



**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/26/2007/0F1
2.	<b>Proposed Development:</b>	GROUND FLOOR EXTENSION TO INCREASE CLASSROOM SIZE
3.	<b>Location:</b>	MORESBY SCHOOL, SCHOOL BROW, MORESBY PARKS
4.	<b>Parish:</b>	Moresby
5.	<b>Constraints:</b>	ASC Adverts - ASC;Adverts, Coal - Standing Advice - 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 site relates to Moresby Primary School, located on School Brow within Moresby Parks. The site is bound by residential dwellings to the west, south and east, and open fields to the north to the rear.</p> <p>The current site comprises a detached building of modern design which has been extended in the past.</p> <p><b>PROPOSAL</b></p> <p>The application seeks permission for the erection of a small single-storey extension located on the east side of the existing school building to provide additional classroom space. The extension will be 2.3m in width by 7.2m in length with a height of 3m and would increase the footprint of the school by approximately 16.5m<sup>2</sup>.</p> <p>The proposed external finishes for the extension include pebbledash rendered finish (Naturally coloured) with a smooth sand/cement render coloured red, Bituminous flat roof covering, white UPVC windows and anthracite grey aluminium doors.</p>

## **RELEVANT PLANNING APPLICATION HISTORY**

4/01/0774/0 ERECTION OF A UPVC GLAZED ENTRANCE PORCH – Approve

4/02/9011/0 EXTENSION TO PROVIDE NEW SCHOOL HALL AND ENTRANCE LOBBY – Approve

4/05/9003/0 CONSTRUCTION OF CORRIDOR EXTENSION TO REAR OF SCHOOL, EXTENDING THE EXISTING SLATE ROOF OVER; AND FLAT ROOF CANOPY – Approve

4/06/9010/0 SINGLE STOREY EXTENSION TO CREATE STORE, DISABLED WC AND TEACHING AREA – Approve

4/06/9013/0 SINGLE STOREY LEAN TO KITCHEN EXTENSION TO SCHOOL HALL – Approve

4/16/2033/0F1 CABIN TO EXTEND SCHOOL SPACE – Approve

## **CONSULTATION RESPONSES**

### Moresby Parish Council

No comments received to date.

### Highways Authority/LLFA

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

### Education Authority

No comment received to date.

Public Representations -The application has been advertised by way of a site notice and neighbour notification letters issued to 3 properties. No objections have been received as a result of this consultation period.

## **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



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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

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Strategic Policy DS3: Planning Obligations

Strategic Policy S1: Health and Wellbeing

Policy SC5: Community and Cultural Facilities

Strategic Policy R5: Retail and service provision in rural areas

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### **ASSESSMENT**

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

#### **Principle of Development**

Strategic Policies DS1 and DS2 of Copeland Local Plan concentrate development within the defined settlement boundaries in accordance with the Borough's settlement hierarchy.

Moresby is identified as one of the Sustainable Rural Village within the settlement hierarchy, which offer a limited amount of growth to maintain communities.

The site is located within the settlement boundary of Moresby Parks. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

The proposal delivers demonstrable public benefit by enhancing early years education provision, supporting working families, and strengthening local social infrastructure by expanding an established community asset located within the village envelope of Moresby Parks.

The principle of development is therefore considered to be acceptable in accordance with Policies DS1 and DS2.

### **Scale, Design and Impact on the Area**

Policy DS4 of the Copeland Local Plan 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.

The proposed extension will be located to the side of the existing Primary school complex. The proposal is relatively small in scale measuring 2.3m in width by 7.2m in length. The proposal is single storey only with an overall height of 3m keeping the profile low and minimising its visual impact from the public realm.

The external finishes of the extension include blockwork walls with a pebbledash render finish, a Bitumen membrane flat roof covering, white UPVC windows and anthracite grey aluminium doors.

The proposal also includes the addition of a graded tarmac finish on the ground area outside of the extension to replace an existing concrete access ramp.

