

SCHEDULE B

SCHEDULE B

Item No: 04

Between 01/01/2020 and 08/04/2020

Appn Ref No:

19/0538

Applicant:

Mr J Dickinson

Parish:

Carlisle

Date of Receipt:

10/07/2019

Agent:**Ward:**

Cathedral & Castle

Location:

13 River Street, Carlisle, CA1 2AL

Grid Reference:

341017 555800

Proposal: Erection Of Outbuilding To Rear Of Property With Roof Terrace Above
(Part Retrospective)**Amendment:**

REPORT**Case Officer:** Suzanne Osborne**Decision on Appeals:****Appeal Against:** Appeal against refusal of planning perm.**Type of Appeal:** Written Representations**Report:****Appeal Decision:** Appeal Part Allowed**Date:** 18/02/2020



Appeal Decision

Site visit made on 13 January 2020

by **J Hunter BA (Hons) Msc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18th February 2020

Appeal Ref: APP/E0915/W/19/3239338 13, River Street, Carlisle, Cumbria CA1 2AL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Jeffrey Dickinson against the decision of Carlisle City Council.
 - The application Ref 19/0538, dated 7 May 2019, was refused by notice dated 11 October 2019.
 - The development proposed is described as erection of outbuilding to rear of property with roof terrace above.
-

Decision

1. The appeal is dismissed in so far as it relates to a roof terrace and spiral staircase. The appeal is allowed in so far as it relates to the erection of an outbuilding to the rear of 13, River Street, Carlisle, Cumbria CA1 2AL in accordance with the terms of the application Ref 19/0538, dated 7 May 2019, so far as relevant to that part of the development hereby permitted and drawing numbers JJD001-S1A, JJD001-S3A and JJD01-S4A, and JJD01-S5A so far as relevant to that part of the development hereby permitted.

Procedural Matter

2. In the interests of clarity I have removed reference to the development being "part retrospective" as it does not form part of the substantive description of development.
3. At the time of my site visit the development had already commenced and was substantially complete. I have therefore determined the appeal on that basis.
4. Notwithstanding the description of development on the application form and banner heading above the proposal also includes an external spiral staircase as shown on the accompanying plans ref: JJD001-S1A, JJD001-S3A and JJD01-S4A and I have determined the appeal on this basis.

Main Issues

5. The main issues in this appeal are i) the effect of the proposal on the character and appearance of the area and; ii) the effect of the proposal on the living conditions of the occupiers of neighbouring properties with particular regard to privacy.

Reasons

Character and Appearance

6. The appeal property is a traditional two storey, mid-terraced property with a short front garden fronting a cobbled street and a rear yard opening onto a narrow alleyway. The rear yard is bounded by a solid brick wall of approximately 1.8 metres in height.
7. The outbuilding occupies a relatively large proportion of the rear yard, it is full width and extends from the rear boundary approximately 6.5 m towards the rear elevation of the house. It is finished in white render that matches the existing rear outrigger and its scale, bulk and appearance are in keeping with the the host property and the wider area. I note that the Council has raised no specific objections to the outbuilding, and I have no reason to disagree with this view. Consequently, with regards to the outbuilding, I find no conflict with the character and appearance aims of policies SP6 and H08 of the Carlisle District local Plan 2015-2030 (LP).
8. The flat roof of the outbuilding has been developed as a roof terrace. Accessed via an external spiral staircase it is finished in a contemporary style with glass balustrading and astro turf flooring. Due to the height, scale and materials the roof terrace is extremely conspicuous and appears as an alien feature in the otherwise very traditional street scape. Consequently, I consider it to be an addition that is harmful to the character and appearance of the area. Thus, failing to accord with LP policies SP6 and H08 which collectively seek to, amongst other things, promote good design that reinforces, responds to and maintains the established character of the area.

