

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2380/0F1	
2.	Proposed Development:	DEMOLITION OF EXISTING WORKSHOP; CONSTRUCTION OF NEW GARAGE INCLUDING ASSOCIATED GROUND EXCAVATIONS, REPLACEMENT OF EXISTING EXTENSION, ADDITION OF PORCH; INSTALLATION OF REAR PATIO DOORS AND CANOPY AND INTERNAL ALTERATIONS	
3.	Location:	PROSPECT HOUSE, HOLMROOK	
4.	Parish:	Drigg and Carleton	
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, 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 a detached property, known as Prospects House, located to the	

south of Holmrook. The property is located at an elevated position above, and is access from, the B5344. The large residential dwelling benefits from a sloping garden to the north, a concrete detached single storey garage/workshop to the west, an entrance driveway and raised lawn to the south, and a patio area to the east.

Relevant Planning History

No relevant planning history.

Proposal

This application seeks planning permission for the demolition of the existing workshop, the construction of a new garage including associated ground excavations, the replacement of existing extension, the addition of a porch, the installation of a rear patio doors and canopy, and associated internal alterations.

The property currently benefits from a concrete kit-built garage/workshop located to the front of the application site. This structure will be demolished as part of the works proposed within this application.

The proposed new garage will be located to the south of the existing dwelling, within the existing parking/raised garden area. The existing ground level will be excavated by approximately 0.9m to accommodate the proposed garage, parking area and surrounding path. The proposed garage will measure 7.5m x 8m, benefiting from a dual pitched roof with an eaves height of 2.17m and an overall height of 4.87m. The garage will benefit from an internal pit measuring 1m x 4m with a depth of 1.7m. The applicant has confirmed that the garage is for personal use, with no business use proposed.

The application also seeks planning permission to replace the existing extension to the south of the site, which measures 3.13m x 3.68m. The proposed extension will measure 4.23m x 4.7m, benefitting from a dual pitched roof with an eaves height of 2.44m and an overall height of 3.88m.

The proposal also seeks to erect a small single storey porch to the south of the property at the entrance to the dwelling. The proposed porch will measure 2.47m x 2.47m, projecting 1.77m beyond the west elevation of the property. The proposed porch will benefit from a dual pitched roof with an eaves height of 2.4m and an overall height of 3.57m.

The proposed works also include the installation of a new patio door within the east/rear elevation, and will extend the roof of the existing bay window by 1.21m x 4.48m to create a new rear canopy.

Internally the proposal will allow for the reconfiguration of the ground floor of the property to create a porch, entrance hall, gym, office, living room, toilet, cloakroom, and open plan

kitchen/family room.

Consultation Responses

Drigg & Carleton Parish Council

The DCPC has no objection; however, we suggest the plans and access statement should be reviewed.

Cumberland Council – Cumbria Highways & Lead Local 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.

Natural England

No comments received.

Cumberland Council – Ecologist

27th November 2025

Suggested Planning Conditions:

Bats

Although the Preliminary Roost Assessment for Bats (Hesketh Ecology, 2025) found this development to have negligible risk to bats, they move roost often and are opportunistic; there is a risk that bats could be present / active around the site. Bats could also occupy any small gaps created whilst works are underway. Therefore, the following Precautionary Method of Works is to be undertaken:

- Where possible gaps will not be left open over night to avoid the possibility of bats opportunistically roosting in gaps which will later be blocked.
- Any flashings or roof cladding should be removed by hand, with care, checking all areas as it is stripped.
- If bats are discovered or suspected at any time prior to or during works, all work in that area must pause and advice from the acting consultant be sought.

Birds

Works should commence outside of the breeding season for birds, which runs from March to August inclusive. If this is not possible a breeding bird check should be carried out in the

trees adjacent to the works area no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

10th December 2025

The County Ecologist has previously given a response and therefore this reconsultation does not apply to ecology matters.

Public Representation

This application has been advertised by way of neighbour notification letters issued to 5 properties. No responses have been received to this statutory notification period.

Public Reconsultation

Following the receipt of amended/additional information for the application and an amendment to the application description a reconsultation was undertaken for all neighbouring properties and those who previously commented on the application. No responses have been received to this reconsultation.

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



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Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2021-2016.

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)

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; scale and design; impact on residential amenity; highway safety; and impact on ecology and biodiversity.

Principle of Development

The application relates to an existing residential dwelling.

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.

Scale and Design

Policy DS4 of the Copeland Local Plan indicates that all new development should meet high

quality standards.

Policy H14 of the Copeland Local Plan indicates that developments within the curtilage of existing properties will be permitted, provided that they would not adversely alter the existing building or street scene, and they would retain an adequate provision of outdoor amenity space to serve the property.

The proposal seeks to extend and alter the existing detached dwelling to create a larger rear extension, front porch and large detached garage. The dwelling is sited on a large plot, capable of accommodating extensions and outbuildings of this scale. The proposal will also demolish an existing garage located at the front of the site and will set the proposed works further back into the site reducing the impact of the development on the surrounding area. The elevated position of the property and surrounding garden also helps to mitigate the potential impact on the streetscene. The overall design and materials for the proposed works is considered to match the existing dwelling.

