



CUMBERLAND COUNCIL

DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2383/0F1
2.	Proposed Development:	PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION AND INTERNAL ALTERATIONS
3.	Location:	ENDOTRACK, SPRINGFIELD ROAD, BIGRIGG, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report.
7.	Report: Site and Location This application relates to a detached bungalow, known as Endotrack. The property is located at the end of an access road that fronts onto Springfield Road, located within Bigrigg. The dwelling is located on a large plot, that benefits from a paved driveway for multiple vehicles and modest size grassed front garden area, with wrap around side access to a detached garage and large garden to the rear. Relevant Planning History No previous planning applications at this site. Proposal This application seeks planning permission for the construction of a large single storey side/rear extension to provide an open plan kitchen/dining area with pantry, and two additional bedrooms with dressing rooms and jack and jill en suite.	

Other various internal alterations are also proposed as part of the application.

The proposed extension will project 9.5 metres from the side elevation and will be 18.9 metres in length from front to back. It has been designed to include a cross gable roof at the rear.

The proposed extension will be finished with facing brick, black concrete roof tiles and white upvc windows all to match the existing property.

Consultation Response

Egremont Town Council

This is a large extension and it would be courteous to check that it is not overlooking neighbourhood properties and that there is neighbourhood consultation.

Public representations

This application has been advertised by neighbour notification letters issued to 5 properties. No objections have been received in response to this consultation.

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 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 proposal:



Policy DS4: Design and Development Standards
Policy H14 – Domestic Extensions and Alterations
Strategic Policy N3: Biodiversity Net Gain
Other Material Planning Considerations
National Planning Policy Framework (2024)
National Design Guide (NDG).
Cumbria Development Design Guide (CDG)

Assessment

The key issues raised by this application relate to the principle of the development, scale, design, and impact on residential amenity and biodiversity.

Principle of Development

Policy DS4 of the Copeland Local Plan and section 12 of the NPPF requires all new development to meet high-quality standards of design.

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

On this basis, the principle of the development is therefore considered to be acceptable, and the extension satisfies Policies DS4 and HS14 of the Copeland Local Plan and provisions of the NPPF.

Scale, Design and Impact on Residential Amenity

Policy DS4 of the Copeland Local Plan and section 12 of the NPPF requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

Policy H14 supports extensions where 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.

The proposal comprises the construction of a single storey rear/side extension to provide an open plan kitchen/dining area with pantry, and two additional bedrooms with dressing rooms and jack and jill en suite. Other various internal alterations are also proposed as part of the application.

The proposed extension will project 9.5 metres from the side elevation and will be 18.9

metres in length from front to back. It has been designed to include a cross-gable roof at the rear which mimics an 'L shaped' design.

Whilst the proposed extension is substantial in its overall size, it is considered that in the context of the large size of the plot, the extension can be accommodated sufficiently without resulting in overdevelopment.

The proposed side extension wall will be located approx. 7.3 metres from the garden boundary with Springfield Villa, and approx. 12.6 metres from their side elevation wall. The proposal will be located approx. 7.5 metres from the garden boundary with The Hawthorns, and approx. 10.7 metres from their rear property wall. Whilst there are three windows proposed on the South elevation adjacent to these properties, they relate to two small windows in a bedroom, and one in a kitchen. It is considered that given the separation distances and the fact that the extension is single storey and both of these neighbouring properties are separated from the parent property by an access road to the property The Lindow, and are also screened by a mature hedgerow, there are no detrimental overlooking issues that arise from this development.

There were also no objections raised as part of the neighbour consultation.

The extension will be finished with facing brick, black concrete roof tiles and white upvc windows all to match the existing property. The materials proposed reflect the parent property and wider residential area and are considered suitable for their use.

Given the scale of the proposed extension it is considered to be appropriate to impose a planning condition that will ensure that the proposed extension remains ancillary to the use of the dwellinghouse.

Subject to the planning condition proposed the extension is not considered to have a detrimental impact upon the character and appearance of the existing property itself, nor would it impact upon the character of the wider residential area.

On this basis, the proposal is considered to meet Policy DS4 and H14 of the Copeland Local Plan and NPPF guidance.

Impact on Ecology and Biodiversity

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



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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 is a Householder application, therefore the proposal falls within the list of developments except from providing Biodiversity Net Gain.

Planning Balance and Conclusions

The application relates to an existing residential site in Bigrigg. The application seeks to extend an existing detached bungalow on an existing residential plot with a single storey side and rear extension.

The details submitted propose a development which is proportionate to the size of the plot.

Due to the single storey nature of the proposal and the separation distances from the nearest neighbouring properties, it is not considered to have a detrimental impact on these dwellings in terms of loss of privacy or overlooking. A planning condition can be imposed to ensure that the use of the extension is restricted to ancillary purposes only.

The materials proposed match the existing property and are therefore considered acceptable and appropriate for their use. The proposal is considered to be designed to reflect the character of the parent property, and the wider residential area.

Overall, the proposal is complaint with policies of the Copeland Local Plan and the provisions of the NPPF.

8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: <ol style="list-style-type: none"><li data-bbox="160 1590 1500 1680">1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.<p data-bbox="255 1747 366 1785">Reason</p><p data-bbox="255 1801 1446 1882">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 data-bbox="160 1949 1410 2030">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 14th November 2025;
- Site Location Plan, scale 1:1250, drawing ESR-RD-001, received 14th November 2025;
- Site Block Plan, scale 1:500, drawing ESR-RD-001, received 14th November 2025;
- Existing Floor Plans, scale 1:50, drawing ESR-RD-002, received 14th November 2025;
- Existing Elevations, scale 1:75, drawing ESR-RD-003, received 14th November 2025;
- Proposed Floor Plan, scale 1:75, drawing ESR-RD-004, received 14th November 2025;
- Proposed Elevations, scale 1:75, drawing ESR-RD-005, received 14th November 2025;
- Proposed Site Drainage Plan, scale 1:100, drawing ESR-RD-006, received 14th November 2025;
- Design and Access Statement, received 14th 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.

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 Endotrack 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

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242. Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK



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

Applicable exemption: Householder

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 applicant 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: Demi Crawford	Date : 07/01/2026
Authorising Officer: N.J. Hayhurst	Date : 09/01/2026
Dedicated responses to:- N/A	