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 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.

7/2026/5426

1 Lakeshore Boathouses, Storrs Park, Windermere

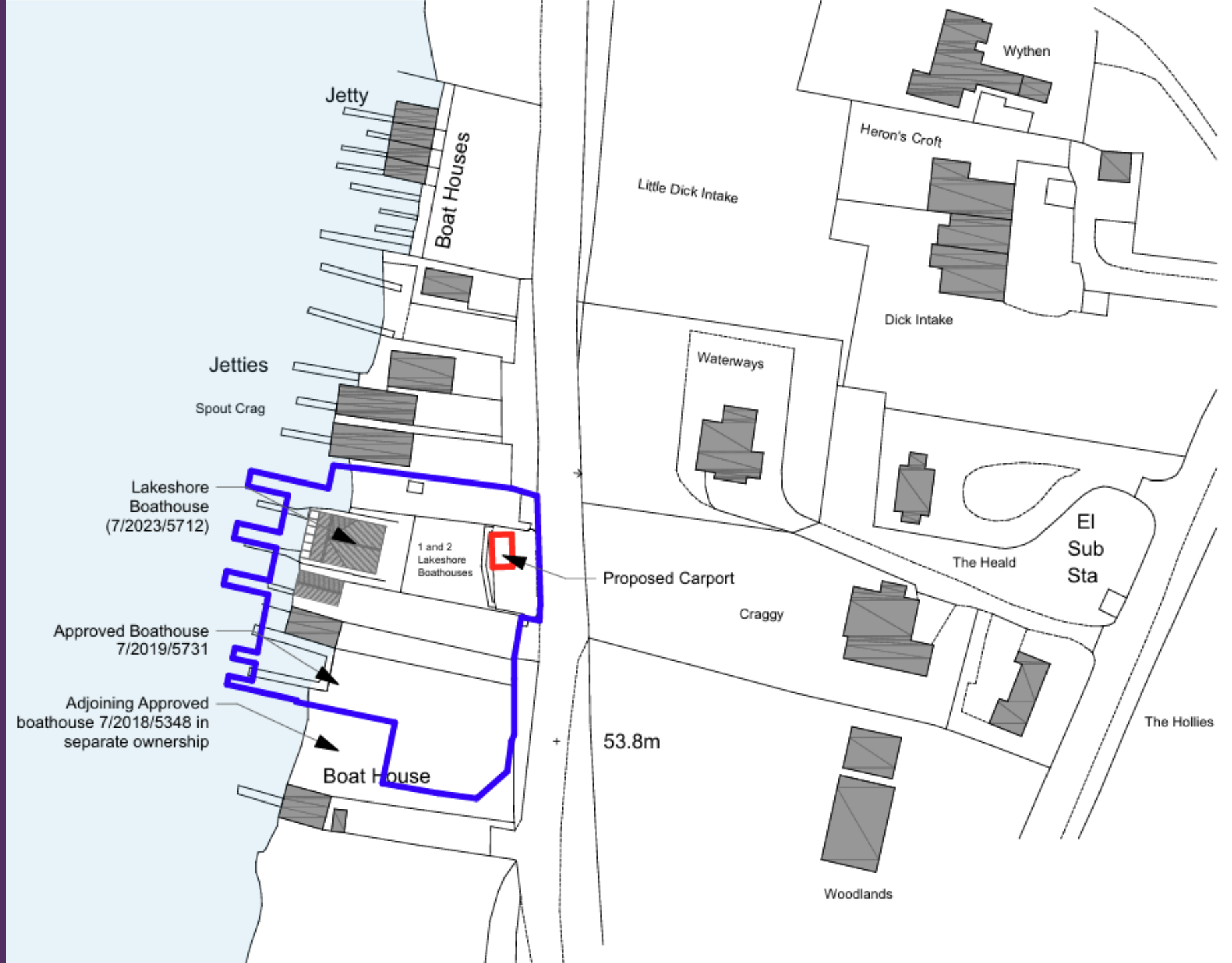
Erection of a carport ancillary to an approved boathouse development



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Lake District National Park Authority


Jetty
Boat Houses
Wythen
Heron's Croft
Little Dick Intake
Dick Intake
Jetties
Spout Crag
Waterways
Lakeshore
Boathouse
(7/2023/5712)
1 and 2
Lakeshore
Boathouses
Proposed Carport
El
Sub
Sta
The Heald
Craggy
Approved Boathouse
7/2019/5731
Adjoining Approved
boathouse 7/2018/5348 in
separate ownership
Boat House
53.8m
The Hollies
Woodlands