Living Conditions

9. The outbuilding is single storey in height and of solid construction with one door opening out onto the rear alley way and another opening into the retained area of the yard which separates the outbuilding from the host dwelling. In addition, there is a window facing towards the host property which affords the building with natural light and ventilation. The orientation of the building, the tall boundary walls and positioning of the openings mean that the building itself does not give rise to any privacy issues caused by overlooking. I am therefore content that the outbuilding element of the proposal does not conflict with the privacy aims of LP policies H08 and SP6. I also note that the Council has not raised an issue in this regard.
10. Notwithstanding the above, the position and height of the roof terrace affords its users with open and unrestricted views into the external amenity space of the adjoining neighbours on either side of the host property and to a lesser extent those further along the terrace of houses. Due to the height and proximity of the roof terrace to the rear elevation of the terrace there are also views into the rear windows of the closest houses. I therefore consider that the addition of the roof terrace gives rise to an unacceptable loss of privacy for the occupiers of the neighbouring properties.
11. I acknowledge the fact that the external areas of the host property and its neighbours are already overlooked to an extent by existing first floor windows of the neighbouring properties. Nonetheless, the proximity, height and openness of the roof terrace gives rise to an increased level of overlooking to such an extent that I consider that it causes material harm.
12. Accordingly, I find that the proposal has a significantly detrimental affect on the living conditions of the occupiers of the neighbouring properties and

thereby fails to accord with LP policies H08 and SP6 which seek to amongst other things, protect the residential amenity of surrounding properties and areas.

Other Matter

13. The appellant has brought to my attention the presence of a large dormer window at a property further along the street with particular reference to overlooking. This development is entirely different to that subject of this appeal and therefore not directly comparable. However, whilst I accept the window will provide views into the external outdoor amenity spaces of neighbouring properties, they would be at an oblique angle and a much further distance than those arising from the proposed roof terrace.
14. At the time of my site visit I was able to see one other roof terrace within relatively close proximity of the appeal site and I note the appellant's reference to this within the appeal documents. I do not have the precise details of this development or the others in the local area to which the appellant also refers and I understand from the Council's submissions that they may not have been granted planning permission. Nevertheless, I must determine this appeal on its own merits and the presence of other developments within the vicinity, whether comparable to the appeal proposal or not do not justify the harm that I have identified.

Conditions

15. As the outbuilding has already been built, there is no requirement to impose planning conditions.

Conclusion

16. The appeal proposal includes three distinct elements. The single storey outbuilding to the rear of the host property does not cause harm to the character and appearance of the area or the living conditions of the occupiers of neighbouring properties with particular regard to privacy. It is therefore acceptable. This development is clearly severable from the remainder of the scheme which includes the roof terrace and spiral staircase as it is physically and functionally independent. Therefore, I shall issue a split decision in this case, and allow the single storey outbuilding but dismiss the appeal insofar as it relates to the roof terrace and spiral staircase.

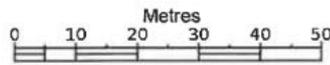
J Hunter

INSPECTOR



Produced 08 Jul 2019 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



1:1250



13, River St, Carlisle
CA1 2AL

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 Reference: OI1333514
 Centre coordinates: 341016 555799



Item No: 05

Between 01/01/2020 and 08/04/2020

Appn Ref No:
19/0684**Applicant:**
Mr R C & Mrs S K Jackson**Parish:**
Wetheral**Date of Receipt:**
05/09/2019**Agent:**
WYG Group Ltd**Ward:**
Wetheral & Corby**Location:**
Land adjacent to 33 Ghyll Road, Scotby, Carlisle**Grid Reference:**
344457 554540**Proposal:** Erection Of 1no. Dwelling (Outline)**Amendment:**

REPORT**Case Officer:** Stephen Daniel**Decision on Appeals:****Appeal Against:** Appeal against refusal of planning perm.**Type of Appeal:** Written Representations**Report:****Appeal Decision:** Appeal Allowed with Conditions **Date:** 26/02/2020