Concerns were originally raised with the proposed garage and its proposed use. The agent for the application has therefore submitted a statement from the applicant to confirm that the garage will also be used for personal use and no business purposes. A condition will be utilised to restrict the end use of the proposed garage.

Based on the inclusion of this condition, the proposal is considered to meet Policy DM18 of the Copeland Local Plan, H14PU of the ELP and the NPPF guidance.

Impact in 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 proposed development is not considered to create amenity issues for the adjacent neighbouring properties due to the siting of the existing property. The rear replacement extension and front porch will retain existing relationships with adjacent dwellings. Whilst the replacement garage will be located closer to neighbouring properties, adequate separation distances are retained. The existing built form also mitigates any potential for overlooking for the development. Given the location of the proposal, and the proposed new openings, it is not considered to create overlooking or overdominance concerns for existing residential dwellings.

On this basis, the proposal will not have unacceptable adverse impact on the residential amenity and it is considered to comply with Policy DM18 of the Copeland Local Plan, Policy H14PU of the ELP and provision of the NPPF.

Impact on Highway Safety



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

The development will not alter the existing parking arrangements for the property and will not increase the need for off street parking at the site.

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 existing hardsurfacing at the property. 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.

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. As this application falls within the definition of a householder application, the

	<p>proposal is considered except.</p> <p>The application is supported by a Preliminary Roost Assessment for Bats/Nesting Birds. The assessment concludes the following:</p> <ul style="list-style-type: none"> - There is nil / negligible risk to bats from this particular scheme and no further surveys are required. - The site is set in good habitat with adjacent buildings / trees / structures with potential for bats / nesting birds. Working Methods are therefore required to be adhered to, including closing all gap overnights, flashings and roof cladding to be removed by hand, and works to stop if bats are discovered. <p>The Council's Ecologist has offered no objections to the proposal but has suggested conditions to secure the recommended Working Methods and works outside the bird breeding season.</p> <p>Based on this appropriate conditions will be attached to this permission to secure the development is completed in accordance with the proposed mitigation measures (working methods) set out within this report. Informatives will also be included within the decision notice to ensure that if any bats, or evidence of this species, are found during construction works the applicant informs the relevant bodies, and relating to works outside the bird breeding season.</p> <p>On this basis, it is considered that the development would be in accordance with the aims and objectives of both the adopted Copeland Local Plan, Emerging Local Plan and the NPPF.</p> <p><u>Planning Balance & Conclusion</u></p> <p>The application seeks planning permission to extend and alter the existing property to create a larger rear extension front porch and detached garage. The proposal is considered to reflect the scale and character of the existing dwelling and surrounding area. The proposal is of an appropriate scale and design and would not have any significant detrimental impact on the amenities of the adjoining properties subject to the conditions outlined.</p> <p>The development is not considered to have an adverse impact on highway safety, flood risk, or ecology.</p> <p>The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>



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9.

Conditions:

Standard Conditions

1. The development hereby permitted must 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 must relate 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 by the Local Planning Authority on the 11th November 2025.
 - Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 11th November 2025.
 - Site Survey, Scale 1:100, Ref: PBT, received by the Local Planning Authority on the 11th November 2025.
 - Site Survey: Existing Plans and Elevations, Scale 1:100, Ref: PBT, received by the Local Planning Authority on the 11th November 2025.
 - Site Plan & Ground Floor Plan, Scale 1:50 & 1:100, Drawing No: 04, Revision: D, received by the Local Planning Authority on the 11th November 2025.
 - Garage Plans and Elevations (Amended), Scale 1:50, Drawing No: 05, Revision: A, received by the Local Planning Authority on the 28th November 2025
 - Preliminary Roost Assessment, Prepared by Hesketh Ecology November 2025, received by the Local Planning Authority on the 11th November 2025.
 - Design and Access Statement, Prepared by John Coward Architects Limited October 2025, Job No: 25024, received by the Local Planning Authority on the 11th November 2025.
 - Garage Use – Email from Agent, received by the Local Planning Authority on the 28th November 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.

Other Conditions:

3. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:

- Preliminary Roost Assessment, Prepared by Hesketh Ecology November 2025, received by the Local Planning Authority on the 11th November 2025.

Reasons

To protect the ecological interests evident on the site, in accordance with policies N1 and N3 of the Copeland Local Plan 2021 – 2039.

4. The detached garage hereby approved must be used for the housing/parking of private vehicles and domestic equipment only in association with the residential property known as Prospects House and for no commercial or business purposes whatsoever.

Reason

To ensure that non-conforming uses are not introduced into the area in accordance with DS4 of the Copeland Local Plan.

Informative Notes:

Biodiversity Net Gain – Exemption

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
- (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



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more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: The development falls under the definition of a householder application.

Ecology – Bats and Birds

Works should commence outside of the breeding season for birds, which runs from March to August inclusive. If this is not possible a breeding bird check should be carried out in the trees adjacent to the works area no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: C. Burns

Date : 07.01.2026

Authorising Officer: N.J. Hayhurst

Date : 09.01.2026

Dedicated responses to:- N/A