

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/26/2054/HPAE
2.	Proposed Development:	PRIOR APPROVAL FOR PROPOSED SINGLE STOREY REAR EXTENSION & INTERNAL ALTERATIONS
3.	Location:	HAVENLY, MOOR ROW
4.	Parish:	Egremont
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report.
7.	Report:	<p>SITE AND LOCATION</p> <p>This application site relates to Havenly, a detached property located on Dalzell Street within Moor Row.</p> <p>The parent property benefits from a garden with driveway area for multiple vehicles to the front and a modest size garden with open fields to the rear.</p> <p>PROPOSAL</p> <p>An application to determine if prior approval is required for a proposed larger home extension has been submitted.</p> <p>The proposal includes the erection of a single storey rear extension that will project 6.05 metres from the rear wall, and it will be 5.8 metres in width.</p> <p>It has been designed with a flat roof with an overall height of 3.395 metres.</p> <p>It will include a small window on the north west elevation, a window on the north east</p>

elevation and double doors out onto the patio on the south east elevation.

The proposed external finishes include painted cement render walls, a black rubber roofing system and anthracite upvc windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

No previous applications at this property.

CONSULTATION RESPONSES

Egremont Town Council

No objections.

Public Representations

The application has been advertised by way of 1 neighbour consultations being sent – No representations have been received as a result of this consultation process.

PLANNING PROCEDURE

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house.

Proposed extensions on the rear of a detached property which will project between 4 and 8 metres must submit a Notification of a proposed larger Home Extension application to the Local Authority to ascertain whether or not the proposal is Permitted Development.

Should an application receive objections from any adjoining neighbour within the determination period, the Local Planning Authority must assess whether the impact on the amenity of all adjoining properties is acceptable. No other issues can be considered.

ASSESSMENT

The proposal includes the erection of a single storey rear extension that will project 6.05 metres from the rear wall, and it will be 5.8 metres in width. It has been designed with a flat roof with an overall height of 3.395 metres.

It will include a small window on the north west elevation, a window on the north east elevation and double doors out onto the patio on the south east elevation.



**Cumberland
Council**

<p>The proposed external finishes include painted cement render walls, a black rubber roofing system and anthracite upvc windows and doors.</p> <p>No objections have been received to date.</p> <p>Officers do not have concerns in relation to scale, design or impact upon residential amenities. On this basis, the extension is considered to be acceptable, and Prior Approval is not required.</p> <p>Informative Notes</p> <p>Development Low Risk Area – Standing Advice – Mining Remediation Authority</p> <p>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</p>	
8.	<p>Recommendation: Permitted Development</p>
Case Officer: Demi Crawford	Date : 24/03/2026
Authorising Officer: N.J. Hayhurst	Date : 25/03/2026
Dedicated responses to:- N/A	