

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/25/2417/0F1
2.	<b>Proposed Development:</b>	PROPOSED REROOFING, INTERNAL ALTERATIONS AND EXTENSIONS
3.	<b>Location:</b>	BURNBRIDGE, LAMPLUGH
4.	<b>Parish:</b>	Arlecdon and Frizington
5.	<b>Constraints:</b>	ASC Adverts - ASC;Adverts, TPO - TPO, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change
6.	<b>Publicity Representations &amp;Policy</b>	See Report.
7.	<b>Report:</b>	<p><b>Site and Location</b></p> <p>The application site relates to Burnbridge, a large, detached property located down a shared private driveway access that also serves Kidburngill House and Kidurngill Farm.</p> <p>The property is understood to have once been made up of two separate semi-detached properties known as Burnbridge and Gill Cottage, which are now being converted into one dwelling, however the frontage of the property currently still reflects its original arrangement.</p> <p>The property is located within a semi-rural area just North of Asby, approx. 2.5km West from the main Lamplugh Village with Gill Beck and open countryside are to the rear.</p> <p><b>Proposal</b></p> <p>Planning permission is sought for various works to the dwelling which include re-roofing of the property, removal of 2 conservatories on the front and construction of 2 front gable extensions, a rear balcony extension, an increase in both dwelling and garage roof heights and internal alterations throughout to accommodate the proposed reconfiguration. This will</p>

involve the addition of several windows.

Solar Panels are also proposed to be installed to the South facing roof slope.

Proposed external finishes include render, natural grey slate and high performance PVCu windows and doors.

### **Relevant Planning History**

4/97/0531/0 GARAGE – Approve

4/11/2570/0F1 ERECTION OF FAMILY ROOM EXTENSION TO THE REAR - Approve

### **Consultation Responses**

#### Arlecdon & Frizington Parish Council

*1<sup>st</sup> Response* – No comments received

*2<sup>nd</sup> Response* – No comments received

#### Highways & 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: The LLFA surface water map show flooding close to the site and indicate 1 in 30 chance of occurring each year.

#### Cumberland Council Ecologist –

##### *First Response*

#### **Bats**

If works have not commenced within 18months of the preliminary roost assessment being undertaken (which was August 2025), then the survey is to be repeated.

If bats are seen or suspected during the works, then work must stop and further advice be sought from the an ecologist who holds a Level 2 bat licence from Natural England.

##### *Second Response*

The Council ecologist confirms that any amendments made to the application do not change the ecological planning conditions.



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### Coal Authority

No comments received to date.

Public Representations - The application has been advertised by way of neighbour notification letters issued to 2 properties. No representations have been received in response to this consultation.

### **Planning Policies**

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 Local Plan as commenced by Copeland Borough Council. The Local Plan 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:-

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 N14: Woodlands, Trees and Hedgerows

#### Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

### **Assessment**

The key issues raised by this proposal are the principle of development, its scale and design

and the potential impacts on residential amenity, landscape and biodiversity net gain.

#### Principle of Development

The proposed application relates to a residential dwelling situated within the open countryside, near Lamplugh.

The development proposes various works which include re-roofing of the property, removal of 2 conservatories on the front and construction of 2 front gable extensions, a rear balcony extension, increase in both dwelling and garage roof heights and internal alterations throughout to accommodate a reconfiguration of the layout which requires various window additions..

Solar Panels are also proposed to be installed to the South facing roof slope.

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 development is therefore accepted within the context of Policy H14 of the Copeland Local Plan.

#### Scale, Design and impacts on Residential Amenity

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. Policy H14 also supports house extensions provided that the development would not harm the amenity of the occupiers of the parent property or adjacent dwellings.

Policy DS4 of the Copeland Local Plan indicates that all new development should meet high quality standards and maintain high levels of amenity.

The frontage of the property currently comprises 2 conservatories which still resembles the original arrangement as two semi-detached dwellings. It is therefore proposed to remove the two conservatories on the front elevation and replace with two new front glazed two storey gable extensions and install a new opening central to the dwelling to accommodate 1 main front door entrance to allow the frontage to resemble one dwelling. Both gable extensions will project 2.8m from the front elevation. The larger of the two will be 6.2m wide with a central chimney, and the smaller will measure 5.2m wide. Each will have an eaves height of 4.9m with an overall height of 6.9m. Originally, it was proposed that both were fully glazed, however, given that one mainly serves a stairwell, the elevations were amended to reduce the amount glazing deemed appropriate.

