

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/26/2009/0F1
2.	<b>Proposed Development:</b>	CONSTRUCTION OF A NEW EXTENSION CONTAINING A CORRIDOR AND SHOWER ROOM
3.	<b>Location:</b>	9 ST JOHNS ROAD, THORNHILL
4.	<b>Parish:</b>	Beckermest with Thornhill
5.	<b>Constraints:</b>	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
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 9 St Johns Road, a semi-detached property located within an existing residential area of Thornhill.</p> <p>The property benefits from a small grassed front garden to the front, and a modest size rear garden with detached outbuilding along the boundary.</p> <p><b>Proposal</b></p> <p>The proposal seeks planning permission for the construction of a single storey rear extension to the existing dwelling to provide a corridor and accessible shower room.</p> <p>The single storey extension will project 4.5m from the rear elevation and will be 3.2m in width. It has been designed with a flat roof with an overall height of 3.2m.</p> <p>Proposed external finishes include pebble dash render, grey single ply membrane roof and white upvc windows and doors to match the existing.</p>

### **Relevant Planning History**

No previous planning applications at this site.

### **Consultation Responses**

#### Beckermet and Thornhill Parish Council

No objections.

#### 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:-

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 (NPPF)



## Cumberland Council

### 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, and biodiversity net gain.

#### Principle of Development

The proposed application relates to a residential dwelling situated within Thornhill. The development would provide a single storey rear extension providing a corridor and accessible shower room from the main 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 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 indicates that all new development should meet high quality standards.

The single storey extension will project 4.5m from the rear elevation and will be 3.2m in width. It has been designed with a flat roof with an overall height of 3.2m. The proposed extension will be appropriately located to the rear of the property on a moderate sized plot to ensure that it will not be excessively prominent in the street scene.

The proposed scale, massing and siting of the extension is considered acceptable and is not considered to adversely alter the existing building or street scene, nor would it result in overdevelopment of the site.

Proposed external finishes include pebble dash render, grey single ply membrane roof and white upvc windows and doors to match the existing. The use of matching materials ensures that the proposal compliments the existing property, and the wider residential area.

The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

#### 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.

Whilst amenity issues between the proposed extension and the neighbouring properties were considered, the proposed extension would be suitably located within the site to the rear.

Despite the side elevation adjacent to 10 St Johns Road containing 2 small windows, they are both obscure glazed and the proposed single storey rear extension will be located approx. 2.7m from the boundary with this property. On this basis, there are no overlooking or privacy issues considered to occur as a result of this development.

Taking into account the siting of the extension and the orientation of the existing property, the proposed extension design 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 exempt 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 exempt from providing Biodiversity Net Gain.

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.

#### Planning Balance and Conclusion

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

The proposal is not subject to Biodiversity Net Gain.

The proposal is therefore considered an acceptable form of development which complies with



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	the policies of the adopted Local Plan and provisions of the NPPF.
8.	<b>Recommendation:</b> Approve (commence within 3 years)
9.	<b>Conditions:</b>  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: - <ul style="list-style-type: none"><li>- Application form, received 13<sup>th</sup> January 2026;</li><li>- Site Location Plan, scale 1:1250, received 13<sup>th</sup> January 2026;</li><li>- Existing Plans and Elevations, scale 1:50 drawing 01, received 13<sup>th</sup> January 2026;</li><li>- Proposed Plans and Elevations, scale 1:50, drawing 02, received 13<sup>th</sup> January 2026.</li></ul> 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.  <b>Informative Notes</b> <b>Biodiversity Net Gain – Exemption</b> 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 : 06/03/2026**

**Authorising Officer: N.J. Hayhurst**

**Date : 10/03/2026**

**Dedicated responses to:- N/A**