

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2238/0F1
2.	Proposed Development:	NEW FRONT PARKING SPACE AND PORCH
3.	Location:	92 CAMBRIDGE ROAD, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts Coal – Standing advice
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION <p>The property is located within the town of Whitehaven on a residential estate on the south eastern periphery of the town and comprises a two storey semi detached dwelling with associated residential curtilage. The property benefits from gardens to the front and rear with a parking area to the gable. The dwelling is set back from the carriageway edge by a low domestic fence.</p> <p>The site is located on a residential estate of similar, modern properties with the adjacent dwelling set at a lower level than the host property.</p>	

PROPOSAL

The application seeks permission for the erection of an extension to the front elevation to form a porch at ground floor plus the reconfiguration of the front of the property to provide an extended drive area.

The extension is to be constructed of facing brick walls, single ply grey flat roof to the porch grey upvc windows and doors. The porch is raised due to the internal ground floor level and would be accessed by a new set of external steps.

RELEVANT PLANNING APPLICATION HISTORY

No relevant site history

CONSULTATION RESPONSES

Town Council

No negative objections or comments.

Highways Authority/LLFA

No objections

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.

Principle of Development

The proposed application relates to a residential dwelling within Whitehaven and it will provide a small extension to the living accommodation in the form of a porch to the front of the dwelling and remodeled driveway. 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.

Ordinarily domestic dwellings can create parking and hard standing areas within the curtilage of the dwelling subject to compliance with certain criteria; however, in this instance engineering works would be undertaken to reduce the level of the ground to the front of the property to create the extended driveway and remodel the existing drive. Numerous other properties within the estate have created parking areas to the front curtilages, most likely through permitted development rights.

The small porch on the front elevation would be of a flat roof design on a raised brick plinth with the relocation of the steps serving the property due to the introduction of the new porch and reduction in ground levels. The alterations to the front elevation are considered to be of a modest scale and design.

The extensions would be readily visible from a public perspective from the adjacent highway; however, it would not have any negative impacts on the users of the nearby highway in terms of scale and design.

The design is considered to be acceptable and in keeping with the character of the dwelling and surrounding area and would not have any negative effects on the street scene.

The porch is considered to be of an ancillary scale to the host dwelling with the design and materials reflecting the host dwelling and would not detract from the overall appearance of the property.

The scale and design of the proposal is considered to comply with policy.

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.

Given the extension will not create any habitable rooms the proposal is not considered to introduce any issues relating to overlooking any more than the existing situation.

Although the site is elevated from the adjacent dwelling 90 Cambridge Road, when considering the setback distance of this and position away from the boundary of the adjoining semi-detached dwelling 94, the modest scale and position of the alterations to the front of the property would not be considered to have any overbearing effects on the adjoining properties.

Officers consider that no significant residential amenity issues are raised by the proposal over and above the existing arrangement.

Highway Safety

The property at present utilises the area adjacent to the gable/front of the property for parking and although the plans show a vehicle parking parallel with the highway a vehicle could still be parked perpendicular to the highway within the curtilage.

Officers are of the opinion that the on-street parking within the vicinity of the site would not be significantly displaced by the introduction of a wider driveway and the reconfiguration of the parking within the site is acceptable and has sufficient capacity with no harm to highway safety or negative effects on the parking within the area.

Drainage is proposed within the site which would prevent any surface water running off the site onto the highway.

Biodiversity Net Gain

	<p>Policy N3 of the LP requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1 above. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.</p> <p>In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however except from these BNG requirements. 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 the application falls under a householder application, therefore the proposal falls within the list of developments except from providing Biodiversity Net Gain.</p> <p><u>Other Issues</u></p> <p>Any rebuilding of boundary walls could be carried out under permitted development rights subject to not exceeding any former height.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed extension to the dwelling and alterations to the drive are 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, 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>

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 4 July 2025;

Site Location Plan, scale 1:2500, drawing reference 25/0432/01, received 4 July 2025;

Proposed Block Plan, scale 1:200 at A3, drawing reference 25/0432/13; received 4 July 2025

Proposed Ground Floor Plan, scale 1:50 at A3, drawing reference 25/0432/06, received 4 July 2025;

Proposed Alterations and Extensions Front and Side Elevations, scale 1:50 at A3, drawing reference 25/0432/07, received 4 July 2025;

Proposed Alterations and Extensions Side Elevation, scale 1:50 at A3, drawing reference 25/0432/08, received 4 July 2025;

Proposed Alterations and Extension Rear Elevation, scale 1:50 at A3, drawing reference 25/0432/09, received 4 July 2025;

Proposed Alterations and Extensions Sectional Elevation, scale 1:50 at A3, drawing reference 25/0432/10, received 4 July 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 Notes

Coal – Standing advice

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>

Biodiversity Net Gain – Exemption Applicable

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

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

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Cumberland Council.

There are statutory exemptions which mean that the biodiversity gain condition does not always apply.

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 of the statutory exemptions is considered to apply.

Applicable exemption: Householder development.

Work within or near the Highway

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

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 : 11/09/25

Authorising Officer: N.J. Hayhurst

Date : 12/09/2025

Dedicated responses to:- N/A