

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2266/0F1	
2.	Proposed Development:	DEMOLITION OF EXISTING ATTACHED DOUBLE GARAGE; ERECTION OF FRONT EXTENSION TO PROVIDE WORKSHOP, DRESSING ROOM AND EN SUITE (AT FIRST FLOOR LEVEL); ERECTION OF FRONT PORCH; AND ALTERATION/HEIGHT INCREASE TO ROOF OF MAIN DWELLING	
3.	Location:	56 GOSFORTH ROAD, SEASCALE	
4.	Parish:	Seascale	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations & Policy	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report

7.

Report:

Site and Location

This application relates to 56 Gosforth Road, also known as Greengate, a detached bungalow located within the centre of Seascale. The property fronts onto, and is accessed from Gosforth Road, and benefits from a small front and larger rear garden.

The site is bounded to the south west by a neighbouring residential property, to the south east by the Windscale Club, and to the north east by the access serving the Club.

Relevant Planning History

No relevant planning history.

Proposal

This application seeks planning permission for the demolition of an existing attached double garage, and the erection of a front extension to provide a workshop, dressing room and ensuite, the erection of a front porch, and the alteration/height increase to the roof of the main dwelling.

The property currently benefits from an attached double garage, which extends beyond the front elevation of the dwelling. The garage benefits from a flat roof and will be demolished as part of the proposed works at the site.

The proposal seeks to erect a front extension, in place of the demolished garage. The proposed extension will project beyond the front elevation of the dwelling by 6.41m and will extend 5.14m along this elevation. The proposed extension will wrap around the south west gable of the dwelling by 0.96m. The proposed extension will benefit from a gambrel roof, with an eaves height of 2.8m and an overall height of 6.17m. Internally, the proposed extension will create a workshop within the ground floor and will accommodate a dressing room and ensuite within the roof space to serve one the existing bedrooms within the property.

The proposal also seeks to alter and increase the overall height of the roof of the main dwelling. The existing property is simple in character and benefits from a dual pitched roof, with an eaves height of 2.79m and an overall height of 5.88m. The proposed works would alter the roof of the dwelling to a gambrel roof with an eaves height of 2.8m and an overall height of 6.92m. The proposed alterations to the existing roof space would allow for the two existing bedrooms to be enlarged and would introduce a small bathroom and store.

The application also seeks planning permission for the erection of a front porch measuring 1.06m x 2.26m. The proposed porch will benefit from an eaves height of 2.14m and an



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overall height of 2.93m.

Externally, the development will be finished with render, roof tiles and UPVC windows and doors to match the existing dwelling.

Consultation Responses

Seascale Parish Council

No objections to the application with the following comment, the design of the building is out of keeping with other properties in the area.

Cumberland Council – Highway Authority & Lead Local Flood Authority

4th August 2025

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.

If you have a particular aspect of this application you wish us to consider, please feel free to contact me direct.

8th August 2025

As this falls under our Service Level Agreement (SLA) with your Council, this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

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If you have a particular aspect of this application you wish us to consider, please feel free to contact me direct.

Public Representation

This application has been advertised by way neighbour notification letters issued to 5 properties. No responses have been received to this statutory notification period or the reconsultation on the amended description for the application.

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 the 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 following policies are relevant to this application:-

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy H14: Domestic Extensions and Alterations

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy CO4: Sustainable Travel

CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Planning Practice Guidance (NPPG)

National Design Guide

Cumbria Development Design Guide

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

The main issues raised by this application are the principle of development; effect of the proposed development on character and appearance; impact on residential amenity; impact on highway safety; flood risk and drainage; and impact on biodiversity and ecology.

Principle of Development

The application relates to an existing residential dwelling within one of the Borough's Key Service Centres.

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

Effect of the Proposed Development on Character and Appearance

Policies DS4 of the Copeland Local Plan seek to create high quality developments which respond positively to the character of the site and the wider setting.

Policy H14 of the Copeland Local Plan indicates that developments within the curtilage of existing properties will be permitted, provided that 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.

Section 12 of the NPPF seeks to safeguard high standards of amenity for existing and future users. Developments should add to the overall quality of the area, should be sympathetic to the local character, and should establish and maintain a strong sense of place.

Developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The National Design Guide also sets out ten characteristics to reflect the Government's priorities for well-designed places. This guidance is a material planning consideration that carries significant weight in the planning balance. The proposed scale, form and appearance are therefore the main considerations/concerns raised by this proposal.

