

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2065/0F1
2.	Proposed Development:	Erection of rear two storey extension to incorporate additional living space and overcladding existing offshoot with rendered insulation.
3.	Location:	2 Lund Cottages, Lamplugh
4.	Parish:	Lamplugh
5.	Constraints:	ASC Adverts Coal – Standing Advice PROW'S – Public Right of Way
6.	Publicity Representations & Policy	See Report
7.	Report: SITE AND LOCATION This application site relates to 2 Lund Cottages, a mid-terraced property situated within Lamplugh. The property is accessed via a private lane that serves a number of residential properties that are located within this locality. The property benefits from a small area of curtilage to the rear and a reasonable sized curtilage area to the front. PROPOSAL Planning permission is sought for the erection of a two-storey extension that is to infill an area to the rear elevation. The extension will incorporate a utility to the ground floor and office to the first floor. The materials are to be polymer render on external insulation, a slate roof and UPVC doors and windows.	

RELEVANT PLANNING APPLICATION HISTORY

None

CONSULTATION RESPONSES

Lamplugh Parish Council

No representations received to date.

Countryside Access Officer

No representations received to date.

Public Representations

The application has been advertised by way of 4 neighbour consultations which were sent to the adjoining properties. 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 scale and design and the potential impacts on residential amenity and highway safety.

Principle of Development

The proposed application relates to a mid-terraced property located within Lamplugh. 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 extension to the rear of the property is considered to be suitably located within the site and is to provide an infill between an existing void area.

The design of the proposal is similar to those that currently exist to the rear of these properties within the locality and therefore it is considered that the proposal is appropriate in scale in relation to the host dwelling and would not impact upon the appearance of the existing property itself.

The proposal also includes the installation of external insulation and render to the exterior.

There will be minimal views of the proposal from within the streetscene of the proposal. The proposed two-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.

It would also replicate similar extensions within the locality.

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.

To date no objections have been received from neighbouring properties. The proposed two-storey extension is considered to be appropriate in scale. It is to be the same height as the adjoining two storey extension that currently exist on the site. Given the proposal will be adjoining the neighbouring property, Certificate B has been completed as appropriate.

Given the proposal seeks to infill an existing yard area between two rear two storey extensions, the proposal is not considered to impact upon the two adjoining properties in terms of overbearing development or loss of light. An additional neighbouring property to the northwest of the proposal will be approximately 11m from the rear elevation. The applicant does propose to install a door to the ground floor and a window to the rear elevation which will be incorporated into an office room. Although the proposal does create an upper floor which will have an outlook onto the property located to the northwest, as there are similar additions that adjoin the proposal site it is not considered that the additional window would result in loss of privacy over and above what already exists in this locality.

On this basis, impacts on residential amenities 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 at the site, and therefore it is not considered that the proposal would impact upon existing highway conditions.

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

Public Right Of Way

A PROW lies to the south-west of the proposal site. The Countryside Officer has been consulted as part of the proposal. No comments have been provided to date.

The proposal is not considered to directly impact upon the public right of way given the distance the proposed extension will be from FP412010. An informative is attached to the decision notice to ensure that a permit is obtained as necessary if any works impact upon the footpath.

Planning Balance and Conclusion

The application seeks to erect a two-storey rear extension and the installation of external insulation which will be finished with render.

	<p>The proposed extension and alterations are considered to be appropriate in terms of scale and design and will not have any detrimental impact upon the amenities of the occupiers of 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 24/02/2025; Dwg 241102-01 – Proposed Floor Plans and Elevations, scale 1:100 and 1:500, received 24/02/2025; Site Location Plan, scale 1:1250, received 24/02/2025.</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>Informative Note</p> <p>The granting of planning permission does not give the applicant the right to block or obstruct the adjoining public right of way.</p> <p>The public right of way must be kept open and unaltered for public use unless an order is made to divert, stop up or to temporarily close has been confirmed.</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>
<p>Case Officer: K. Bamford</p>	<p>Date : 16/04/2025</p>
<p>Authorising Officer: N.J. Hayhurst</p>	<p>Date : 17/04/2025</p>
<p>Dedicated responses to:- N/A</p>	