The proposed materials are considered to be appropriate for their use, ensuring that the finish complements the existing school and the surrounding area.

The extension is to be located to the South and East of the existing school. Due to the single-storey height and flat roofed design which will match the existing school building, in conjunction with the separation distance from the nearest neighbouring properties, there are no adverse impacts anticipated as a result of the works. Following a site visit, it is clear that this location is appropriate when viewed in the context of the existing site.

The proposal is therefore not considered to have a detrimental impact on existing residential amenity.

On the basis of the above, it is considered that the proposal complies with Policy DS4 of the Copeland Local Plan and the provisions of the NPPF.

### **Health and Wellbeing**

Planning has a key role in addressing the health and wellbeing challenges within Copeland. It is important that the Council enables well-designed developments such as housing and



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health and educational facilities to meet the changing needs of our communities.

Strategic Policy SC1 of the Copeland Local Plan will promote health and wellbeing in Copeland by supporting new developments that address these challenges.

Policy SC5 supports proposals for community facilities in principle subject to criteria.

It is considered that the proposed school extension will enhance access to services within this well-established nursery school, within a sustainable rural village.

The extension would contribute positively to the community's social infrastructure services that meet local needs, particularly in areas with growing populations or where existing facilities are under pressure. An increase in teaching space would allow for the school to accommodate more pupils and/or improve the services already provided.

On this basis, the proposal is considered to satisfy Policies SC1 and SC5 of the Copeland Local Plan.

### **Highway Safety**

The access into the site would remain unchanged; the Highways Authority has raised no objections to the proposal.

It is considered that there is sufficient parking and turning within the curtilage of the site as a whole for the proposed use without compromising the parking provision available.

It is considered that the potential small increase in vehicles that may use the facility would not be of a scale that requires any additional parking provision to be included.

There is on street parking within the vicinity of the site which provides additional capacity should this be required at peak times.

### **Biodiversity Net Gain**

Policy N1 seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 of the ELP 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 exempt from these BNG requirements. Based on the information available this permission is one which is exempt from

	<p>BNG under the de minimis rule as the proposal is to increase the footprint of the school by approximately 16.5m<sup>2</sup>, which is below the 25m<sup>2</sup> threshold.</p> <p><b>Planning Balance and Conclusion</b></p> <p>The proposed extension to the primary school is of an acceptable scale and design that responds positively to the site.</p> <p>It is not considered to introduce significant harm to the nearest neighbouring properties in terms of amenity given what already exists on site and the separation distances involved between them. There are also no significant impacts on the appearance of the building or surrounding area that arise as a result of the proposal.</p> <p>The proposal is not subject to BNG.</p> <p>On this basis the proposal is considered to be an acceptable form of development in line with policies within the Local plan and provisions of the NPPF.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</li> </ol> <p>Reason 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"> <li>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: - <ul style="list-style-type: none"> <li>- Application Form, received 13<sup>th</sup> January 2026;</li> <li>- Location Plan, scale 1:1250, drawing 005 received 13<sup>th</sup> January 2026;</li> <li>- Proposed Block Plan, scale 1:500, drawing 006, received 13<sup>th</sup> January 2026;</li> <li>- Existing and Proposed Elevations, scale 1:100, drawing 004 received 13<sup>th</sup> January 2026;</li> <li>- Existing and Proposed Floor Plans, scale 1:50, drawing 004 received 13<sup>th</sup> January 2026;</li> <li>- Planning, design and access statement, received 13<sup>th</sup> January 2026;</li> </ul> </li> </ol>



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### 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

#### **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: De Minimus development.

#### **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

### 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.
<b>Case Officer: Demi Crawford</b>	<b>Date : 06/03/2026</b>
<b>Authorising Officer: N.J. Hayhurst</b>	<b>Date : 10/03/2026</b>
<b>Dedicated responses to:- N/A</b>	