

Bio-Diversity Net Gain Exemption Statement

Planning Description: Proposed planning application for the demolition of an existing outbuilding and development of a new residential Coach House, including associated vehicle parking area and gardens.

17 Irish Street,
Whitehaven,
Cumbria,
CA28 7BU

Full Planning Application for demolition of an outbuilding and development of a New Coach House.

Full Planning Application to be processed by Cumberland Council.

The proposed footprint of the New Dwelling House is to be kept to the “small” scale (being approx. 83 square metres) as shown on the accompanying planning drawings.

The proposed application is exempt from the Biodiversity Net Gain conditions as the development includes for a new Coach House to be built on previously developed land, land that previously occupied by a permanent structure, being the existing outbuilding (garage to be demolished).

The site does not have any recognised priority habitats, and the survey shows that the site is primarily covered by a tarmac vehicle parking area, with some small areas of grass.

Due to the position of the New Dwelling House, it is understood that the proposed development will not impact on any neighbouring linear habitats such as hedgerows.

The development is also classified as “small development” under the article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015(1).

27th August 2025