ARBORICULTURAL / TPO NOTES

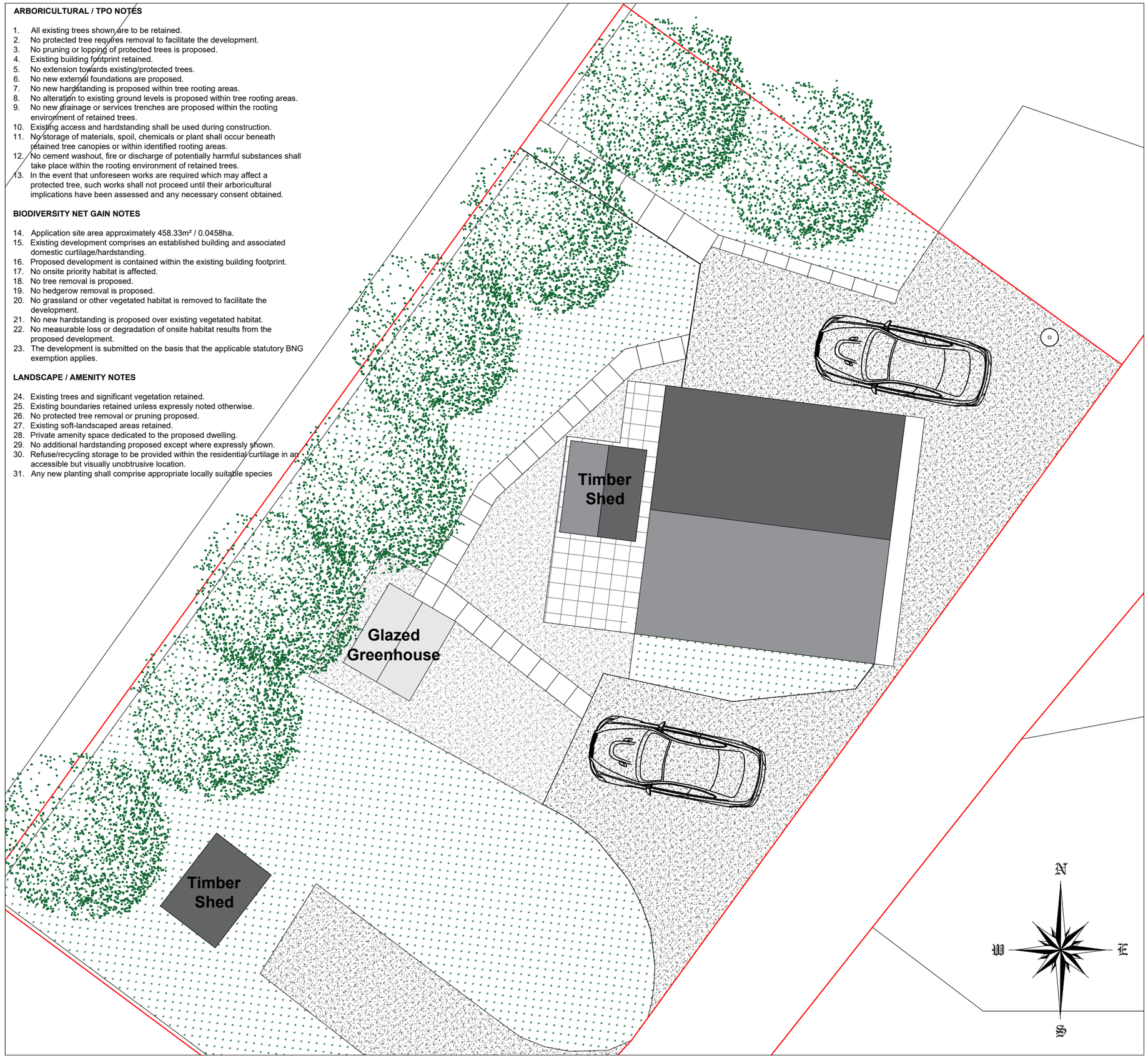
1. All existing trees shown are to be retained.
2. No protected tree requires removal to facilitate the development.
3. No pruning or lopping of protected trees is proposed.
4. Existing building footprint retained.
5. No extension towards existing/protected trees.
6. No new external foundations are proposed.
7. No new hardstanding is proposed within tree rooting areas.
8. No alteration to existing ground levels is proposed within tree rooting areas.
9. No new drainage or services trenches are proposed within the rooting environment of retained trees.
10. Existing access and hardstanding shall be used during construction.
11. No storage of materials, spoil, chemicals or plant shall occur beneath retained tree canopies or within identified rooting areas.
12. No cement washout, fire or discharge of potentially harmful substances shall take place within the rooting environment of retained trees.
13. In the event that unforeseen works are required which may affect a protected tree, such works shall not proceed until their arboricultural implications have been assessed and any necessary consent obtained.

