

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/25/2428/0F1
2.	Proposed Development:	DEMOLITION OF EXISTING CONSERVATORY AND SANDSTONE CHIMNEY AND ERECTION OF SINGLE STOREY SIDE ELEVATION EXTENSION FOR SUN LOUNGE
3.	Location:	SEATHWAITE, HIGH HOUSE ROAD, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC Adverts - ASC;Adverts, Conservation Area - Conservation Area, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report.
7.	Report:	<p>SITE AND LOCATION</p> <p>This application relates to Seathwaite, a detached bungalow which fronts onto High House Road, located within the northeast of St Bees.</p> <p>The existing bungalow benefits from a modest size wrap around front/side garden area with a driveway for offroad parking to the front, and a conservatory to the side elevation.</p> <p>The application site slopes slightly downhill and is bounded by residential dwellings, with open countryside beyond.</p> <p>The site falls within the St Bees Conservation</p> <p>RELEVANT PLANNING HISTORY</p> <p>No previous planning applications at this site.</p>

PROPOSAL

The application seeks planning permission for the demolition of the existing modern upvc conservatory on the side elevation, and its replacement with a single storey sunroom extension, and the removal of the existing redundant sandstone chimney.

The proposed replacement extension will be built upon the same footprint as the current conservatory and will project 4.7m from the side elevation with a width of 5.2m. It has been designed with a dual pitched roof with an eaves height of 2.3m and overall height of 3.6m, with 1 velux window in the roof slope and bifold doors out onto the garden.

Externally the proposed extension will be finished with natural or reclaimed sandstone to match the existing façade, slate roof tiles and timber or aluminium-clad timber windows/doors in a simple, traditional style.

CONSULTATION RESPONSES

St Bees Parish Council

No objections.

Cumberland Council Conservation Officer

Seathwaite is a late 20th century bungalow located on the corner plot of High House Road and a side-lane.

Assessment:

- The building is not a heritage asset, although the large red sandstone chimney imparts a certain mid-century character that makes a small positive contribution to the conservation area. Its loss will entail slight harm, but this is very modest.
- Perhaps there would be an opportunity to rebuild and even enlarge this chimney, and create a hearth that would be a heart to the new sunroom, however I appreciate this is speculation on my part.
- The existing conservatory makes no positive contribution to the conservation area. Though the sunroom is architecturally modest, it will be in keeping with the appearance of the bungalow.

Overall, I have no objection to the proposal.

Public Representations - The application has been advertised by way of a site notice and neighbour notification letters sent to 6 properties. No objections have been received as a result of this consultation.



Cumberland Council

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 Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001- 2016.

The following policies are relevant to this proposal:

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

Strategic Policy BE1: Heritage Assets

Policy BE2: Designated Heritage Assets

Policy BE4: Non-designated Heritage Assets

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Planning (Listed Building and Conservation Areas) Act 1990 (LBCA).

ASSESSMENT

The key issues raised by this proposal are the principle of development, scale, design, potential impact on residential amenity, impact on Heritage Assets and biodiversity net gain.

Principle of Development

This application relates to a residential dwelling within the St Bees Conservation Area.

The development includes the demolition of the existing modern upvc conservatory on the side elevation, and replacement with a single storey sunroom extension, and the removal of the existing redundant sandstone chimney.

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 and Design

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 DS4 of the Copeland Local Plan and section 12 of the NPPF indicates that all new development should meet high quality standards.

The proposed replacement extension will be built upon the same footprint as the current conservatory and will project 4.7m from the side elevation with a width of 5.2m. It has been designed with a dual pitched roof with an eaves height of 2.3m and overall height of 3.6m, with 1 velux window in the roof slope and bifold doors out onto the garden.

The dual pitched roof design mimics the existing bungalow roof and the roof form is designed to sit below the main eaves line, ensuring subservience to the host building.

Externally the proposed dwelling will be finished with natural or reclaimed sandstone to match the existing façade, slate roof tiles and timber or aluminium-clad timber windows/doors in a simple, traditional style. The materials used are considered to be acceptable and appropriate for their use in this context.

On this basis, the proposal is considered to comply with Policies H14 and DS4 of the Copeland Local Plan.

Residential Amenity

Policy DS4 of the Copeland Local Plan states that all new development should maintain high levels of amenity.



