



**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

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| 1. | Reference No: | 4/24/2424/0F1 |
| 2. | Proposed Development: | DEMOLITION OF OUTHOUSE & REPLACEMENT SINGLE STOREY EXTENSION |
| 3. | Location: | 11 GILLFOOT ROAD, 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: | <p>SITE AND LOCATION</p> <p>The property is located within the town of Egremont on a residential estate on the northern periphery of the town and comprises a two storey semi detached dwelling with associated residential curtilage. The property benefits from parking to the front and a garden area to the rear.</p> <p>The site is located on a large estate of similar properties, with a more modern housing development to the rear of the property.</p> <p>PROPOSAL</p> <p>The application seeks permission for the erection of an extension to the rear elevation to form a utility room and shower room. The existing single storey outbuildings would be demolished to make way for the proposed extension.</p> |

The extension being rendered walls with upvc windows and doors under a dual pitch slate roof and would measure 4.8m in projection by 2.4m in width and would have a height of 3.35m in height to the ridge.

RELEVANT PLANNING APPLICATION HISTORY

No relevant site history

CONSULTATION RESPONSES

Town Council – No objections

Public Representations

The application has been advertised by way of neighbour notification letter - No objections have been received as a result of this consultation process.

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



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Policy H14 – Domestic Extensions and Alterations

Policy CO7 – Parking Standards

Other Material Planning Considerations

National Planning Policy Framework 2024 (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.

Principle of Development

The proposed application relates to a residential dwelling within Egremont and will provide extended living accommodation in the form of an extension to the rear of the dwelling. 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 extension would have a dual pitched roof which would be 60cm higher and 45cm shorter in projection than the existing flat roofed outbuildings. The increase in height and footprint are still modest in scale and the proposed extension is of an appropriate design in keeping with the existing dwelling.

The design is considered to be acceptable and not out of character with the dwelling and surrounding area and would not have any negative effects on the street scene given the extension would not be visible when viewed from the adjacent highway.

The extension is considered to be of an ancillary scale to the host dwelling. The design and materials would reflect the host dwelling and would not detract from the overall appearance of the property.

The scale and design of the proposal is considered to comply with policies within the Local Plan.

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| | <p><u>Residential Amenity</u></p> <p>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.</p> <p>The elevation facing towards the adjoining dwelling has a small window which serves the bathroom, plus a slit window and glazed door. The adjacent property has a similar arrangement to a utility room which faces onto the host property. The proposed window and doors of the host property and the existing windows within the neighbouring property both serve non habitable rooms. It should also be noted that an extension could be built closer to the neighbouring property under permitted development with windows in the same position. Consequently, it is considered unreasonable to impose a condition requiring screening between the two properties</p> <p>The site as a whole is screened in part by a fence and by hedging, the development is not considered to have any issues with overlooking from the extension any more than the existing situation.</p> <p>The extension is set marginally off the boundary with 10 Ghyllfoot and, given the single storey nature of the building and presence of the existing outbuilding, the development is not considered to have any overbearing effects on the adjoining properties.</p> <p>Overall, no significant residential amenity issues are considered to be raised by the proposal over and above the existing arrangement.</p> <p><u>Highway Safety</u></p> <p>No issues are raised in terms of parking or highway safety.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension to the dwelling 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, 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 To comply with Section 91 of the Town and Country Planning Act 1990 as amended</p> |



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by the Planning and Compulsory Purchase Act 2004.

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: -

- Application form, received 23 December 2024
- Site Location Plan, Elevations, Floor Plans Scale 1:1250, 1:100 and 1:50, drawing reference 1466 02, received 23 December 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: <https://www.gov.uk/government/organisations/mining-remediation-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: S. Smith

Date : 15/02/2025

Authorising Officer: N.J. Hayhurst

Date : 17/02/2025

Dedicated responses to:- N/A