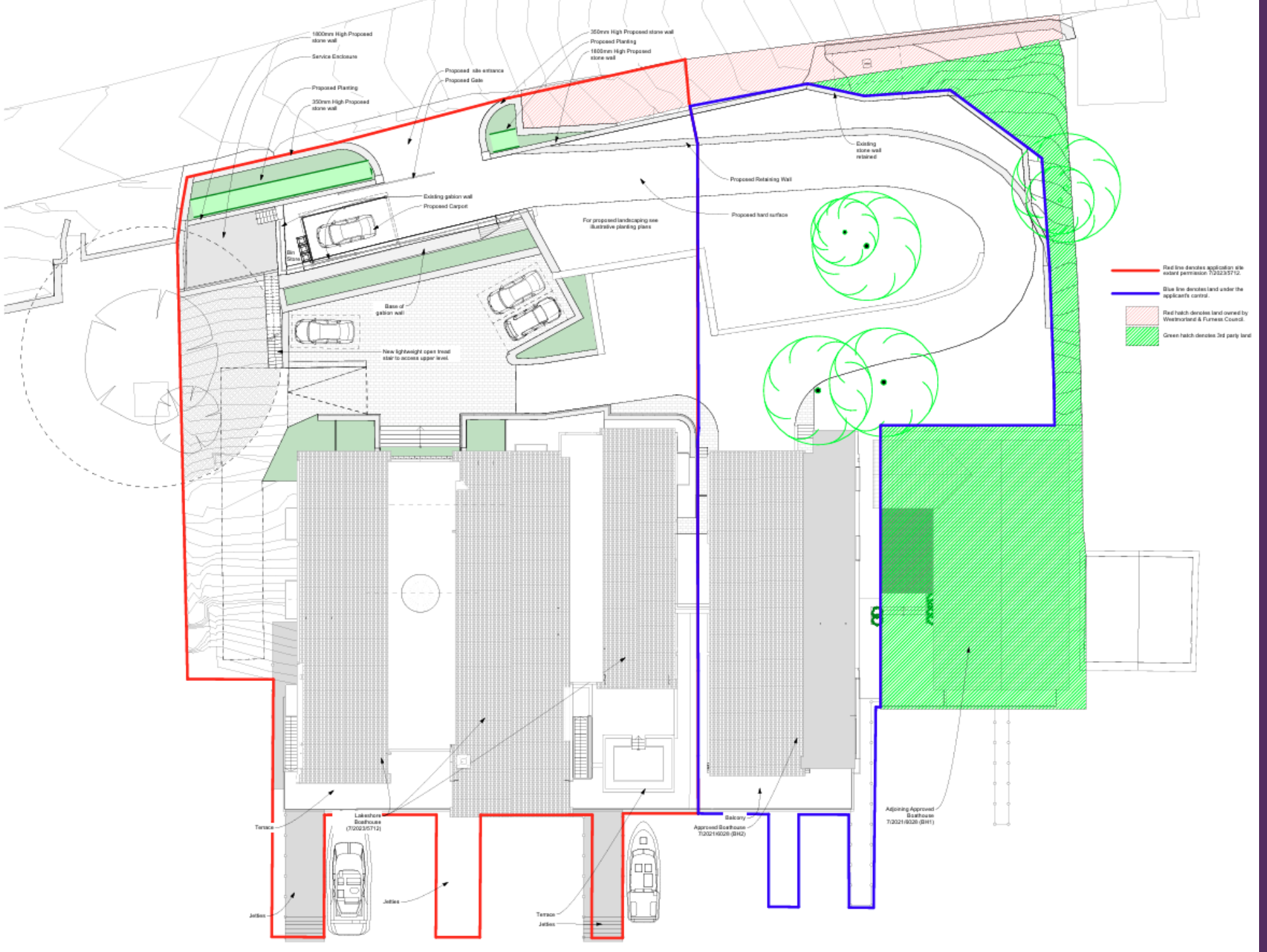
Application Site



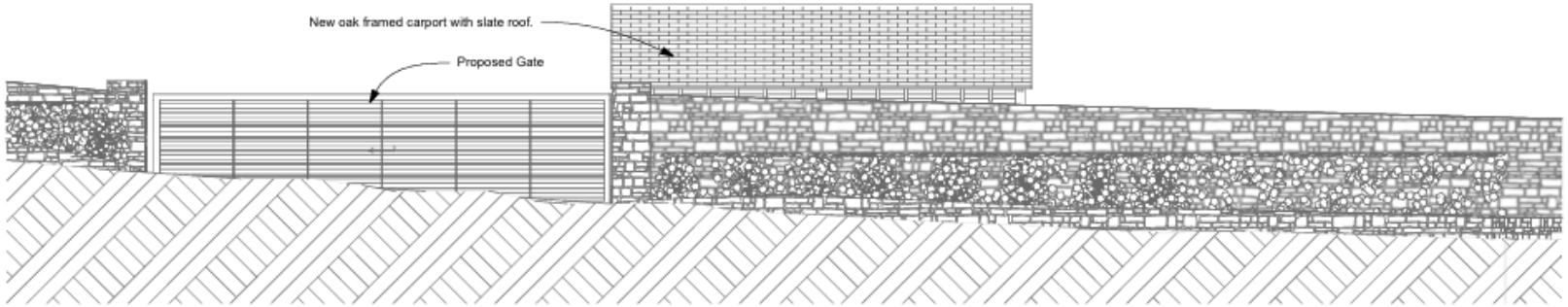

ROTO



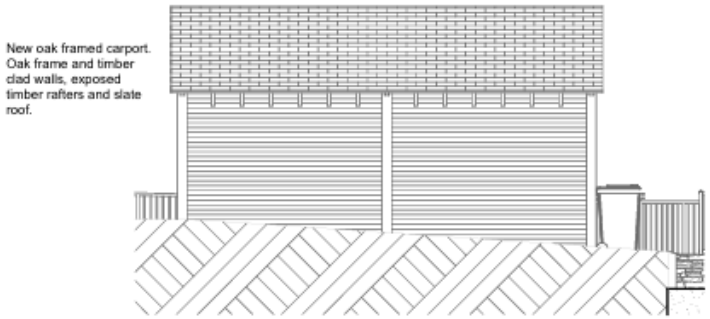
Proposed Site Plan



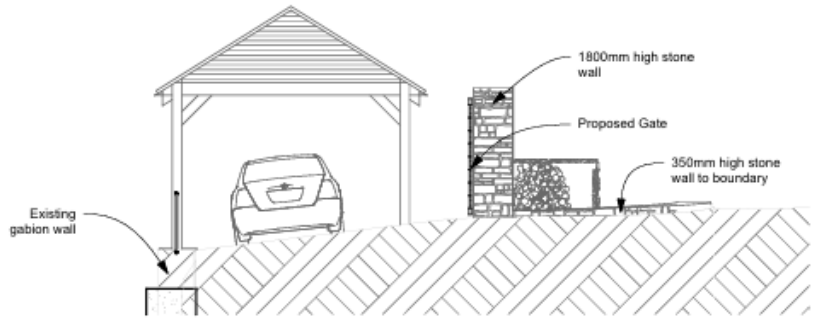
Proposed Elevations