Appeal Decision

Site visit made on 6 January 2020

by D Hilton-Brown BSc (Hons) CIEEM

an Inspector appointed by the Secretary of State

Decision date: 26 February 2020

Appeal Ref: APP/E0915/W/19/3240918

Land at Ghyll Road, Scotby, Carlisle

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr and Mrs Jackson against the decision of Carlisle City Council.
 - The application Ref 19/0684, dated 13 August 2019, was refused by notice dated 28 October 2019.
 - The development proposed is for the erection of a single dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a single dwelling at land at Ghyll Road, Scotby, Carlisle in accordance with the terms of the application, Ref 19/0684, dated 13 August 2019 subject to the conditions set out in the schedule at the end of this decision.

Procedural Matter

2. The application is submitted in outline with all matters reserved for later determination. I have dealt with the appeal on that basis and I have taken the illustrative plan that has been submitted into account, insofar as it is relevant to my consideration of the issue of the development on the appeal site.

Main Issues

3. The main issue is the effect of the development on the character and appearance of the surrounding area.

Reasons

4. The appeal site is situated at the south eastern end of Ghyll Road, a cul-de-sac which is residential in character but situated on the edge of open farmland. The character of the surrounding farmland is one of open arable fields bordered with hedgerows.
5. The appeal site would be located adjacent to the Settle-Carlisle Conservation Area (CA). Given that layout, scale and appearance can be controlled on submission of a reserved matters application, the Council considered that the proposed development would have no detrimental impact on the CA. From my site visit and the evidence before me, I would agree with the Council's assessment, that a reserved matters application would ensure there would be no harm to the adjoining CA.
6. The proposed development site is within a narrow triangular shaped field which is well contained by existing landscape features. Mature dense hedgerows and

- trees line the adjacent bridleway and the railway which border the site on two sides. These landscape features sharply taper down and away from the development site to form a natural termination point to the field.
7. The character of this site is not typical of the surrounding farmland, which tends to be open and arable in nature. This is a small, self-contained piece of land which is separated from its agricultural location by the bridleway and railway line. Therefore, development on this area would not be an unacceptable intrusion into the open countryside.
 8. Additionally, there would be limited visibility into the site from the bridleway and surrounding farmland due to the dense and tall vegetation which surrounds the land. There are partial views into the site from Ghyll Road, which visibly connects and integrates this area with the village.
 9. While the proposed property would be situated at the edge of the settlement, it would physically adjoin the garden of Number (No) 33 and be situated opposite a new residential property on the other side of the bridleway. The existing field gate, which is adjacent to No 33 would provide access to Ghyll Road via the track/bridleway. It would effectively round-off development in this part of the village and relate well with the character of the village, while providing a natural end point to the urban development.
 10. The site is also large enough so that the proposed property could be set back from the bridleway, while remaining on the same building line and at a similar orientation to No 33. The site has an elevated position, with the land falling gently away from the railway line to the bridleway. The illustrative layout (drawing 03-Rev 03) and planning statement indicate that the property would be cut into the slope of the ground, so that it would be no higher than the existing neighbouring buildings. It would also be screened by existing and proposed new tree and hedge planting.
 11. My site visit confirmed this would be possible and would enable the proposed dwelling to sit low into the landscape and blend in with its setting. Thereby reducing any visual impacts to the character and appearance of the area and retain the rural form of the bridleway. There is no reason to suggest that an appropriate appearance and layout could not be secured at the reserved matters stage.
 12. The appeal site is situated within the north western part of the field. The entire field is shown within the plans as being within the ownership of the appellants. The appellants indicate a willingness to strengthen the southern boundary with tree planting to further contain and screen the site. This is outside the application site boundary and cannot be conditioned, therefore carries limited weight in this appeal case.
 13. My attention has been drawn to historical planning applications (88/0707 and 04/0585) and an appeal in 2005 relating to this proposal site. However, all decisions were made prior to the current Carlisle District Local Plan 2015-2030, adopted 2016 (Local Plan). The current Local Plan no longer includes a settlement boundary for Scotby. It accepts development on the edge of rural villages providing it adheres with Policy HO 2. In addition, the circumstances of the site and the surrounding area have changed, therefore I have to reach a decision on the basis of the current situation and the merits of the present proposal.