Cumberland Council

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 extension will occupy the same footprint as the existing upvc conservatory, so no additional overbearing impact is considered to result upon the nearby properties.

Whilst there is 1 window proposed on the South East elevation, 1 window proposed on the South West elevation and bifold doors on the North West elevation, this is an overall reduction in glazing from the existing upvc conservatory that is fully glazed. On this basis, it is considered that there will be some reduction in the current level of overlooking and impacts on privacy.

On this basis, the proposed sunroom extension is considered to comply with policies H14 and DS4 of the Copeland Local Plan.

Impact on Heritage Assets

Policy BE1 provides for the preservation and enhancement of built heritage assets and ensures that new development is sympathetic to local character and history.

Policy BE2 states that development should preserve or enhance designated heritage assets (or important archaeological sites) and their settings. Proposals that preserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance will be supported.

Policy BE4 refers to non-designated heritage assets, saying that development should preserve or enhance such heritage assets and their settings. Proposals that better reveal the significance of heritage assets will be supported in principle. Proposals affecting non designated heritage assets or their settings should demonstrate that consideration has been given to their significance.

The host property is just located within the St Bees Conservation Area boundary but is ever, is not a Listed Building. The site is therefore a non-designated Heritage Asset.

Whilst the proposed extension will be seen from the roadside, it is considered that the modern design of the existing upvc conservatory currently detracts from the character of the Conservation Area. Its replacement with a sunroom extension that has been designed using traditional materials will result in an overall improvement.

The submitted design and access statement concludes that the sandstone chimney is structurally unsound and no longer serves a functional purpose, justifying its removal.

The Council's Conservation & Design Officer has been consulted on the application, and he has raised no objections.

In his opinion the chimney imparts a certain mid-century character that makes a small positive contribution to the conservation area. Its loss will entail slight harm, but this is very

modest and the existing conservatory makes no positive contribution to the conservation area. Though the sunroom is architecturally modest, it will be in keeping with the appearance of the bungalow.

On this basis, it is considered that the proposal will not have any harmful impact on this non-designated heritage asset, nor the character and appearance of the St Bees Conservation Area.

On this basis the proposal is acceptable in terms of Policies BE1, BE2 and BE4 of the Copeland Local Plan.

Biodiversity Net Gain

Biodiversity Net Gain is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The statutory framework for biodiversity net gain involves discharge of the biodiversity net gain condition following the grant of planning permission, to ensure the objective of at least 10% net gain will be met for a development. The application details indicate that it is believed that if permission is granted for the development to which the application relates, the biodiversity net gain condition would not apply. There are exemptions to the biodiversity net gain requirement. An exemption applies to development which is the subject of a householder application. It is therefore accepted that the biodiversity net gain condition should not be applied in this case.

Planning Balance and Conclusion

This application seeks Planning permission for the demolition of an existing modern upvc conservatory on the side elevation and its replacement with a single storey sunroom extension, and the removal of an existing redundant sandstone chimney.

The property is located within the St Bees Conservation Area. The proposed replacement extension has been designed with more traditional materials and it will have a positive impact on the character and appearance of this part of the Conservation Area.

The proposal is considered to be acceptable given its scale and design.

The structure is not considered to have a detrimental impact upon neighbouring amenity and is not subject to BNG.

On this basis, the proposal is considered to be acceptable and complies with the policies of the Copeland Local Plan and NPPF guidance.

8. **Recommendation:**

Approve (commence within 3 years)



Cumberland Council

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 29th December 2025;
- Site Location Plan, scale 1:1250, received 29th December 2025;
- Existing Block Plan, scale 1:500, received 29th December 2025;
- Proposed Block Plan, scale 1:500, received 29th December 2025;
- Existing Floor Plan, scale 1:50, received 29th December 2025;
- Proposed Floor Plan, scale 1:50, received 29th December 2025;
- Existing Elevations, scale 1:50, received 29th December 2025;
- Proposed Elevations, scale 1:50, received 29th December 2025;
- Design and Access Statement, received 29th 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.

Case Officer: Demi Crawford

Date : 20/02/2026

Authorising Officer: N.J. Hayhurst

Date : 20/02/2026

Dedicated responses to:- N/A