

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2281/0F1
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION
3.	Location:	53 CROFTLANDS, BIGRIGG
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Potential Area for Great Crested Newts, Outer Consultation Zone - Sellafield 10KM
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 This application relates to 53 Croftlands, Bigrigg, a semi-detached dwelling which is located on a small housing estate The estate road known as “Croftlands” runs to the west of the dwelling and Springfield Road is located to the east. PROPOSAL Planning Permission is sought for a single storey side extension. The extension will project from the side of the dwelling by 1.59m and span the width of the	

dwelling with a further 4.5m projection to the rear. It will have a sloped roof with an overall height of 3.5m.

The extension will provide a WC and utility room to the side of the dwelling and a day room including patio doors to the rear which will face onto the small rear garden area.

The extension will be constructed from similar materials to the main house including K rend walls, an interlocking roof tile roof and high performance UPVC windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There are no previous applications on the site.

CONSULTATION RESPONSES

Egremont Town Council

No response received.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 no. properties.

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 5th 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 in Bigrigg 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 single storey element to the side and rear of the dwelling which will be a significant addition to the property. The dwelling is sited on a large plot, capable of accommodating an enlargement of this scale comfortably.

The design of the extension includes an overall roof height which is subservient to the existing dwelling and is not considered to be significant when viewed in context with the parent dwelling. From the front elevation which fronts on to Springfield Road, only a small part of the extension will be visible, infilling the gap between the dwelling and the boundary. The property is set back from the road with established boundaries and is therefore not highly visible.

In addition, the proposed materials will match the existing property.

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 garden and against the northern boundary of the plot. There is a dwelling directly north of the extension, however it is set back from the boundary by approximately 1.5 metres. Furthermore, there are no windows to habitable rooms in the side elevation of either the neighbouring dwelling or the proposed extension. It's modest height allows it to be sited without a negative effect on any surrounding residential properties.

No objections have been received from any of the occupants 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

Policy CO7 of the LP encourages innovative approaches to manage vehicular access and parking to avoid vehicles dominating the street scene.

The site access and off-street parking will remain unchanged to the rear of the property with the detached garage accessible from Croftlands remaining in use. No additional bedrooms are proposed and therefore it is not considered that the proposals will not increase the required level of 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 set out in the Cumbria Development Design Guide.

Biodiversity Net Gain

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



Cumberland Council

	<p>within the list of developments exempt from providing Biodiversity Net Gain.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The application seeks planning permission for a single storey side and rear extension.</p> <p>On balance, the proposed extension is considered to reflect the character and appearance of the existing property and 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>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none">1. The development hereby permitted shall be commenced 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. 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>Application form, received 11th August 2025;</p> <p>Site Location Plan, Proposed Plans and Elevations, scales 1:50, 1:100, 1:500 and 1:1250, drawing number DG/KT/25/02, 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> <p>Informative Notes</p>

	<p>Coal Informative</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: www.gov.uk/government/organisations/the-coal-authority.</p> <p>Biodiversity Net Gain – Exemption Applicable</p> <p>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:</p> <p>(a) a Biodiversity Gain Plan has been submitted to the planning authority, and</p> <p>(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.</p> <p>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.</p> <p>Applicable exemption: Householder Development</p> <p>Statement</p> <p>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.</p>
<p>Case Officer: Sarah Papaleo</p>	<p>Date : 22/08/2025</p>
<p>Authorising Officer: N. J. Hayhurst</p>	<p>Date : 08/09/2025</p>
<p>Dedicated responses to:- N/A</p>	