BIODIVERSITY NET GAIN NOTES

14. Application site area approximately 458.33m² / 0.0458ha.
15. Existing development comprises an established building and associated domestic curtilage/hardstanding.
16. Proposed development is contained within the existing building footprint.
17. No onsite priority habitat is affected.
18. No tree removal is proposed.
19. No hedgerow removal is proposed.
20. No grassland or other vegetated habitat is removed to facilitate the development.
21. No new hardstanding is proposed over existing vegetated habitat.
22. No measurable loss or degradation of onsite habitat results from the proposed development.
23. The development is submitted on the basis that the applicable statutory BNG exemption applies.

LANDSCAPE / AMENITY NOTES

24. Existing trees and significant vegetation retained.
25. Existing boundaries retained unless expressly noted otherwise.
26. No protected tree removal or pruning proposed.
27. Existing soft-landscaped areas retained.
28. Private amenity space dedicated to the proposed dwelling.
29. No additional hardstanding proposed except where expressly shown.
30. Refuse/recycling storage to be provided within the residential curtilage in an accessible but visually unobtrusive location.
31. Any new planting shall comprise appropriate locally suitable species



Block Plan 1/500

GENERAL PLANNING NOTES – PLACE ON ALL DRAWINGS

PLANNING NOTES

1. This drawing is to be read in conjunction with all other submitted planning drawings, Design & Access / Planning Statement DAS-001 and supporting information.
2. The proposal relates to the change of use and conversion of the existing detached two-storey garage to form one self-contained residential dwelling.
3. The existing building footprint, general scale, massing and roof form are to be retained. No material enlargement of the existing building footprint is proposed.
4. The application site lies within the defined settlement boundary of Seascale. Cumberland Council has previously confirmed through pre-application advice reference PAA/25/0023 that the principle of residential use is acceptable.
5. All dimensions shown are to be checked on site prior to commencement of works.
6. This drawing is prepared for planning purposes and is not to be used for construction unless separately approved and issued for that purpose.
7. All works shall comply with the relevant requirements of the Building Regulations and other statutory legislation.
8. Existing trees, vegetation and boundary treatments shall be retained unless specifically identified otherwise on the approved drawings.
9. No works are proposed requiring the removal, pruning or disturbance of trees protected by the existing Tree Preservation Order.
10. No external excavation, new foundations, new hardstanding or new service trenches are proposed within the rooting environment of retained/protected trees.
11. The proposal does not result in the loss or degradation of onsite habitat and does not affect onsite priority habitat.
12. The application site extends to approximately 458.33m² / 0.0458ha.
13. The development does not increase the existing building footprint, existing roof catchment area or existing impermeable surface area.
14. Existing surface-water drainage arrangements are to be retained.
15. The proposed dwelling shall utilise the existing foul-water drainage connection serving the building/site.
16. The Environment Agency Flood Map for Planning confirms that the application site lies within Flood Zone 1 – low probability of flooding.
17. Existing levels shall be retained unless expressly indicated otherwise.
18. No new vehicular access onto the public highway is proposed.
19. Materials and finishes shall be as shown on the approved elevations and shall complement the character and appearance of the existing building and surrounding residential development.
20. Any discrepancies between drawings shall be reported to the designer prior to commencement.

SITE LOCATION PLAN – PLANNING NOTES

21. Application site edged red.
22. Land within the applicant's ownership, where applicable, edged blue.
23. Site address:The Garage at Lingmell, Seascale, Cumbria, CA20 1HQ.
24. Proposed development: Change of use and conversion of existing detached two-storey garage to form one self-contained dwelling.
25. The application site lies within the defined Seascale settlement boundary.
26. Cumberland Council confirmed through pre-application advice reference PAA/25/0023 that the principle of residential use of the site is acceptable.
27. Refer to the submitted Block Plan for details of access, parking, private amenity space and site arrangements.
28. Existing detached garage to be converted to form one self-contained dwelling.
29. Existing building footprint retained with no material enlargement.
30. Existing vehicular access retained and unaltered.
31. Two off-street parking spaces provided within the application site.
32. Dedicated private external amenity space provided for the proposed dwelling.
33. Existing boundary treatments retained unless otherwise indicated.
34. Existing trees and vegetation retained.
35. No tree removal, pruning or works affecting protected trees are proposed.
36. No new external foundations, drainage trenches, service trenches or hardstanding are proposed within the rooting environment of retained trees.
37. Existing roof catchment area remains unchanged.
38. Existing impermeable site area remains unchanged.
39. Existing surface-water drainage arrangements retained.
40. Proposed foul drainage to connect into the existing foul-water drainage connection.
41. No new foul-water outfall is proposed.
42. Existing ground levels retained.
43. No material habitat loss or degradation results from the proposed development.
44. The application site is approximately 458.33m² / 0.0458ha.
45. The development does not affect an onsite priority habitat and is submitted on the basis that the applicable statutory Biodiversity Net Gain exemption is engaged.
46. The site lies within Flood Zone 1.
47. No new access onto the public highway is proposed.

Site Boundary

Grassed Areas

Hard Standing Areas

Address	**Garage at Lingmell, Seascale, Cumbria, CA20 1HQ**		
Project	**Proposed Change of Use to Dwelling Proposed Landscape Plan**		
Ref	**LC-CJ-007**	**Rev**	**A**
Scale	**1/500-1250**	**Date**	**29th Aug 2026**
Client	**Christina Jeffery**		**Paper Size A3**