14. It is also apparent that since these historical applications and the appeal, that a dwelling has been approved and built at the end of Ghyll Road in close proximity to the appeal site. This has considerably changed the character of this end of Ghyll Road, into one of a more residential nature. This new property integrates and connects this appeal site with Ghyll Road and the rest of the village.
15. I conclude, that the proposal would not harm the character and appearance of the area and is in accordance with criteria 3 of Policy HO 2 of the Local Plan. This requires that development is contained within existing landscape features, is physically connected and integrated with the settlement and does not lead to unacceptable intrusion into the open countryside. It also complies with paragraph 11, presumption in favour of sustainable development, of the National Planning Policy Framework (the Framework).

Conditions

16. The Council have suggested a number of conditions which I have considered alongside the advice in the Framework and Planning Practice Guidance. I find the majority to be reasonable and necessary in the circumstances of this case; however, some have been edited for precision and clarity and to better reflect the relevant guidance.
17. As this is an outline planning permission, it is necessary to specify the reserved matters to be submitted for approval from the local planning authority, a timetable for their submission and to reference the location plan in the interest of certainty.
18. I have imposed a condition relating to boundary treatments, to ensure that the development protects the character and appearance of the surrounding area. In the interests of the living conditions of existing and future residents I have included a detailed surface water and foul drainage condition to promote sustainability and safeguard the site from flooding and pollution. In the interests of highway safety, a condition for adequate visibility splays at the proposed site access are necessary, while disturbance to nearby residents will be prevented by a condition to limit construction times.
19. I have amended the Council's condition relating to wildlife enhancement measures, as the biodiversity issues that were evident related to trees and hedgerows. Therefore, a tree protection plan including details of protective fencing is required, this condition will ensure that the trees and hedgerows on the site are safeguarded in the interest of character and appearance of the area and biodiversity.
20. Finally, I have included a condition to reduce risks from land contamination to protect future users of this site and the neighbouring land.

Conclusion

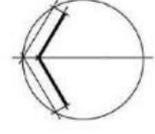
21. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

D Hilton-Brown

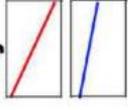
INSPECTOR

SCHEDULE OF CONDITIONS

- 1) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plan: Site Location Plan, Drawing No 05.
- 5) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be carried out in accordance with the approved details, completed before the building is first occupied, and thereafter retained.
- 6) No development shall take place until details of surface and foul water drainage for the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- 7) Before the access is first brought into use, a 2.4m x 2.4m emerging visibility splay shall be provided. This vision splay shall thereafter be retained free of any obstruction to visibility exceeding a height of 600mm above the adjoining footway level.
- 8) Construction works shall take place only between 07:30 and 18:00 on Monday to Friday and 07:30 and 13:00 on Saturdays and shall not take place at any time on Sundays or on Bank or Public Holidays.
- 9) No site clearance, preparatory works or development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of tree and hedgerow protection measures. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
- 10) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.



