



## Land at Greenhaume Farm Cottage Askam Road

Dalton-In-Furness, LA15 8JX

Offers In The Region Of £145,000



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David Corrie  
Corrie & Co

Dear Planning Team

Planning advice letter

Project: **Potential residential development**

Site: **Land at Greenhaume, Askam Road, Dalton-in-Furness, LA15 8JX**

McDonald Wilkinson Tonge (MWT) have been instructed by Corrie & Co to consider the potential for residential development on the above in the context of relevant planning policy.

It must be noted that the content of this letter is based on my professional views and experience of dealing with planning matters in the area, but has not been subject to any engagement with the local planning authority.

It is understood that the site is part of the domestic garden of Greenhaume Farm and the potential for an additional dwelling is being explored.

This letter provides an overview of key constraints which impact the site and an assessment against relevant planning policy.

proposals must be considered against a presumption in favour of sustainable development. The latest position published by the Council is that they have a 31-year housing land supply. As such, Local Plan policies relating to housing should be considered to be out-of-date.

The key considerations in relation to any proposal for an additional dwelling would be whether the site is in a sustainable location and site-specific considerations, such as amenity, access, parking and design.

In terms of the sustainability of the location, the site is a short distance from the A595 which benefits from bus services, with the closest stop being approximately 250 metres from the application, with a footway leading to the stop. In addition, Dalton-in-Furness, which offers a range of services and benefits from a rail station, is just 1.5km south of the site. As such, it is my view that the site should be considered a sustainable location in planning terms.

Site specific matters would need to be considered as part of the detailed design of any proposed dwelling. Planning policy requests that all dwellings benefit from suitable levels of private amenity, as such any dwelling would need to be designed in a manner which means that it is not subject to unacceptable overlooking from existing dwellings and that it does not overlook those dwellings. In addition, all dwelling should have adequate private amenity space.

Further advice will need to be provided to cover both the proposed and existing

There is a mandatory requirement for new development to deliver a minimum 10 percent net gain in biodiversity. There are exemptions to the requirement, including self-build dwellings. As such, if a dwelling was developed as a self-build project it would not be subject to the biodiversity net gain requirement. If it was not developed as a self-build, it is likely that a 10 percent net gain would need to be delivered, this could either be on site or through purchase of off-site credits.

In summary, there is, in principle, potential for an additional dwelling on the site, subject to an appropriate design which provides suitable amenities.

Yours sincerely

*A superb parcel of mature garden land, extending to approximately 1,013 sq. m, offered for sale subject to planning permission for a single dwelling. Considered to be one of the finest single plots currently available in the area. An indicative design scheme has been prepared by Building Design Northern of Ulverston, showcasing the site's potential. The land is held on a Freehold title, providing long-term security and flexibility for the purchaser. A rare chance to acquire a premium building plot in a desirable setting – early enquiries are strongly recommended.*

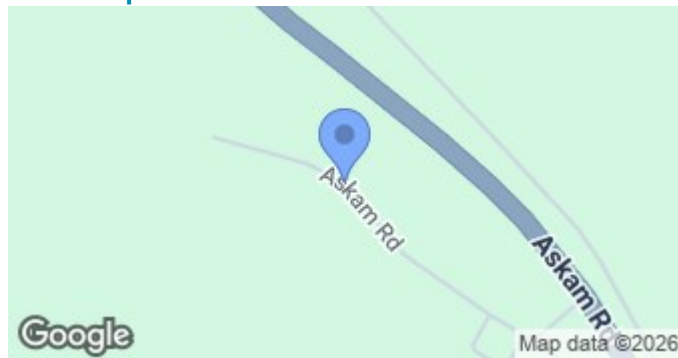
- Plan is for Indicative Purposes Only

- Subject to the Acceptance of any offer, an exchange of Contracts will be required within a period of 3 months
  - Monthly Updates are to be made by the Buyer to the Agent, for the Seller
  - The build period is to be no more than 2 years, from date of commencement
- There is to be no erection of any structure on the plot within 3 meters of the new divisional wall and fence

- Plot is to be for the Build of a Single Residential Dwelling

- Any Buyer must undertake to make an Application for Details P/P within 6 months of Exchange of Contracts
  - Build works are required to commence no later than 12 months from Completion
- Buyer will be required to erect a divisional stone wall of no more than 1 meter, with a timber fence of no more than 1 meter on top

Road Map



Terrain Map



Floor Plan

**We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.**

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

