

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2271/0F1
2.	Proposed Development:	DEMOLITION OF EXISTING ATTACHED GARAGE AND CONSERVATORY & ERECTION OF PROPOSED SINGLE STOREY EXTENSION TO PROVIDE BEDROOMS, UTILITY ROOM AND EN SUITE FACILITY
3.	Location:	SOUTHFIELD, MOOR ROW
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
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>This application relates to the dwelling known as Southfield, a detached property located within Moor Row. The property is accessed from a driveway which adjoins John Street. There are open fields to the south west with other residential properties to the north, east and north west.</p> <p>The site comprises a bungalow with attached double garage.</p> PROPOSAL	

Planning Permission is sought for the demolition of the existing attached garages and conservatory and the erection of a single storey extension.

The single storey extension will create a new utility room, two bedrooms and an en suite bathroom. It will be located to the side of the existing dwelling and on the footprint of the existing double garages.

The extension will be 6.8m in length and 8m in width. The overall height will be 2.1m to the eaves and 5.4m to the pitch. The roof height will match the existing dwelling.

The proposed extension will have rendered walls, a tiled roof and UPVC windows and doors. All materials will match the existing dwelling.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous applications on the site.

CONSULTATION RESPONSES

Egremont Town Council

No objections.

Highways and Local Lead Flood Authority

No comments to make.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 9 no. properties.

No responses have been received to this advertisement.

Planning Policy

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.



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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 policies relevant to this application are as follows:

Strategic Policy DS1 – Settlement Hierarchy

Strategic Policy DS2 – Settlement Boundaries

Policy DS4 – Design and Development Standards

Policy H14 – Domestic Extensions and Alterations

Strategic Policy N1 - Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3 - Biodiversity Net Gain

Policy CO7 - Parking Standards

ASSESSMENT

Principle of Development

The proposed application relates to a residential dwelling which is situated within Moor Row. It seeks to provide an extended living space for the occupants and incorporates the existing footprint of the double garages.

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

On this basis, the principle of development is considered to be acceptable in terms of Policy H14 of the LP and the NPPF guidance.

Scale and Design

Policy DS4 of the LP and section 12 of the NPPF seek to safeguard good levels of quality and attractiveness. Policy H14 of the LP seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposal will replace two single storey garages and a conservatory with further living accommodation. The dwelling is sited on a large plot which is capable of accommodating

this proposal comfortably.

The extension is considered to be significant, adding a large overall floor space, however, as it replaces the existing garages and conservatory, there will not be a material change to the dwelling. Overall, the proposed extension will not increase the overall footprint of the dwelling.

The design of the rear extension includes an overall roof height which is less than the parent dwelling, with it sited behind the parent dwelling to reduce the impact from the front view of the property. In addition, the proposed materials will modernise, tidy up and match the existing property. The property is set back from the road with established boundaries and is therefore not highly visible from the street scene.

Whilst the extension will be large in scale, it is considered that it meets the needs of the current occupiers. The existing outbuildings were used as domestic storage in association with the residential use of the site.

Due to the scale of the extension, it is considered reasonable to include a suitably worded planning condition to ensure that the extension is not utilised as an independent dwelling or let out or sold separately to the parent house.

On this basis, the proposal is considered to meet Policy H14 of the LP and the NPPF guidance.

Residential Amenity

Policy H14 of the LP and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The proposal will be located to the side of the property facing north. Southfield is a detached dwelling, set on a large plot in a location that affords significant separation distances to the nearest property. The closest residential dwellings are High Moor Lane to the north west, around 13.5m away, John Street approximately 15m to the north and Blair Howe approximately 20m to the east. Due to the overall distances involved, there will not be any impact on the neighbouring properties due to loss of light or amenity.

No objections have been received to the application.

On this basis, the proposal will not have an adverse impact on the residential amenity and it is considered to comply with Policy H14 of the LP and NPPF guidance.

Highway Safety

Policy CO7 of the LP seeks to ensure that development proposals are served by adequate parking provision.

The site access and off-street parking will remain unchanged to the front and side of the property and therefore it is considered that the existing driveway will provide adequate off-street parking to meet the needs of the property.

On this basis, the proposal is considered to satisfy Policy CO7 of the LP and the standards



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set out in the Cumbria Development Design Guide.

Biodiversity Net Gain and Ecology

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.

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.

Planning Balance and Conclusion

The application seeks planning permission for a single storey side extension, replacing the existing garages and conservatory to provide enhanced living accommodation.

Whilst the extension is significant in terms of scale, it is considered that there will not be an increase in overall floor space beyond the space occupied by the existing garages and conservatory. The proposed extension is considered to be of an acceptable design and it will maintain the character and appearance of the existing property. The proposal would not have any significant detrimental impact on the amenities of any surrounding properties due to the separation distances involved and there will be no effect on highway safety.

Biodiversity Net Gain does not apply to this application.

Overall, it represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

8. **Recommendation:**
Approve (commence within 3 years)

9. **Conditions:**
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Application form, received 30th July 2025;

Site Location Plan, scale 1:1250, drawing number 01001 01, received 30th July 2025;

Block Plan, scale 1:200, drawing number 01002 01, received 30th July 2025;

Proposed Ground Floor Plan, scale 1:50, drawing number 04001 02, received 30th July 2025;

Proposed Elevations, scale 1:100, drawing number 05001 01, received 30th July 2025;

Section, scale 1:50, drawing number 06001 01, received 30th 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.

3. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Southfield and shall not be let or sold as a separate permanent dwelling.

Reason

The annexe is not considered appropriate for use as a separate residential unit.

Informative Notes

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 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



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(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.

Development Low Risk Area - 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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-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 Papaleo

Date : 03/09/2025

Authorising Officer: N.J. Hayhurst

Date : 11/09/2025

Dedicated responses to:- N/A