Key

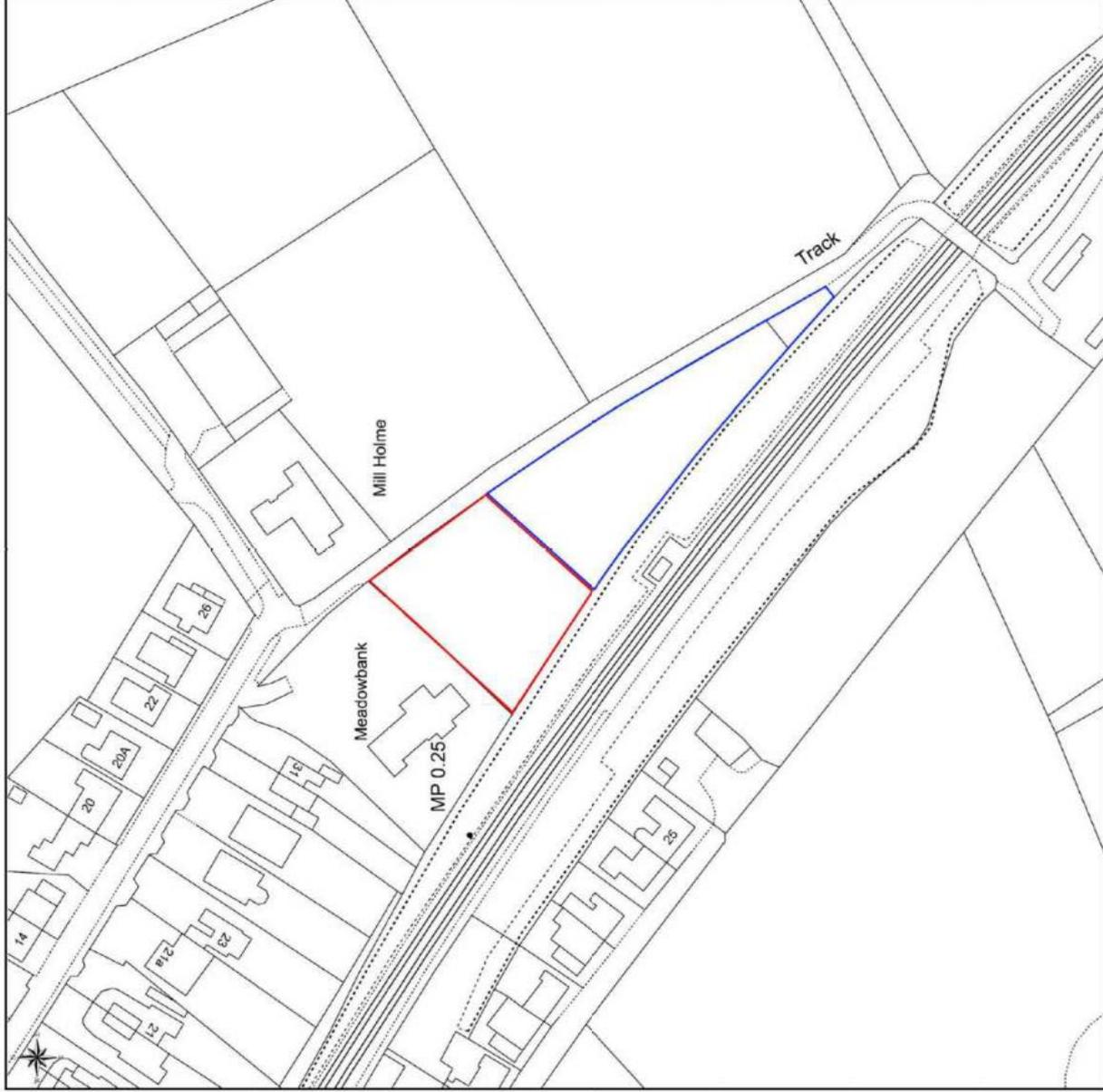


Application site boundary

Other land owned by the applicant



Scale ~ 1:1,250 at A3 page size. Do not scale off this drawing.



This plan is based on licensed Ordnance Survey mapping purchased from Emapsite.

