

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2011/0F1
2.	Proposed Development:	REMOVAL OF CONSERVATORY, CONSTRUCT NEW FAMILY ROOM WITH RAISED ROOF AREA. COVERED YARD AREA FOR PORCH, UTILITY, WC AND WET ROOM
3.	Location:	MOOR CLOSE, OUTRIGG ROAD, EGREMONT
4.	Parish:	St. Bees
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafield 10KM, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION This application site relates to Moor Close, a detached property which is located on Outrigg Road, Egremont. The property occupies a generous plot and benefits from a reasonable sized curtilage area to the front with an existing driveway/track leading to the property. There are a number of outbuildings within the rear curtilage area and the dwelling itself is located within an isolated position in the open countryside. There is a public right of way that runs to the eastern elevation of the property. PROPOSAL Planning permission is sought for the removal of a conservatory and construction of new	

family room with raised roof area. The proposed extension is to be 1.5m by 5.5m with an eaves height of 2.6m and total height 4.6m.

The proposal also seeks to erect a covered yard area to incorporate a porch, utility, WC and wet room. This is to be 2.7m in width, 7m in length, 2.5m to eaves height with a total height of 5m.

The proposed materials are to be painted render, concrete tiles to the roof and UPVC windows, all of which match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

4/14/2090/OF1 – Demolish low sub standard stable, erect general purpose stable building - Approve

CONSULTATION RESPONSES

St Bees Parish Council

No objections.

Countryside Officer

No objections to the development. However, it should be noted that FP 423019 passes along the access track to the property. The applicant must be advised that

- The granting of planning permission would not give them the right to obstruct, close or divert the public right of way shown on the attached plan.
- The public right of way as shown on the definitive map and statement must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.

Public Representations

The application has been advertised by way of site notice being placed – No representations have been received as a result of this consultation process.

PLANNING POLICY

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

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 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:-

Policy DS1 – Development Strategy

Policy DS4 – Design and Development Standards

Policy H14 – Domestic Extensions and Alterations

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 siting, scale and the potential impacts on residential amenity etc.

Principle of Development

The proposed application relates to a detached property located within an isolated position within the open countryside. Policy H14 supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of development is therefore considered to be acceptable and the extension satisfies Policy HS14 of the Copeland Local Plan and the National Planning Policy Framework.

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs. Policy H14 supports house extensions where the scale, design and materials of the proposed

development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area.

The proposed single storey extension to the property is considered to be suitably located within the site and will be erected in the same position as the existing conservatory. It is acknowledged that the proposed extension is larger than the existing conservatory, however, given the proposal is lower in height than the host dwelling itself and given it is reasonable in scale, the proposal is considered to be of appropriate scale in relation to the host dwelling and would not impact upon the appearance of the existing property itself nor would it impact upon the character of the area.

The proposal also seeks to erect a single storey infill area over the existing yard which is located between the host dwelling and the detached outbuilding. The proposed infill is considered to be suitably located within the site. The proposal is lower in height than the host dwelling itself and is reasonable in scale, therefore, the proposal is considered to be appropriate in relation to the host dwelling and would not impact upon the appearance of the existing property itself nor would it impact upon the character of the area.

This proposal occupies an isolated position. The proposal is not considered to impact upon the character and appearance of the existing property or the wider area.

On this basis, the proposal is considered to meet Policy DS4 and H14 of the Copeland Local Plan and NPPF guidance.

Residential Amenity

Policy H14 and section 12 of the NPPF seek to safeguard good levels of residential amenity.

No objections have been received from any occupiers of the nearest residential properties. The nearest neighbouring property is over 100m away, therefore the proposal is not considered to impact upon the residential amenities in terms of overbearing development, loss of privacy and loss of light.

On this basis, residential amenity issues are considered to be minimal and therefore the proposal is considered to satisfy Policy H14 and the NPPF.

Highway Safety

Policy H14 requires the operational car parking needs of the property to continue to be met.

There are no alterations to be made to the existing car parking arrangements to the site. There is sufficient parking within the curtilage of the property to serve the dwelling. Therefore, the existing car parking arrangements to the site are considered acceptable.

On this basis, the proposal is considered to comply with Policy H14 and the Cumbria Development Design Guide.

Planning Balance and Conclusion

The application seeks to erect a single storey extension and create an infill between the



Cumberland Council

	<p>dwelling itself and detached outbuilding.</p> <p>The proposed extensions are considered to be appropriate in scale and design and will not have any detrimental impact upon the amenities of the neighbouring properties or highway safety.</p> <p>On balance, the proposed works represent an acceptable form of development which accords with the policies set within the Copeland 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 must commence 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. 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> <p>Application Form, received 13/01/2025;</p> <p>Site Location Plan, scale 1:1250 received 13/01/2025;</p> <p>Dwg WP/12 Proposed Block Plan, scale 1:500 received 13/01/2025;</p> <p>Dwg WP/3 Proposed Ground Floor Plan, scale 1:50 received 13/01/2025;</p> <p>Dwg WP/4 Proposed Elevations, scale 1:50, received 13/01/2025;</p> <p>Dwg WP/6 Proposed Yard Area Floor Plan, Scale 1:50, received 13/01/2025;</p> <p>Dwg WP/9 Proposed Yard Area Front Elevation, Scale 1:50, received 13/01/2025;</p> <p>Dwg WP/10 Proposed Yard Area Rear Elevation, scale 1:50, received 13/01/2025;</p> <p>Reason</p> <p>To conform with the requirements of Section 91 of the Town and Country Planning Act 1990,</p>

as amended by the Planning and Compulsory Purchase Act 2004.

Informative Notes

Countryside Access Team Comments

We have no objection to the development. However, it should be noted that FP 423019 passes along the access track to the property. The applicant must be advised that:

- The granting of planning permission would not give them the right to obstruct, close or divert the public right of way shown on the attached plan.
- The public right of way as shown on the definitive map and statement must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.

Coal Informative

The proposed development site 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, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.

Case Officer: K. Bamford

Date : 13/02/2025

Authorising Officer: N.J. Hayhurst

Date : 24/02/2025

Dedicated responses to:- N/A