

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2058/0F1
2.	Proposed Development:	PROPOSED TWO STOREY REAR EXTENSION
3.	Location:	18 TOWER VIEW, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>This application site relates to 18 Tower View, a semi-detached property situated on an existing housing estate within Egremont.</p> <p>The property benefits from a reasonable sized curtilage area to the front and rear with an existing driveway. The rear garden land slopes significantly to the north.</p> PROPOSAL <p>Amended plans have been received as part of the planning application, the planning permission now seeks consent for the erection of a two-storey rear extension that is to project beyond the rear wall by 3.3m and will be 3.3m wide. It has been designed with a flat roof and will extend up to a height of 6.3m. The two-storey aspect is to be set 3m from the neighbouring boundary, the single storey element which will adjoin the neighbouring property is to be 3m by 3.3m and will be 3.6m in total height with a flat roof design.</p> <p>The proposed extension will incorporate a kitchen to the ground floor and an additional</p>	

bedroom with a wardrobe to the first floor.

The extension will be faced externally with white K Render and the roof will be covered with a combination of black concrete tiles and black rubber. The windows and doors are to be constructed of white UPVC.

RELEVANT PLANNING APPLICATION HISTORY

None

CONSULTATION RESPONSES

Egremont Town Council

No objections but would ask for neighbour consultations to be carried out.

Highways Authority

As this falls under our service level agreement, this application does not need to be submitted to the LHA or LLFA; subject to the highway and drainage aspects of such applications being considered in accordance with the agreement. The highway and drainage implications of this application can therefore be decided by the LPA.

Public Representations

The application has been advertised by way of 4 neighbour consultations being sent – 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 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.

Principle of Development

The proposed application relates to a semi-detached property located within a residential housing estate. 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 two storey and single storey extension is to be located to the rear of the property. The proposed extension as amended is considered to be suitably located within the site. There will be limited views of the proposal from within the streetscene given its location

to the rear of the property. The proposed extension is considered to be appropriate in scale in relation to the host dwelling itself and would not impact upon the appearance of the existing property.

The proposed two storey and single storey rear extension, given its scale and design would not impact upon the appearance of the property itself, nor would it impact upon the character of the area.

Given there will be minimal views from within the streetscene, the proposal is not considered to impact upon the character and appearance of the existing property and the wider residential 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.

Concerns were raised with the original plans submitted with regard to the impact upon residential amenities to the adjoining property in terms of dominance, loss of light and un-neighbourly development. Following discussions, the agent has since provided amended plans which show the two-storey element 3m away from the boundary of the property and the proposal will continue to retain the single storey aspect that adjoins the neighbouring property. No objections have been received in relation to the reconsultation process.

The proposed extensions involve a single and two-storey extension to the rear of the property. The single-storey extension that will extend beyond the rear wall by 3.3m and will have a flat roof design which will be 3.6m in total height. Although it is to be built up to the boundary the scale of the proposal would not materially harm the amenities of the occupants of the neighbouring properties. A single storey extension could be erected in this position under permitted development rights and this fall-back position is a material consideration.

The proposed two-storey extension is to be set back from the neighbouring property 'No 17' by 3m. The proposed extension, as amended, is now considered to reduce any potential loss of light and dominance or overbearingness to an acceptable degree.

The two-storey aspect seeks to infill an existing area to the rear of the property along with extending out to the rear 3.3m. Although it is accepted that there will be some loss of light to the neighbouring property 'No 19', given the separation distances between the two properties with the driveways forming a separation, this impact is not considered to be sufficient to warrant refusal in this instance.

On this basis, the amended 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.

	<p>There are no alterations to be made to create additional parking spaces within the curtilage of the site. The property can accommodate 1 car at present and this will be retained. Although the proposed extension will provide an additional bedroom there is on street parking available within the locality which can meet any additional need.</p> <p>The Highways Authority have confirmed that as this falls under our service level agreement, this application does not need to be submitted to the LHA or LLFA; subject to the highway and drainage aspects of such applications being considered in accordance with the agreement. The highway and drainage implications of this application can therefore be decided by the LPA.</p> <p>On this basis, the proposal is considered to comply with Policy H14 and the Cumbria Development Design Guide.</p> <p>Planning Balance and Conclusion</p> <p>The application seeks to erect both a two-storey and single storey extension to the rear of the property.</p> <p>The proposed extensions as amended are considered to be appropriate in scale and design within the street-scene 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:- Application Form, received 20/02/2025;</p> <p>Dwg 18TV-LMC-001 Rev A – Existing Site and Proposed Block Plan, scale 1:1250 and 1:500</p>

	<p>received 10/04/2025; Dwg 18TV-LMC-009 - Proposed First Floor Plan, scale 1:50, received 27/03/2025; Dwg 18TV-LMC-003 – Proposed Elevations and Floor Plans, scale 1:100, received 27/03/2025; Dwg 18TV-LMC-004 – Proposed North Elevation Plan, scale 1:50, received 27/03/2025 Dwg 18TV-LMC-010 – Existing and Proposed Drainage Plans, scales 1:100 and 1:250, received on 27/03/2025.</p> <p>Reason</p> <p>To conform with the requirements 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, 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. In this context, having identified matters of concern with the application as originally submitted and, following negotiations with the applicant, acceptable amendments and solutions to the proposal have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.</p>
Case Officer: K. Bamford	Date : 10/04/2025
Authorising Officer: N.J. Hayhurst	Date : 14/04/2025
Dedicated responses to:- N/A	