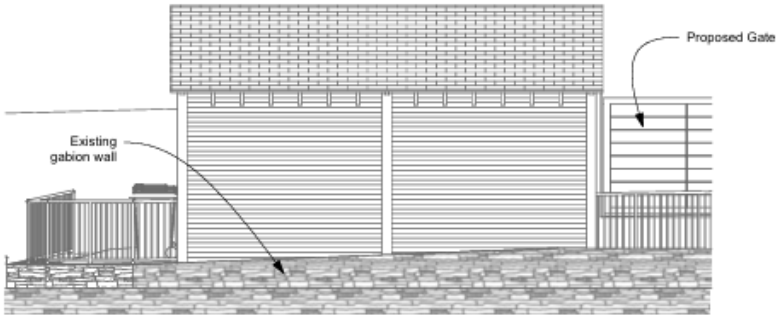
East Elevation (from road) **1:100**



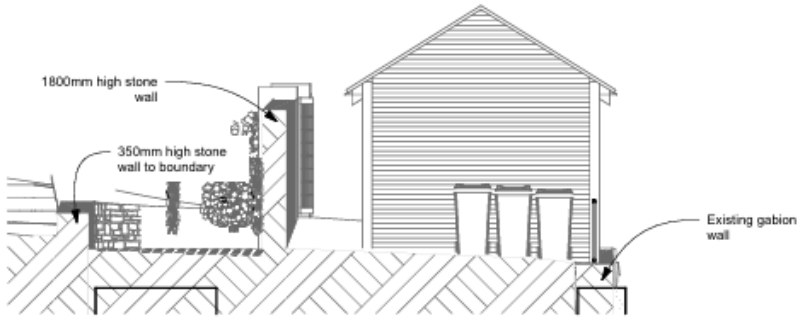
East Elevation **1:100**



South Elevation **1:100**



West Elevation **1:100**



North Elevation **1:100**