

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2075/0F1
2.	Proposed Development:	DEMOLITION OF GARAGE AND REPLACEMENT HOME OFFICE/SNUG
3.	Location:	GREAT GABLE, 3 LINKS CRESCENT, SEASCALE
4.	Parish:	Seascale
5.	Constraints:	<p>ASC Adverts</p> <p>Safeguard Zone</p> <p>Coal - Off Coalfield</p> <p>Key Species - Potential areas for Natterjack Toads</p> <p>DEPZ Zone</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations & Policy	<p>Neighbour Notification Letter: YES</p> <p>Site Notice: NO</p> <p>Press Notice: NO</p> <p>Consultation Responses: See report</p> <p>Relevant Planning Policies: See report</p>
7.	Report:	SITE AND LOCATION

The property is located on a large residential housing estate within the village of Seascale and comprises a two storey semi detached dwelling with a detached single garage. The property benefits from a driveway and garden areas to the front and rear of the property.

PROPOSAL

The application seeks permission for the replacement of the existing detached garage with the erection of an extension to the gable elevation to form a snug/study area with downstairs bathroom.

The extension would be built with brick walls, upvc windows and doors under a dual pitch tile roof. It would measure 6.85m in length by 3m in width and would have a ridge height of 4.35m.

RELEVANT PLANNING APPLICATION HISTORY

4/23/231/0F1 - Demolition of garage and replacement single story extension to side to form bedroom and wet room - Approved

CONSULTATION RESPONSES

Parish Council

No objections subject to the provision of off-road parking.

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

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 and highway safety.

Principle of Development

The proposed application relates to a residential dwelling within Seascale and will provide extended living accommodation in the form of an extension to the gable 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 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 project from the gable removing the gap between the existing garage and dwelling and would project slightly forward from the front elevation in line with the existing

porch area. The proposed dual pitched roof would be higher than the existing detached garage, the increase in height above the existing arrangement and increase in footprint are still considered to be modest in scale.

The design is considered to be acceptable and would not be out of character with the dwelling and surrounding properties on the wider estate. There would be no negative effects on the street scene arising from the proposal.

The extension would be considered ancillary in scale to the host dwelling with the design and materials reflecting the host dwelling which 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.

Residential Amenity

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.

The elevation facing towards the adjoining dwelling has an existing upper floor window which would be reduced in scale and so no new overlooking elements are introduced by this aspect.

The rear of the site is screened by an existing fence with new windows at ground floor looking into the garden area, plus, no new windows would be introduced to the gable. On this basis the development is not considered to have any additional issues with overlooking from the extension beyond the current situation with the existing dwelling.

The extension is set marginally off the boundary with 1 Links Crescent and, given the single storey nature of the building and presence of the adjacent garage, the development is not considered to have any overbearing effects on the adjoining properties.

Overall no significant residential amenity issues are considered to be raised by the proposal over and above the existing arrangement.

Parking

The loss of the garage/parking space was accepted under the earlier 2023 application. Given the short length of the driveway further clarification has been provided in relation to the remaining in curtilage parking space as the proposed extension would project further forward than previously approved. The applicant has provided an additional block plan to demonstrate that the driveway would still be capable of beneficial use measuring 5m in length.

On this basis it is considered that a satisfactory provision of an off street parking space can still be achieved.

Ecology

The application site is identified as being a potential area for Natterjack Toads. The application site is not located within 200 metres of a watercourse (as indicated within the

	<p>ALGE trigger list) and therefore it is not considered to be supported by any ecology details as the site is located within a built-up residential area.</p> <p>On this basis it is considered that it would not be necessary to seek a protected species survey for this minor householder application as the location of the works being carried out are to an area that already contains an area of hard surface, and therefore it is not considered that this development will disturb any habitats</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension to the dwelling is 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.</p> <p>On this basis 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</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> <ol style="list-style-type: none"> 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>Application form, received 3 March 2025</p> <p>Site Location Plan, Block Plan, Elevations, Floor Plans Scale 1:1250, 1:500 and 1:100, drawing reference 1416 02 Rev B, amended plan received 16 April 2025</p> <p>Reason</p> <p>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.</p>

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: Sarah Smith**Date : 16/04/2025****Authorising Officer: N.J. Hayhurst****Date : 17/04/2025****Dedicated responses to:- N/A**