

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/26/2011/0F1
2.	Proposed Development:	DEMOLITION OF PARTIAL REAR EXTENSION AND ERECTION OF REPLACEMENT SINGLE STOREY EXTENSION WITH FLAT ROOF
3.	Location:	1 GREENDYKES, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report.
7.	Report:	<p>Site and Location</p> <p>The application site relates to 1 Greendykes, an end terraced property located within an existing residential area of Egremont.</p> <p>The property faces onto Greendykes and lies adjacent to Bookwell Primary School.</p> <p>The site is of an angled shape, which narrows towards the rear boundary with a small yard area. There is an access that runs along the side and rear, with separate gardens serving the dwellings along Greendykes beyond.</p> <p>Proposal</p> <p>The proposal seeks planning permission for the demolition of partial rear extension and the construction of a replacement single storey rear extension to the existing dwelling to provide an enlarged kitchen area.</p> <p>The extension will project 3.97m from the rear elevation and will extend an additional 1.3m in width from the original extension. It will be stepped back from the existing side elevation/rear</p>

boundary by 1.1m. It has been designed with a flat roof with an overall height of 3.1m, with 2 roof lanterns above.

Proposed external finishes include smooth dash render, EPDM roof and upvc windows and doors with aluminium roof lanterns.

Relevant Planning History

No previous planning applications at this site.

Consultation Responses

Egremont Town 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



Cumberland Council

Strategic Policy N3: Biodiversity Net Gain

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, and biodiversity net gain.

Principle of Development

The proposed application relates to a residential dwelling situated within Egremont. The development proposes to demolish partial rear extension and the construction of a replacement single storey rear extension to the existing dwelling to provide an enlarged kitchen area.

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.

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

The extension will project 3.97m from the rear elevation and will extend an additional 1.3m in width from the original extension. It will be stepped back from the existing side elevation/rear boundary by 1.1m.

It has been designed with a flat roof with an overall height of 3.1m, with 2 roof lanterns above. The proposed extension will be appropriately located to the rear of the property to ensure that they will not be excessively prominent in the street scene.

Whist the rear yard is small in scale, 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.

Proposed external finishes include smooth dash render, EPDM roof and upvc windows and doors with aluminium roof lanterns. The proposed materials are suitable for their use and

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, which is partially replacing an existing extension.

The side elevation of the parent property is adjacent to the main entrance of Bookwell Primary School. Whilst a window is proposed on the new extension side elevation, one already exists on the current extension that is being partly demolished. Consequently there will not be an increase in the amount on this elevation as a result of this proposal.

Furthermore, there is a separation distance of approx. 16m from the proposed new side elevation extension of the host property and the front elevation windows of the Primary School, which are screened by an existing 1.8-2m approx. high stone boundary wall. This is considered acceptable and is not considered to further contribute to overlooking or privacy concerns. There were also no objections received from the Primary School as a result of the consultation process.

On balance, 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



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	<p>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.</p> <p>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.</p> <p><u>Planning Balance and Conclusion</u></p> <p>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.</p> <p>The proposal is not subject to Biodiversity Net Gain.</p> <p>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.</p>
8.	<p>Recommendation:</p> <p>Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <ol style="list-style-type: none"><li data-bbox="161 1256 1514 1346">1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <p data-bbox="256 1406 368 1440">Reason</p> <p data-bbox="256 1462 1514 1541">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 data-bbox="161 1615 1514 1966">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 data-bbox="209 1709 1185 1966" style="list-style-type: none">- Application Form, received 15th January 2026;- Existing Location Plan, scale 1:1250, drawing DWG02 received- Existing Location Plan, scale 1:500, drawing DWG02 received- Existing Ground Floor Plans, scale 1:50, drawing DWG01- Proposed Partial Ground Floor Plan, scale 1:50, drawing DWG03 <p data-bbox="256 1989 368 2022">Reason</p>

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.

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 : 10/03/2026

Authorising Officer: N.J. Hayhurst

Date : 12/03/2026

Dedicated responses to:- N/A