

## CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/26/2051/0F1	
2.	<b>Proposed Development:</b>	PROPOSED REAR SINGLE STOREY EXTENSION	
3.	<b>Location:</b>	HOLMLEA, WOODEND, EGREMONT	
4.	<b>Parish:</b>	Egremont	
5.	<b>Constraints:</b>	ASC Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Standing Advice - Data Subject To Change, Key Species - Potential Area for Great Crested Newts, Outer Consultation Zone - Sellafield 10KM	
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter	Yes
		Site Notice	No
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	<b>Report:</b>		
	<b>Site and Location</b>		
	This application relates to Holmlea, a detached property, located within the centre of Woodend. The property is accessed from the main road through Woodend and benefits from a large garden and detached double garage.		

### **Relevant Planning History**

4/97/0114/0 – Demolish existing garage and build new double garage – Approved.

4/07/2281/0 – Loft conversion and new dormer window – Approved.

### **Proposal**

The application seeks planning permission for a rear single storey extension.

The proposal is considered to be located upon the rear elevation of the property as the principal elevation, which contains the main architectural features for the property, faces over the access drive rather than the adjacent highway. The elevation containing the main access door is considered to be the side elevation.

The proposed extension measures 4m x 9m and will benefit from a flat roof with an overall height of 3.07m. The proposed extension will also include a single roof lantern which will have an overall height of 0.45m.

The proposal will create a utility room and toilet and will allow for the reconfiguration of the existing ground floor layout to provide an open plan kitchen/dining/sunroom. Externally the proposed extension will be finished with render, white double-glazed door and windows to match the existing property, and an EPDM rubber roof membrane. Large bifold doors are also proposed to the existing side elevation to serve the sunroom.

### **Consultation Responses**

#### Egremont Town Council

No objections.

#### Public Representation

This application has been advertised by way of neighbour notification letters issued to three properties. No responses have been received to this statutory notification 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 5<sup>th</sup> of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy H14: Domestic Extensions and Alterations

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy CO4: Sustainable Travel

CO7: Parking Standards

### **Other Material Planning Considerations**

National Planning Policy Framework (2024)

National Planning Practice Guidance (NPPG)

Cumbria Development Design Guide

Cumbria Landscape Character Guidance and Toolkit (CLCGT)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

### **Assessment**

The main issues raised by this application are the principle of development; scale and design; impact on residential amenity; highway safety; and impact on ecology and biodiversity.

### Principle of Development

The application relates to an existing residential 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 the development is therefore accepted within the context of Policy H14 of the Copeland Local Plan.

### Scale and Design

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

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.

The proposal seeks to extend and alter the existing detached dwelling to create a large rear extension. The dwelling is sited on a large plot, capable of accommodating an extension of this scale. The proposal reflects the scale and design of the main dwelling. Whilst a flat roof will be utilised within the proposed extension, the development is not considered to adversely affect the character of the existing dwelling or the surrounding area, particularly as the extension will be screened by the existing detached double garage. The proposed materials are considered acceptable in the context of the existing dwelling and surrounding area.

On this basis, the proposal is considered to meet Policy DS4 of the Copeland Local Plan, H14 of the ELP and the NPPF guidance.

### Impact 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 the proposal will extend the dwelling closer to the adjacent neighbouring property, adequate separation is maintained. The development is not considered to be over dominant due to the proposed scale and the use of a flat roof. No windows are proposed which would overlook the neighbouring property and the existing boundary treatment would prevent any overlooking.

On this basis, the proposal will not have unacceptable adverse impact on the residential amenity, and it is considered to comply with Policies DS4 and H14 of the Copeland Local Plan and provision of the NPPF.



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### Highway Safety

Policy H14 requires the operational car parking needs of the property to continue to be met.

The development will not alter the existing parking arrangements for the property and will not increase the need for off street parking at the site.

The proposal therefore complies with Policy H14 of the Copeland Local Plan in this regard.

### Flood Risk & Drainage

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate

Whilst the majority of the application site is located within Flood Zone 1, a small section of the northeast of the site, adjacent to the site access, is located within flood zone 2. The application is not supported by a flood risk assessment as the proposed extension is not within flood zone 2. The majority of the extension is also to be located upon an existing hardstanding and therefore will not increase surface run off from the site or increase flood risk within the area.

On the basis the proposal is therefore considered to achieve the requirement of Policies DS6 and DS7 of the Copeland Local Plan, and the NPPF.

### Impact on Biodiversity and Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity 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.

The application is not supported by any ecology details as the site is located on an existing domestic curtilage area. On this basis, it is considered that this is not a habitat that is likely to contain natterjack toads and so it would not be necessary to seek an ecological survey for this minor application.

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

	<p>development falls within the definition of a householder application.</p> <p>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.</p> <p><u>Planning Balance &amp; Conclusion</u></p> <p>The application seeks planning permission to extend and alter the existing property to create a large rear extension.</p> <p>The proposal is considered to reflect the scale and character of the existing dwelling and surrounding area. The proposal is of an appropriate scale and design and would not have any significant detrimental impact on the amenities of the adjoining properties.</p> <p>The development is not considered to have an adverse impact highway safety, flood risk, or ecology.</p> <p>The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the 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 must be commenced before the expiration of three years from the date of this permission.</li> </ol> <p>Reason</p> <p>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 must relate to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:- <ul style="list-style-type: none"> <li>- Application Form, received by the Local Planning Authority on the 11<sup>th</sup> February 2026.</li> <li>- Location and Block Plan, Scale 1:500 &amp; 1:1250, Drawing No: 05, received by the Local Planning Authority on the 11<sup>th</sup> February 2026.</li> </ul> </li> </ol>



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- Existing Roof Plans, Scale 1:100, Drawing No: 01, received by the Local Planning Authority on the 11<sup>th</sup> February 2026.
- Proposed Floor Plans, Scale 1:100, Drawing No: 03b, received by the Local Planning Authority on the 11<sup>th</sup> February 2026.
- Existing Elevations, Scale 1:100, Drawing No: 02, received by the Local Planning Authority on the 11<sup>th</sup> February 2026.
- Proposed Elevations, Scale 1:100, Drawing No:04b, received by the Local Planning Authority on the 11<sup>th</sup> 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 Notes:

#### Mining Legacy

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 Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)  
<<http://www.gov.uk/government/organisations/the-coal-authority>>

#### 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.

	<p>Applicable exemptions: The development falls under the definition of a householder application.</p> <p><b>Statement:</b>  The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>
<b>Case Officer:</b> C. Burns	<b>Date :</b> 07.04.2026
<b>Authorising Officer:</b> N.J. Hayhurst	<b>Date :</b> 07.04.2026
<b>Dedicated responses to:-</b> N/A	