

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2347/0F1
2.	Proposed Development:	PROPOSED SINGLE STOREY SIDE EXTENSION
3.	Location:	SOUTHCROFT, WOODEND, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Potential Area for Great Crested Newts, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>The application site comprises a two-storey detached dwelling house, situated in the hamlet of Woodend, to the north of Egremont.</p> <p>The site is accessed via the main highway running through Woodend, which is situated to the west of the property. Clints Quarry Site of Special Scientific Interest is situated beyond this highway. The A5086 is situated beyond the eastern boundary.</p> <p>The dwelling has large gardens surrounding the property to all sides. The site has a significant slope, such that land to the eastern side is significantly lower than that to the west. Off street parking is available to the south west of the property.</p> PROPOSAL <p>The proposal involves the erection of a single storey extension to the south side of the dwelling, in place of a demolished construction.</p>	

The extension would create an entrance hall, garden/ sunroom, store, utility and shower room, accessible via a ramp. The extension would measure approx. 7.15m x 7.5m, with a height to eaves of approx. 2.5m to the west and approx. 3.9m to the east, due to the under build created by the sloping site to this aspect.

Finishes include rendered walls with facing brick plinth, grey tiles to the pitched roof, UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

N/A

CONSULTATION RESPONSES

Town Council

No comments to make.

Local Highway Authority and Lead Local Flood Authority

No comments required. The application should be determined in line with the Service Level Agreement.

Public Representations

The application has been advertised by way of neighbour notification letters issued to two adjacent properties. No comments have been received as a result of this consultation process.

PLANNING POLICIES

Planning law requires that 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 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 Local Plan as commenced by Copeland Borough Council.

The Local Plan 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:-

Policy DS4: Design and Development Standards

Policy H14: Domestic Extensions and Alterations

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity and highways safety.

Principle of Development

The proposed application relates to a residential dwelling within Woodend, near Egremont. The development would provide an entrance hall, garden/sunroom, store, utility and shower room within a single storey extension to the south of the dwelling.

Policy H14 of the Copeland Local Plan supports domestic extensions and alterations to residential properties subject to detailed criteria, which are considered below.

The principle of the development is therefore accepted within the context of Policy H14 of the Copeland Local Plan.

Scale and Design

Policy H14 of the Copeland Local Plan indicates that developments within the curtilage of existing properties will be permitted, provided that they would not adversely alter the existing building or street scene, and they would retain an adequate provision of outdoor amenity space to serve the property. Policy DS4 of the Copeland Local Plan indicates that all new development should meet high quality standards.

The proposal would result in a single storey extension to the southern side of the dwelling. The extension would have a reasonably large footprint, measuring approx. 7.15m x 7.5m.

	<p>The roof pitch, finishes and architectural features of the extension would replicate those of the main dwelling.</p> <p>Although the proposed single storey extension is of a reasonable scale in terms of its footprint, there is sufficient space within the gardens surrounding the dwelling to comfortably accommodate the proposal. Given that the proposal is in place of a previous development at the site, the extension is considered suitably positioned within the site. The design and finishes of the development would compare with those of the main dwelling and in the immediate locality.</p> <p>The scale and design of the development would not, therefore, adversely alter the existing building or street scene, nor would it result in overdevelopment of the site.</p> <p>The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.</p> <p><u>Residential Amenity</u></p> <p>Policy DS4 of the Copeland Local Plan states that all new development should maintain high levels of amenity. Policy S14 of the Copeland Local Plan indicates that house extensions will be permitted provided that the development would not harm the amenity of the occupiers of the parent property or adjacent dwellings.</p> <p>The application property benefits from large surrounding gardens. As a result, the proposed extension would be sufficiently separated from the boundaries so as not to have any significant adverse impact upon adjacent residential amenity.</p> <p>The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.</p> <p><u>Highway Safety</u></p> <p>Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision.</p> <p>The property currently has off street parking provision in place to the south west of the dwelling. The application details confirm the existing parking will be retained within the development.</p> <p>The proposal therefore complies with Policy CO7 of the Copeland Local Plan in this regard.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed single storey extension is of an appropriate scale and design for the site and locality, which would preserve the amenities of the area and highways safety.</p> <p>The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>



Cumberland Council

9. Conditions:

1. The development hereby permitted must commence before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents received on the respective dates and development must be carried out in accordance with them:
Application Form, received 14th October 2024
Location Plan, scale 1:1250, Drwg. No. 01001 Rev 01, received 14th October 2024
Block Plan, scale 1:500, Drwg. No. 01002 Rev 01, received 14th October 2024
Proposed Ground Floor, scale 1:50, Drwg. No. 04001 Rev 01, received 14th October 2024
Proposed Elevations, scale 1:100, Drwg. No. 05001 Rev 01, received 14th October 2024

Reason

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.

Informative Note

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.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Statement

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.

Case Officer: L. White	Date : 14/11/2024
Authorising Officer: N.J. Hayhurst	Date : 15/11/2024
Dedicated responses to:- N/A	