

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2307/0F1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE EXTENSION, DEMOLITION OF EXISTING GARAGE/SHEDS AND ERECTION OF NEW GARAGE
3.	Location:	GLENDALE, CROSSFIELD ROAD, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to the dwelling known as Glendale, a semi-detached property located on Crossfield Road in Cleator Moor. The property is accessed from a driveway which adjoins Crossfield Road. The dwelling is flanked by other residential properties to the north, east and south and by open fields to the west. PROPOSAL Planning Permission is sought for a two storey side extension incorporating the existing single storey garage.	

The two-storey side extension will add a family room and a gym on the ground floor and two en-suite bedrooms on the first floor.

It is proposed that the two windows on the southern elevation to serve the en-suite bathrooms will be fitted with obscure glazing and a single high window to serve the rear bedroom is also proposed.

The extension will project from the side of the dwelling by 4.4m, have an overall height of 8.6m and an eaves height of 5.5m. The extension will be slightly lower (0.8m) than the existing roof height.

The garage is to be flat roofed and be 6.6m in width and have an overall height of 3.2m.

The proposed extension will be finished in render with timber cladding, a slate and flat rubber roof and UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There are no previous applications on the site.

CONSULTATION RESPONSES

Cleator Moor Town Council

No response received.

Highways and Local Lead Flood Authority

1st response

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Advisory Statement

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

2nd response



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The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) have reviewed the revised proposals and I note the slight changes to the building layout position and dimensions. These are not significant to the LHA nor LLFA, I can therefore confirm that the response made previously should still apply.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 7 no. properties.

One letter of support has been received.

PLANNING POLICY

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021-2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

The policies relevant to this application are as follows:

Strategic Policy DS1 – Settlement Hierarchy

Strategic Policy DS2 – Settlement Boundaries

Policy DS4 – Design and Development Standards

Policy H14 – Domestic Extensions and Alterations

Policy CO7: Parking Standards

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the impact on the surrounding residential amenity.

Principle of Development

The proposed application relates to a residential dwelling within Cleator Moor to provide an extended living space for the occupants. Policy H14 of the LP supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to satisfy Policy H14 of the LP and the NPPF guidance.

Scale and Design

Policy DS4 of the LP and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. Policy H14 of the LP seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposal will add a two storey element to the side of the dwelling whilst rebuilding and incorporating the single storey garage to the south. The dwelling is sited on a large plot, capable of accommodating an enlargement of this dwelling comfortably.

The initial design showed a large extension which dwarfed the original dwelling with a roof that did not reflect the character of the parent dwelling. This was considered to be unacceptable.

The redesign of the side extension includes an overall roof height which is less than the existing, with the front elevation set back which reduces the perceived scale. In addition, the proposed materials will modernise and tidy up the property. The property is set back from the road with established boundaries and is therefore not highly visible. Notwithstanding this, the proposed extensions will modernise and improve the appearance of the property.

On this basis, the proposal is considered to meet Policy H14 of the LP and the NPPF guidance.

Residential Amenity

Policy H14 of the LP and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The proposal will be located in the side garden. The side first floor extension will reduce the distance between Glendale and the closest dwelling to the south known as Roma. Roma is a bungalow and, whilst there is a single window in the side elevation, the situation will be bettered with the frosted glass in the new first floor window of the extension to Glendale



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	<p>therefore preventing overlooking.</p> <p>No objections have been received from any of the neighbouring properties, with one letter of support received. All proposals have been considered to take future occupants into account.</p> <p>On this basis, the proposal will not have an adverse impact on the residential amenity and it is considered to comply with Policy H14 of the LP and NPPF guidance.</p> <p><u>Highway Safety</u></p> <p>Policy CO7 of the LP encourage innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking will remain unchanged to the front of the property and therefore it is considered that the existing driveway and garage will provide adequate off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to satisfy Policy CO7 of the LP and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for a two storey side extension.</p> <p>On balance, the proposed extension is considered to reflect the character and appearance of the existing property and similar extensions within the locality. The proposal is of an appropriate scale and design and would not have any significant detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>Overall, it represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p>

	<p>2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -</p> <p>Application Form, received 11th September 2024; Site Location Plan, scale 1:1250, drawing number 01001 01, received 11th September 2024; Block Plan, scale 1:250, drawing number 01002 04, received 14th January 2025; Proposed Ground Floor Plan, scale 1:50, drawing number 04101 05, received 14th January 2025; Proposed First Floor Plan, scale 1:50, drawing number 04102 05, received 14th January 2025; Proposed Roof Plan, scale 1:50, drawing number 04103 03, received 14th January 2025; Proposed Elevations, scale 1:100, drawing number 05001 06, received 14th January 2025.</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>Informative</p> <p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p> <p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<p>Case Officer: Sarah Papaleo</p>	<p>Date : 27/02/2025</p>



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Authorising Officer: N.J. Hayhurst	Date : 05/03/2025
Dedicated responses to:- N/A	