

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2419/0F1
2.	Proposed Development:	FIRST FLOOR EXTENSION TO PROVIDE ADDITIONAL BEDROOMS
3.	Location:	2 QUARRY COTTAGES, BANK END, BIGRIGG
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>The property is located within the open countryside to the west of Bigrigg adjacent to a former quarry and compromises a two storey semi detached dwelling which is occupied in association with the adjoining boarding kennels and cattery business.</p> <p>The property benefits from garden areas, garage, driveway and parking. There are numerous buildings adjacent to the dwelling which are used in association with the applicant's business run from the premises. The dwelling is set back from the highway by a long single track access road which would have been formally connected with the use of the adjacent site as a quarry.</p> <p>There are a small number of residential properties within the vicinity of the site at the start of the access route plus the adjoining dwelling. The site is well screened within the landscape with limited longer viewpoints from the nearby highway</p>	

PROPOSAL

The application seeks permission for the erection of an additional storey above two existing single storey extensions to form additional bedrooms with an associated internal reconfiguration of the existing accommodation.

The extensions would include dual pitched roofs with concrete tiles, rendered walls and grey upvc windows.

RELEVANT PLANNING APPLICATION HISTORY

No relevant site history

CONSULTATION RESPONSES

Parish Council

No objections

Highways Authority/LLFA

The application should be determined by the Local Authority under the service level agreement.

Public Representations

No representations received during the consultation period.

PLANNING POLICIES

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 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:

The council has agreed to adopt the Local Plan on 5 November and full weight is given to the policies contained within.

The following policies are relevant to this proposal:

Strategic Policy DS1 - Settlement Hierarchy

Policy DS4 – Design and Development Standards

Policy H14 – Domestic Extensions and Alterations

Policy CO7 – Parking Standards

Other Material Planning Considerations

National Planning Policy Framework 2023 (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, etc.

Principle of Development

The proposed application relates to a residential dwelling close to Egremont and will provide extended living accommodation in the form of an extension to the gable of the dwelling, being above an existing single storey extension plus the addition of first floor above the existing porch to the front elevation. Policy H14 of the Local Plan supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies DS4 and H14 of the Copeland Local Plan 2021-2039 and the guidance within the NPPF.

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs, whilst Policy

H14 of the Local plan seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and does not adversely affect the amenities of adjacent dwellings.

The development would see the addition of an upper floor on the same footprint as the existing ground floor extensions, to form expanded living accommodation on the upper floor plus an internal reconfiguration of the existing accommodation.

The new upper floor would incorporate the introduction of two separate dual pitch roofs matching the pitch of the main property. The smaller extension would measure 6.4m to the ridge and the extension above the kitchen would be 7.25m to the ridge, this is a similar ridge line to the main dwelling; however, is 20cm higher as the existing extension is set 20cm higher than the existing dwelling. Although the extension above the kitchen is slightly above the main ridge of the dwelling, the scale is not considered to be out of keeping with the existing property and the offset from the centerline of the property would reduce the impacts and visual appearance of the scale in comparison to the existing property.

The site itself is not readily visible from a public viewpoint and is only visible in longer views some 500m away from the nearby highway and visitors to the boarding kennels adjacent to the site. The extensions would not be seen in any significant context with the existing semi-detached property given the set back from the main facade would not be seen as the dominant feature of the property.

Although the extension is large in scale, it would still be seen as proportionally acceptable in scale to the host dwelling and the adjoining property plus would be seen in the context of the numerous outbuildings associated with the boarding kennels.

The additions to the property are considered acceptable without detriment to the overall appearance of the dwelling.

The scale and design are considered to comply with policy.

Residential Amenity

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

Two windows are proposed on the elevation looking towards the neighbours boundary (7.8m from the boundary). These windows serve a corridor and an ensuite bathroom, with the corridor window being very close to the rear gable of the host property, therefore no views would be gained into the habitable rooms of the neighbouring property. At present there would be views into the neighbours garden area from the upper floor windows within the



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	<p>dwelling and given the windows do not serve habitable rooms with the ensuite also being obscure glazed no objections are raised in terms of overlooking.</p> <p>Given the position of the extensions away from the boundary with the adjoining property, the development would not be considered to have any overbearing effects nor have any negative effects on the amenity of the adjacent property.</p> <p>Given the proposal is for additional accommodation built above the existing ground floor extensions there would be no loss in private amenity space.</p> <p>There are not considered to be any significant residential amenity issues raised by the proposal above the existing situation.</p> <p><u>Highway Safety</u></p> <p>The proposal sees a further bedroom with an internal reconfiguration and retains the existing parking and garage space; therefore, the existing parking arrangements are considered to be acceptable.</p> <p>Planning Balance and Conclusion</p> <p>The proposed extension is considered to be of an acceptable scale and design with no significant harm arising to neighbouring properties in terms of amenity. There are no significant impacts on the appearance of the dwelling or surrounding area or impacts on highway safety; the proposal is therefore considered an acceptable form of development in line with policies within the Local plan.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"> 1. The development hereby permitted must commence before the expiration of three years from the date of this permission. <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. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -</p> <ul style="list-style-type: none"> - Application Form, received 19 December 2024; - Location Plan, scale 1:1250, received 19 December 2024; - Proposed First Floor Plan, scale 1:50, drawing reference MB/5, received 19 December 2024; - Proposed Ground Floor Plan, scale 1:50, drawing reference MB/6, received 19 December 2024; - Proposed North and West Elevations, scale 1:50, drawing reference MB/7, received 19 December 2024; - Proposed South and East Elevations, scale 1:50, drawing reference MB/8, received 19 December 2024; <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>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>
Case Officer: S. Smith	Date : 12/02/2025
Authorising Officer: N.J. Hayhurst	Date : 19/02/2025
Dedicated responses to:- N/A	