Internally the proposed dwelling will incorporate an integrated garage, hallway, open plan kitchen dining space, lounge, utility room and a family room on the ground floor, 4 double bedrooms, a bathroom, and master bedroom with ensuite bathroom on the first floor.

It is also proposed to increase the roof height of the main dwelling by approx. 1.6m with 3



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roof lights inserted into the front elevation roof and 5 to the rear. The height of the attached garage roof is also to be increased by 1.8m with 1 roof light proposed to the front and 1 to the rear to provide consistency throughout. The current dwelling is split over 2 floors, however, the increase in roof height will allow for a third attic floor to be incorporated to accommodate storage and a games room and home gym.

The proposal also includes a first-floor balcony extension to the rear elevation which will project 1.2m from the rear elevation and will be 2.1m in width, with an overall height from ground level of 4.09m.

The application also seeks permission for the addition of 2 new windows on the first-floor West elevation, the increase in window size to provide a floor to ceiling/door on the rear elevation, and a reduction in window size to 1 window on the rear elevation with the installation of a door to the rear elevation of the garage.

The nearest dwellings Kidburngill House is located approx. 37m to the West of the host property, and Kidburngill Farm located approx. 60m to the South-west. There are no other neighbours within the immediate vicinity and as a result, there are therefore no additional overlooking or overbearing concerns considered as a result of this development. There were also no objections received as a result of the consultation process.

Given the location of the property with no immediate neighbours to the rear, and the separation distances to the two nearest dwellings, no overlooking concerns are considered to arise as a result of the proposed works.

Whilst the proposed alterations and extensions are large in overall scale, they are considered acceptable when viewed in the context of the existing building and large size of the overall plot in this rural area.

Proposed external finishes include render, natural grey slate and high performance PVCu windows and doors. The proposed materials are modern and are suitable for their use and ensures that the proposal compliments the existing property, and the wider locality.

On balance, taking into account the siting of the extensions and the overall size of the site, the proposed development is acceptable, and it will not adversely harm the neighbouring amenity. The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

### Biodiversity Net Gain

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. 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 therefore the proposal falls within the list of developments except from providing Biodiversity Net Gain.

#### Ecology

A Preliminary Ecological Appraisal (PEA) Including Daytime Bat Walkover (DBW) (Scoping Survey) was submitted as part of the application. The Council Ecologist has advised that if works have not commenced within 18 months of the preliminary roost assessment being undertaken (which was August 2025), then the survey is to be repeated. If bats are seen or suspected during the works, then work must stop and further advice be sought from an ecologist who holds a Level 2 bat licence from Natural England.

Based on the above, it is considered that the development complies with the requirements of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policy N3 of the Copeland Local Plan and the provisions of the NPPF.

#### Landscape

Policy N14 of the Copeland Local Plan suggests that existing trees and hedgerows which contribute positively to the visual amenity and environmental value of their location will be protected.

The host property is subject to a Tree Preservation Order, however, the existing trees on site will not be affected by the proposed works.

On this basis, the proposal is considered to satisfy Policy N14 of the Copeland Local Plan.

#### Planning Balance and Conclusion

The proposed development is of an appropriate scale and design for the size of the site which would preserve the amenities of the parent property and wider locality.

The proposal is not subject to Biodiversity Net Gain.

The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan and provisions of the NPPF.

8. **Recommendation:**

Approve (commence within 3 years)



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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 11<sup>th</sup> December 2025;

Site Block & Location Plans, scale 1:200 & 2500, Drawing DP/KT/25/07, received 11<sup>th</sup> December 2025;

Existing Elevations, scale 1:100, Drawing DP/KT/25/01, received 11<sup>th</sup> December 2025;

Existing Floor Plans, scale 1:100, Drawing DP/KT/25/02, received 11<sup>th</sup> December 2025;

Proposed Floor Plans, scale 1:100, Drawing DP/KT/25/04 received 11<sup>th</sup> December 2025;

Proposed Elevations (amended), scale 1:100 Drawing DP/KT/25/03, received February 2026;

Preliminary Ecological Appraisal (PEA) Including Daytime Bat Walkover (DBW) (Scoping Survey) received 11<sup>th</sup> December 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.

### **Informative Notes**

#### **Development Low Risk Area – Standing Advice – Mining Remediation Authority**

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 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.



**Cumberland  
Council**

<b>Case Officer: Demi Crawford</b>	<b>Date : 12/03/2026</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 12/03/2026</b>
<b>Dedicated responses to:- N/A</b>	