R.00	03.09.2019	original drawing	
revision date		notes	

drawing number 05

drawing name Site location plan

project

Single dwelling at Ghyll Road, Scotby

client

Mr R Jackson

Eden Environment Ltd
www.edenenvironment.com

Scale: 1:1250, paper size: A3

Item No: 06

Between 01/01/2020 and 08/04/2020

Appn Ref No:
19/0518**Applicant:**
Mr Millard**Parish:**
Brampton**Date of Receipt:**
09/07/2019**Agent:**
Mr Mark Southerton**Ward:**
Brampton & Fellside**Location:**
Irthing Vale Caravan Park, Old Church Lane,
Brampton, CA8 2AA**Grid Reference:**
352140 561382**Proposal:** Certificate Of Proposed Lawful Development For Use Of Existing
Caravan Park Without Restriction On Length Of Stay Or Type Of
Occupation Of The Caravans To Include Permanent Residential Use**Amendment:**

REPORT**Case Officer:** Barbara Percival**Decision on Appeals:****Appeal Against:** Appeal against refusal of planning perm.**Type of Appeal:** Written Representations**Report:****Appeal Decision:** Appeal Allowed**Date:** 27/03/2020



Appeal Decision

by Elaine Gray MA(Hons) MSc IHBC

an Inspector appointed by the Secretary of State

Decision date: 27 March 2020

Appeal Ref: APP/E0915/X/19/3236970

Irthing Vale Caravan Park, Old Church Lane, Brampton, Cumbria CA8 2AA

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
 - The appeal is made by Mr Keith Millard against the decision of Carlisle City Council.
 - The application Ref BP/DC/19/0518, dated 27 June 2019, was refused by notice dated 22 August 2019.
 - The application was made under section 192(1)(a) of the Town and Country Planning Act 1990 as amended.
 - The use for which a certificate of lawful use or development is sought is use of existing caravan park without restriction on length of stay or type of occupation of the caravans to include permanent residential use.
-

Decision

1. The appeal is allowed and attached to this decision is an LDC describing the proposed use which is found to be lawful.

Application for costs

2. An application for costs was made by Mr Keith Millard against the Carlisle City Council. This application is the subject of a separate Decision.

Procedural Matters

3. As the determination of this appeal turns on matters of law, it was not necessary for me to carry out a site inspection.

Main Issue

4. The main issue is whether the Council's decision to refuse to grant an LDC was well-founded.

Reasons

5. The appeal site is a caravan park located on the outskirts of the settlement of Brampton. The site comprises 25 static caravans and 15 touring caravan sites, and also a mobile home to be occupied by a warden. The matter in dispute is whether the extant planning permissions allow for the use of the caravan site by both touring caravans and static caravans without restriction on the length of stay or nature of the occupation of the caravans so as to allow for any type of occupancy for 11 months of the year, excluding February.

