

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/26/2050/0F1
2.	Proposed Development:	REAR EXTENSION AND ALTERATIONS TO EXISTING PROPERTY
3.	Location:	CUMBRIA, NETHERTOWN
4.	Parish:	Lowside Quarter
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See Report.
7.	Report:	<p>LOCATION</p> <p>This application relates to Cumbria, an detached bungalow located in Nethertown. The application site is located towards the Western edge of the Village and I surrounded by a cluster of other dwellings.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the construction of a single storey rear extension. The extension will project 1.524 m from the rear elevation of the dwelling, and it will span the full width of the existing bungalow by 11m.</p> <p>The extension has been designed with an asymmetrical mono-pitch roof and will be finished</p>

with render, grey concrete roof tiles and white upvc windows and doors to match the existing.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Lowside Quarter Parish Council

No comments received to date.

Countryside Access Footpaths Officer

We have no objection to the development. Public Right of Way FP 414008 passes along the boundary of the property. The applicant must be advised that:

- The granting of planning permission would not give them the right to block or obstruct the Public Right of Way shown on the attached plan.
- The Public Right of Way as shown on the Definitive Map and Statement must be kept open and unaltered for public use until an order made to divert, extinguish or to temporarily close it has been confirmed.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties. No objections were received as a result of this consultation.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

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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



Cumberland Council

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

Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy CO6: Countryside Access

Strategic Policy N3: Biodiversity Net Gain

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

Wildlife and Countryside Act 1981

The Conservation of Habitats and Species Regulations 2017 (CHSR)

ASSESSMENT

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

Principle of Development

The proposed application relates to a residential dwelling situated within Nethertown. The development would provide a single storey rear extension for the existing 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 extension will project 1.524 m from the rear elevation of the dwelling and it will span the full width of the existing bungalow by 11m. It is considered that the proposal is suitably located within the site to the rear.

The proposed extension has been designed with an asymmetrical mono-pitch roof and will be finished with render, grey concrete roof tiles 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 proposed scale, massing and siting of the extension is considered modest and is not considered to adversely alter the existing building or street scene, nor would it result in overdevelopment of the site.

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 at the rear.

Whilst there are two windows proposed on the East elevation adjacent to the dwelling Briary Bank, this existing side elevation already contains two windows. Briary Bank is located at the bottom of the hill and sits below and is slightly set back from the rear of the host property already. There is also an existing boundary fence adjacent to the East elevation which will mostly screen the side elevation of the proposal from the neighbouring property Briary Bank. On this basis, there are no additional 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.

Impact on the Public Right of Way



Cumberland Council

Existing Public Rights of Way are protected by law and therefore do not need Policy protection, however Strategic Policy CO6 and The Countryside and Rights of Way Act 2000 seeks to exercise statutory rights of access.

On this basis, as the Public Right of Way 414008 runs adjacent to the application site along the front, consideration must be given to the potential impacts on both the physical and amenity of the footpath.

Whilst the proposal may be seen from the footpath, the dwelling is already set back from the footpath, so will therefore not interfere with the footpath, nor will it harm the physical footpath, or the amenity of the user. The proposal is therefore considered to satisfy Policy CO6 and the NPPF guidance.

Ecology and Biodiversity

Policy N1 outlines how the Council will protect and enhance the biodiversity and geodiversity within the Borough and defines a mitigation hierarchy.

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. In this instance the development is considered exempt from BNG as the development falls within the definition of a householder application.

On this basis, 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 Policies N1 and 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 and will not harm the PRow or its users.

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)

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 12th February 2026;
- Site Location Plan, scale 1:1250, received 12th February 2026;
- Existing & Proposed Plans and Elevations, scale 1:50, received 12th February 2026

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 Note

Biodiversity Net Gain – Exemption Applies

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



**Cumberland
Council**

	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 : 09/04/2026
Authorising Officer: N.J. Hayhurst	Date : 09/04/2026
Dedicated responses to:- N/A	