

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2280/0F1
2.	<b>Proposed Development:</b>	TWO STOREY SIDE AND REAR EXTENSION AND NEW FRONT PORCH
3.	<b>Location:</b>	3 THE KNOLL, THORNHILL
4.	<b>Parish:</b>	Beckermest with Thornhill
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp;Policy</b>	Neighbour Notification Letter: YES  Site Notice: NO  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>  <b>SITE AND LOCATION</b>  This application relates to 3 The Knoll a semi detached dwelling located on an existing housing estate in Thornhill.  Access to the property is taken directly from The Knoll.	

## **PROPOSAL**

Planning Permission is sought for a two storey side and rear wrap around extension and also a small porch extension on the front elevation.

The extension will add a utility room, dining room and snug to the ground floor and an additional bedroom with en-suite on the first floor. It will project by 2m from the side of the dwelling and 4m to the rear. The roof height will match the existing.

The porch will have an overall height of 2.8m and a width of 2.9m. It will project to the front of the dwelling by 1.8m.

The extensions will be constructed to match the existing property with block and rendered walls, a tiled roof and UPVC windows and doors.

## **RELEVANT PLANNING APPLICATION HISTORY**

There are no previous applications on the site.

## **CONSULTATION RESPONSES**

### Beckermeth and Thornhill Parish Council

No response received.

### Highways and Local Lead Flood Authority

As this falls under our Service Level Agreement (SLA), 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 can therefore 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.

Informative: We would ask that adequate parking is in line with the Highway Authority's requirements.

1 Bedroom = 1 Parking Space

2, 3 & 4 Bedrooms = 2 Parking Spaces

5+ Bedrooms = 3 Parking Spaces.

### Public Representations

The application has been advertised by way of neighbour notification letters issued to 7 no. properties.



## Cumberland Council

No responses have been received as a result of these advertisements.

### **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.

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 5<sup>th</sup> of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

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

Policy CO7 - Parking Standards

### **ASSESSMENT**

#### Principle of Development

The proposed application relates to a residential dwelling at 3 The Knoll to provide an extended living space for the occupants. Policy H14 of the LP supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the proposal is considered to be acceptable in principle in accordance with

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 add a two storey element to the side and rear of the dwelling which will result in a significant addition to the property. The dwelling is sited on a large enough plot, capable of accommodating an enlargement of this scale comfortably.

The design of the side extension includes an overall roof height which matches the existing roof. This means that the property looks large in scale from the front, however, given that it is part of an existing semi-detached dwelling, the extension runs seamlessly and fits in with the existing street scene. In addition, the proposed materials will match the existing property. The property is set back from the road with established boundaries and is therefore not highly visible in the street scene. Notwithstanding this, the proposed extension will modernise and improve the property.

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 in the side and rear gardens and will have most impact on the adjoining property 2 The Knoll. The side elevation includes two windows on the ground floor – one to be obscurely glazed and one to serve the utility room. On the first floor, there is a window to serve the en-suite and a window to serve the bedroom. Both openings will be fitted with obscure glazing. It is considered that this will mitigate overlooking issues.

The projection from the rear of the property is not likely to cause issues with loss of light to 2 The Knoll. A 45 degree angle can be drawn from the midpoint of the windows on the rear of the neighbouring property, past the proposed extension. It is therefore likely that the proposal will not create any significant loss of light or overshadowing effect on the neighbouring property and therefore, will have limited impact on residential amenity.

The porch is modest in scale and will not have an affect on the neighbouring properties.

No objections have been received from any of the occupiers of the neighbouring properties.

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



## Cumberland Council

	<p>Policy CO7 of the LP encourage innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.</p> <p>The site access and off-street parking will remain unchanged to the front of the property. Whilst an additional bedroom is proposed, 2 parking spaces are available. It is therefore considered that the proposals will not increase the required level of off-street parking to meet the needs of the property.</p> <p>On this basis, the proposal is considered to satisfy Policy CO7 of the LP and the standards set out in the Cumbria Development Design Guide.</p> <p><u>Biodiversity Net Gain</u></p> <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>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for a two storey side and rear extension and the addition of a front porch.</p> <p>On balance, the proposed extensions are considered to reflect the character and appearance of the existing property and other similar extensions within the locality. The proposal is of an appropriate scale and design and would not have any significant detrimental impact on the amenities of the adjoining properties or highway safety.</p> <p>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.</p>
8.	<p><b>Recommendation:</b></p> <p>Approve (commence within 3 years)</p>

9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <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> </li> <li> <p>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: -</p> <p>Application Form, received 11th August 2025;  Site Location Plan and Block Plan, scales 1:1250 and 1:500, drawing number 05, received 11th August 2025;  Proposed Floor Plans, scale 1:100, drawing number 03b, received 11th August 2025;  Proposed Elevations, scale 1:100, drawing number 04a, received 11th August 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> </li> <li> <p>Prior to the first occupation of the development hereby approved, all windows in the south side elevation must be obscurely glazed in accordance with the Proposed Floor Plans, scale 1:100, drawing number 03b, received 11<sup>th</sup> August 2025.</p> <p>Reason</p> <p>In order to protect the amenity of the neighbouring dwelling and in accordance with Policy H14 of the Copeland Local Plan.</p> </li> </ol> <p><b>Informative Notes</b></p> <p><b>Coal Informative</b></p> <p>The proposed development site 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:</p>
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[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-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

### **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 : 04/09/2025**

**Authorising Officer: N.J. Hayhurst**

**Date : 08/09/2025**

**Dedicated responses to:- N/A**