

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2404/HPAE
2.	Proposed Development:	PRIOR NOTIFICATION FOR THE ERECTION OF A SUNROOM
3.	Location:	PERELLO, HALLSENNALANE, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Outer Consultation Zone - Drigg 3KM,</p> <p>Outer Consultation Zone - Sellafeld 10KM,</p> <p>PROWs - Public Right of Way</p>
6.	Publicity Representations &Policy	See Report
7.	Report: <p>SITE AND LOCATION</p> <p>This application site relates to Perello, Hallsenna Lane in Seascale, a detached which is situated at the end of a private lane.</p> <p>The properties within this locality are of various size and design. The property benefits from a reasonable sized curtilage area to the front, side and rear with an existing driveway to the front. A public right of way runs to the western elevation of the site.</p>	

PROPOSAL

An application to determine if prior approval is required for a proposed large home extension has been submitted. The proposal includes the erection of a single storey rear extension that will project 5 metres from the rear wall and it will be 4.25 metres in width. It has been designed with a pitched roof, an eaves height of 2.4 metres and an overall height of 4 metres. It will include a window on the rear elevation and a patio door on the side elevation. The materials are to be render to the external walls, tiled roof and UPVC windows and door.

RELEVANT PLANNING APPLICATION HISTORY

None

CONSULTATION RESPONSES

Seascale Parish Council

No response received to date.

Public Representations

The application has been advertised by way of 3 neighbour consultations being sent – No representations have been received as a result of this consultation process.

PLANNING PROCEDURE

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house. Proposed extensions on the rear of a detached property which will project between 4 and 8 metres must submit a Notification of a proposed larger Home Extension application to the Local Authority to ascertain whether or not the proposal is Permitted Development.

Should an application receive objections from any adjoining neighbour within the determination period, the Local Planning Authority must assess whether the impact on the amenity of all adjoining properties is acceptable. No other issues can be considered.

ASSESSMENT

No objections have been received to date. Officers do not have concerns in relation to scale, design or impact upon residential amenities. On this basis, the extension is considered to be acceptable and Prior Approval is not required.



Cumberland Council

8.	Recommendation: Permitted Development	
Case Officer: K. Bamford		Date : 09/01/2025
Authorising Officer: N.J. Hayhurst		Date : 10/01/2025
Dedicated responses to:- N/A		