6. It is the Council's case, as set out in the reason for refusal, that the proposed use would amount to a material change of use of the land, and would require planning permission. The proposed use would also be in breach of existing conditions.
7. In 1980, planning permission (ref: 80/0463) was granted for the renewal of use of the land as a caravan park, subject to conditions. Of these, condition 2 stated that *'The site shall be used for the stationing of 40 caravans of which not more than 20 shall be on a seasonal basis, the remainder shall be touring caravans.'* The reason given was *'To safeguard the visual amenities of the area.'* Condition 3 stated that *'The occupation of any caravans on the site shall be limited to the period 1st March to 31st October inclusive each year.'* The reason given was *'To ensure the successful implementation of the landscaping scheme'*.
8. Planning permission was subsequently sought for a variation to permit the use of five touring pitches for static holiday pitches (ref: 90/0304). Condition 2 stated that *'The development hereby permitted shall be carried out strictly in accordance with the approved plan.'* The reason attached was: *'To ensure that the development accords with the scheme approved by the local planning authority'*. The Council state that the approved plans illustrated the location of five static caravans within a caravan site which has a restricted use for holiday accommodation only.
9. In 2007, planning permission (ref: 07/1020) was granted for the *'Variation of condition 3 attached to planning permission 80/0463 to allow the opening of caravan site between the months of March to January (inclusive).'* The attached condition 2 stated that *'The occupation of any caravans on the site shall be limited to the period 1st March and 31st January the following year.'* The reason given was *'The site is within an area, where to preserve the character of the countryside, and to comply with sustainable development objectives, it is the policy of the local planning authority not to permit permanent residential development'* in compliance with the cited development plan policies.
10. The Council argue that, because there is a closed season when the caravan site will not be occupied, this precludes permanent residential occupation of the caravans. However, from the evidence before me, there is no wording in the conditions to stop anybody from continuously occupying a static caravan for 11 months of the year, and vacating it for the remaining month. Similarly, a touring caravan could be parked on the site and occupied continuously for 11 months on the same basis.
11. This is notwithstanding the use of terms such as 'holiday' and 'seasonal' as these words do not in themselves pose definitive restrictions on occupation. Whilst it may well be inconvenient to be absent for a set month every year, this in itself would not preclude people using caravans on the site as their sole or main home, which would amount to permanent residency.
12. My attention has been drawn to the planning permissions relating to the siting of a caravan as a warden's accommodation. Two temporary permissions (refs: 80/0462 & 82/0895) were granted, followed by a permanent permission (ref: 87/0214). In each case, occupancy was restricted to the warden employed at the site, and their dependents. I accept that the Council's intentions were different in respect of the various permissions granted for the warden's caravan and the remaining static caravans and touring pitches. However, this intention

is not explicitly borne out in the wording of the relevant permissions, and the occupancy of the caravans for 11 months of the year would not breach the existing conditions. It thus follows that the use envisaged in this appeal would be lawful.

Conclusion

13. For the reasons given above, I conclude on the evidence available that the Council's refusal to grant an LDC in respect of the use of the existing caravan park without restriction on length of stay or type of occupation of the caravans to include permanent residential use was not well founded and that the appeal should succeed. I shall exercise the powers transferred to me under s195(2) of the Act.

Elaine Gray

INSPECTOR



Lawful Development Certificate

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015: ARTICLE 39

IT IS HEREBY CERTIFIED that on 27 June 2019 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate, would have been lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

There were no limitations of the use of touring caravans or the static caravans in terms of type of residential occupancy and duration within the permitted 11 month period each year.

Signed

Elaine Gray

INSPECTOR

Date: 27 March 2020

Reference: APP/E0915/X/19/3236970

First Schedule

Use of existing caravan park without restriction on length of stay or type of occupation of the caravans to include permanent residential use.

Second Schedule

Land at Irthing Vale Caravan Park, Old Church Lane, Brampton, Cumbria CA8 2AA

NOTES

This certificate is issued solely for the purpose of Section 192 of the Town and Country Planning Act 1990 (as amended).

It certifies that the use /operations described in the First Schedule taking place on the land specified in the Second Schedule would have been lawful, on the certified date and, thus, was /were not liable to enforcement action, under section 172 of the 1990 Act, on that date.

This certificate applies only to the extent of the use /operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use /operation which is materially different from that described, or which relates to any other land, may result in a breach of planning control which is liable to enforcement action by the local planning authority.

The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters which were relevant to the decision about lawfulness.



Plan

This is the plan referred to in the Lawful Development Certificate dated: 27 March 2020

by **Elaine Gray MA(Hons) MSc IHBC**

**Land at: Irthing Vale Caravan Park, Old Church Lane, Brampton, Cumbria
CA8 2AA**

Reference: APP/E0915/X/19/3236970

Scale: Not to scale



Certificate of lawful use or development in respect of the proposed use of the existing caravan site without restriction on the length of stay or nature of the occupation of the caravans so as to allow for any type of occupancy (including both holiday and full residential use) throughout the year excepting February:

Irthing Vale Caravan Park, Old Church Lane, Brampton, Cumbria CA8 2AA



Location Plan

Scale 1:2500



0 20 40