The application site lies within a predominantly residential area within the centre of Seascale. The property fronts onto Gosforth Road, the main highway through the village. The dwelling

is located in a prominent position due to siting adjacent to the access to the Windscale Club. The area is characterised by detached dwellings, benefiting from a simple character and dual pitched roofs which front onto the highway.

The proposal seeks to erect a large front extension and alter the existing roof of the dwelling with both elements of the proposal benefitting from a gambrel roof. The proposed roof structure is considered to significantly and adversely alter the character and appearance of the existing dwelling in scale, design, and its overall built form. The proposed roof will increase the overall height of the dwelling and will significantly alter the simple traditional character of the existing bungalow. The development will result in an incongruous form of development which would have a significant detrimental impact on the visual amenity and character of the wider area. The prominent position of the existing property would further accentuate the alternative design within a residential area benefitting with a strong simple built form.

Whilst no objections have been raised by the Parish Council, it is noted that the design of the building is out of keeping with other properties in the area.

On this basis, it is considered that the proposal results in an inappropriate form of development that would have an adverse effect on the character and appearance of the existing residential property and the wider streetscene. This conflicts with Policies DS4 and H14 of the Copeland Local Plan 2021 - 2039 and the guidance set out in the National Design Guide.

Impact of Development on 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 existing separation with the neighbouring properties, particularly those to the south, are retained by the development. Whilst the development will create a greater massing, through the alterations to the main dwelling roof and the erection of a larger front extension, the proposed is not considered to create overlooking issues or loss of amenity for the existing neighbouring residential properties.

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

Impact on Highway Safety

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

The property is currently served by a driveway which provides a parking area for the dwelling.



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The development will not increase the number of bedrooms within the property or alter the existing parking arrangements for the property.

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

Flood Risk & Drainage

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1.

The proposal will be constructed upon a similar footprint of the garage to be demolished and within the front garage which is predominantly hard surfacing. The development is therefore not considered to increase flood risk within the site or elsewhere.

The LLFA have offered no comments on this application.

On the basis the proposal is therefore considered to achieve the requirement of Policies DS6 and DS7 of the Copeland Local Plan, and the NPPF.

Impact on Biodiversity and Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 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. 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.

The application site is identified as being a potential area for Natterjack Toads, however, the application is not located within 200m of a watercourse (as indicated within the ALGE trigger list) and it is therefore not considered to be supported by any ecology details as the site is located within a built-up residential area. 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.

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. In this instance the development is considered exempt from BNG as the development falls within the definition of a householder application. On this basis, it is considered that the development complies with the requirements of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF. <u>Planning Balance & Conclusion</u> Section 12 of the National Planning Policy Framework and the National Design Guide clearly sets out that one of the key principles of the planning system is to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings. This aim is reflected in the Copeland Local Plan, particularly within policies DS4 and H14. Policies DS4 and H14 set out the criteria on which this proposal has been assessed. The proposed development is considered to be an inappropriate form of development that would have an adverse effect on the character and appearance of the existing residential property and the wider streetscene. The scale and design of the proposal would be out of keeping with the character and appearance of the existing property and would fail to relate in a coherent manner to its surroundings which benefits from a strong simple built form. The NPPF and the National Design Guide place significant emphasis on high quality designs and therefore carry significant weight in the planning balance. The proposal is considered to produce an incongruous form of development that has a detrimental impact on the character and appearance of the detached property and the visual amenity of the wider residential area, contrary to the above design priorities. On balance, the proposal is considered to be an inappropriate form of development which is in conflict with Policies DS4 and H14 of the adopted Local Plan. It is considered that any benefits of the proposal do not outweigh the adverse harm identified to both the character of the existing dwelling and the visual amenity of the area. The application is therefore recommended for refusal.
8.	Recommendation: Refuse
9.	Reason for Refusal: The proposal, due to its overall scale, design and appearance of the proposed roof structure, would result in an incongruous form of development which would have a significant detrimental impact on the character and appearance of both the existing property and the visual amenity and character of the wider area. The contrasting roof design, within a residential area benefitting from a strong simple built form, would accentuate its prominence



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	within the locality which would add to this impact. The proposal would therefore conflict with Policies DS4 and H14 of the Copeland Local Plan 2021-2039 and the guidance set out in section 12 of the NPPF and the National Design Guide.	
Case Officer: C. Burns		Date : 14.10.2025
Authorising Officer: N.J. Hayhurst		Date : 16.10.2025
Dedicated responses to:- N/A		