

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2061/0F1
2.	Proposed Development:	DEMOLITION OF EXISTING SUMMER HOUSE AND REPLACE WITH LARGER SUMMER HOUSE
3.	Location:	36 THREAPLANDS, CLEATOR MOOR
4.	Parish:	Cleator Moor
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION <p>This application site relates to 36 Threaplands, a semi-detached property situated on an existing housing estate within Cleator Moor.</p> <p>The property occupies a corner position within the estate and benefits from a reasonable sized curtilage area to the front, side and rear with an existing driveway to the front.</p> PROPOSAL <p>Planning permission is sought for the erection of a single-storey rear extension that is to replace an existing conservatory and will be 6m in length, 3.5m in width, 2.1m to eaves and 3m in total height.</p> <p>The extension is to be constructed of facing brick with a slate effect roof, anthracite grey UPVC windows and Anthracite aluminum bifold doors.</p> RELEVANT PLANNING APPLICATION HISTORY	

None

CONSULTATION RESPONSES

Cleator Moor Town Council

No objections.

Public Representations

The application has been advertised by way of 9 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



Cumberland Council

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 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 single storey extension is to be sited to the rear of the property and seeks to replace an existing single storey conservatory. The proposal will be larger in scale by an additional 2.7m than the existing structure. The proposal is considered to be suitably located within the site and of an appropriate scale in relation to the host dwelling. It would not impact upon the appearance of the existing property itself.

There will be some views of the proposal from within the streetscene, however these will be minimal given there is a solid fence that forms a boundary to the site. Therefore the proposed 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 local 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.

The proposal involves a rear extension that will be 2.7m longer than the existing conservatory structure. The proposal would extend from the rear wall by 6m in total, with a height of 2.1m to eaves level and have a total height of 3m. The proposal is to be sited up to the boundary between the two neighbouring properties.

	<p>Whilst the scale of the proposal is large it is noted that a generous extension could be erected in this part of the site under permitted development rights. No objections have been received from the occupiers of the neighbouring properties.</p> <p>On this basis the scale is not of sufficient to warrant refusal in terms of overbearing development or significant loss of light. There are no windows proposed in the side elevation adjoining the neighbours, which will mitigate any potential impact upon loss of privacy.</p> <p>On this basis, residential amenity issues are considered to be minimal and therefore the proposal is considered to satisfy Policy H14 and the NPPF.</p> <p><u>Highway Safety</u></p> <p>Policy H14 requires the operational car parking needs of the property to continue to be met. There are no alterations to be made upon the existing car parking arrangements to the site, the proposal will not impact upon the existing arrangements and therefore it is not considered that the proposal would impact upon existing highway conditions.</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 a single storey rear extension to replace the existing conservatory.</p> <p>The proposed extension is 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>



Cumberland Council

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 19/02/2025;
- Site Location Plan, scale 1:1250 received 19/02/2025;
- Proposed Plans and Elevations, scale 1:50 received 19/02/2025;

Reason

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.

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 : 28/03/2025

Authorising Officer: N.J. Hayhurst

Date : 28/03/2025

Dedicated responses to:- N/A