

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2195/0F1
2.	Proposed Development:	ERECTION OF DETACHED GARAGE
3.	Location:	2 WYNFIELD, ARLECDON PARK ROAD, ARLECDON
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: Site and Location <p>The application site comprises a modern single storey semi-detached dwelling house in Arlecdon. The dwelling is situated to the southern side of Arlecdon Parks Road. Access to the site is available via a lane from Arlecdon Parks Road, which is also utilized by a cluster of dwellings.</p> <p>The dwelling has front, side and rear gardens. Off street parking is provided via a large hardstanding area to the front of the property.</p> Proposal <p>Planning permission is sought for the erection of a detached garage to the front of the property, to the north west of the application site. The garage would measure approx. 4.52m x 7.3m, with a maximum height of approx. 2.84m. The roof would have a slight fall. Proposed external finishes include UPVC and metal clad walls with colour to match the application property, black EPDM roof covering, white UPVC window and roller shutter door.</p>	

Relevant Planning History

N/A

Consultation Responses

Parish Council

No response received within the consultation period.

Local Highways Authority

The application falls within the remit of the Service Level Agreement. The highways and drainage implications of the application can therefore be decided by the Local Planning Authority.

Public Representations

The application has been advertised by way of neighbour notification letters issued to adjacent properties. No comments or representations have been received as a result of this consultation exercise.

Planning Policies

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 Local Plan as commenced by Copeland Borough Council.

The Local Plan 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 DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy H14: Domestic Extensions and Alterations

Policy CO7: Parking Standards

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, highways safety and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Arlecdon. The development would provide a detached structure within the front garden of the property, to the north west side of the application site.

Policy H14 of the Copeland Local Plan supports domestic extensions and alterations to residential properties subject to detailed criteria, which are considered below.

The principle of development is therefore accepted within the context of Policy H14 of the Copeland Local Plan.

Scale and Design

Policy H14 of the Copeland Local Plan indicates that developments within the curtilage of existing properties will be permitted, provided that they would not adversely alter the existing building or street scene, and they would retain an adequate provision of outdoor amenity space to serve the property. Policy DS4 of the Copeland Local Plan indicates that all new developments should meet high quality standards.

The southern side of Arlecdon Parks Road is bound by mature hedgerow and planting with interspersed development. The application site and adjoining property are accessible via a lane from Arlecdon Parks Road, with the frontages of both being bound by planting between the properties at Wynfield and Arlecdon Parks Road. As a result, the frontage of the application property is relatively well screened from local vantage points.

The proposed garage, although forward of the principal elevation of the application property,

would be positioned to the north west side of the front garden. The area for development is bound by the mature planting to the front and side such that the proposal would not be visible from outside the application site. The siting of the garage would not obscure or interfere with views of the dwelling on approach. The proposed siting is considered to be acceptable and appropriate for the site.

The proposal has been designed with modern finishes and form, which is commensurate with the general character and architecture of the site. The scale and massing of the proposal is considered suitable for the site.

There is sufficient space within the gardens of the dwelling to comfortably accommodate the proposals.

The scale and design of the development would not, therefore, adversely alter the existing building or street scene, nor would it result in overdevelopment of the site.

The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

Residential Amenity

Policy DS4 of the Copeland Local Plan states that all new development should maintain high levels of amenity. Policy H14 of the Copeland Local Plan indicates that house extensions will be permitted provided that the development would not harm the amenity of the occupiers of the parent property or adjacent dwellings.

The proposed detached garage would be situated to the north west of the site. There are no neighbouring properties in place to the north and west of the application property such that this position would not affect residential amenity to these sides. The proposal would be sufficiently separated from the adjoining property. The scale, massing and siting of the proposal would not result in any significant adverse impacts upon adjacent residential amenity.

The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

Highway Safety

Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision.

The proposal would involve the creation of additional parking provision at the site.

The proposal therefore complies with Policy CO7 of the Copeland Local Plan in this regard.

Flood Risk

Strategic Policy DS6 of the Copeland Local Plan looks to ensure flood risk is reduced and mitigated through appropriate measures within development.

The application site is within Flood Zone 1, with low risk of flooding. The development would



Cumberland Council

	<p>not significantly increase the risk of flooding at the site or within the surrounding area.</p> <p>The proposal therefore complies with Policy DS6 of the Copeland Local Plan in this regard.</p> <p><u>Biodiversity Net Gain</u></p> <p>Biodiversity Net Gain is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The statutory framework for biodiversity net gain involves discharge of the biodiversity net gain condition following the grant of planning permission, to ensure the objective of at least 10% net gain will be met for a development.</p> <p>The application details indicate that it is believed that if permission is granted for the development to which the application relates, the biodiversity net gain condition would not apply.</p> <p>There are exemptions to the biodiversity net gain requirement. An exemption applies to development which is the subject of a householder application. It is therefore accepted that the biodiversity net gain condition should not be applied in this case.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed development is of an appropriate scale and design for the site and the locality. It would preserve the amenities of the area and highways safety.</p> <p>The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted 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 received on the respective dates and development must be carried out in accordance with them:

Application Form, received 5th June 2025
Site Location Plan, scale 1:1250, received 5th June 2025
Proposed Site Plan, scale 1:1250, received 5th June 2025
Proposed Plans and Elevations, received 5th June 2025

Reason

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.

Informative Note

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply. Applicable exemption: Householder development.

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. In this context, having identified matters of concern with the application as originally submitted and, if applicable, 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.



**Cumberland
Council**

Case Officer: L. White	Date : 30/07/2025
Authorising Officer: N.J. Hayhurst	Date : 30/07/2025
Dedicated responses to:- N/A	