

AGENDA ITEM 9. i)	PLANNING GROUP REPORT ON PLANS RECEIVED BETWEEN 11/04/2025 – 8/05/2025				
Plan Ref.	Location	Description	Comments	Recommendation	Date Comments sent to LDNPA under Delegated Powers (if applicable)
7/2025/2071	11, Crosthwaite Gardens, Keswick, CA12 5QF	Construction of a dormer to the left hand side main roof pitch	Support – this would be a departure from the general pattern of roof forms in this cul-de-sac of 17 dwellings. As it is in a secluded location with no impact on adjacent properties we feel this is acceptable in this situation – SH, CH, CP <	SUPPORT	
7/2025/2072	2, Manor Park, Keswick, Cumbria, CA12 4AA	Replacement windows	Object – this property is within the extended Conservation Area. As the existing windows are wood it is acknowledged in the recently adopted Lake District Design Code that replacement in wooden windows would normally represent the most appropriate and sustainable option. It is acknowledged that the upvc heritage range of sliding sash windows proposed does replicate visually the traditional features of existing wood windows. However the carbon footprint of wood windows is significantly better than upvc over the lifetime of a building. We consider that if conservation means anything replacement windows should be in the same material - – SH, CH, CP <	OBJECT	
7/2025/2073	37, Lakeland Park, Keswick, CA12 4AT	Erection of rear and side extensions, raised patio and internal alterations	Object – this application represents a significant expansion and remodelling of the existing single storey dwelling which is not objected to in principle. We consider the detailed design of the proposal does not meet the criteria set out in Local Plan Policy 06 as we believe it does have an unacceptable impact on the amenity of residents in the properties below on Springs Road due to visual intrusion, overlooking and overbearing	OBJECT	

			effect. The appeal decision of a smaller extension at 32 Lakeland Park in 2016 is noted. However we consider the double roof pitch fully glazed design of the extension at the rear looking towards No.22 and Owls Crag on Springs Road has a much greater 'in your face' impact particularly to the first floor accommodation on these properties. This is a non traditional detail which given the extent of remodelling would be more sympathetic with lesser impact by extending the roof pitch to the full width – as proposed at 21 Lakeland Park. This is exacerbated by an extension of an external raised patio where people using this space would look down directly onto the rear garden area of these properties which would be particularly intrusive and overbearing - SH, CH, CP <		
7/2025/2074	21, Lakeland Park, Keswick, CA12 4AT	Rear extension to provide a larger kitchen/dining room, toilet and utility. Upstairs alterations to allow a midway bedroom, upstairs bedroom and office space	Support – we support the proposed rear extension and remodelled roof in principle which respects the design of the existing dwelling. There appears to be an omission on the proposed elevations which shows a new dormer in outline on the side elevations but is not shown on the rear elevation. This should be corrected to enable consideration of any impact on windows to nearby dwellings - SH, CH, CP <	SUPPORT	
7/2025/2075	Quinta, Keswick, Cumbria, CA12 5RA	Construction of an 'acoustic' wooden fence to the front of the site, a small section to one side and a pair of wooden driveway gates, plus planting of 'evergreen' Laurel shrubs in front of the fence	Support – The reasons for the new fence along the front boundary is noted but we consider the proposed laurel planting to screen the visual impact of the fence is of vital importance. We support this proposal subject to a condition that the laurel screen planting is maintained at all times in the future - SH, CH, CP <	SUPPORT	
7/2025/2077	Gatesgarth, High Hill, Keswick, Cumberland, CA12 5PB	Extension to form domestic garage	Support – we support this application subject to a requirement that all external paved/hard surface areas are in permeable construction - SH, CH, CP <	SUPPORT	