



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2065/0F1
2.	Proposed Development:	TWO STOREY SIDE EXTENSION TO PROVIDE LIVING ACCOMMODATION AND GARAGE/STORE
3.	Location:	17 WOODBANK, 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>LOCATION</p> <p>This application relates to 17 Woodbank, a semi-detached property located in Egremont. The application site benefits from a small front garden with driveway and garage to the front. The garage is detached from the host property but is adjoined to the garage belonging to 12 Woodbank.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the construction of a two-storey side extension. The extension will project 3.4m from the side elevation and will span 7.7m in length from front to rear.</p> <p>The proposal involves demolishing the garage belonging to the host property and erecting the extension which will be attached to the main dwelling to provide an integral garage, WC and utility on the ground floor, and a master bedroom with en-suite on the first floor.</p> <p>It has been designed with a dual pitched roof with an eaves and ridge height to match the</p>

existing dwelling.

The extension will be finished with render, roof tiles and upvc windows and doors to match the existing.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Egremont Town Council

No objections.

Highways and LLFA

As this falls under our Service Level Agreement (SLA), this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement. The highway and drainage implications of this application can therefore be decided by the Local Planning Authority.

The Environment Agency (EA) surface water maps indicate that the site is in flood zone 1, but is also very close to an area shown as Flood Zone 2. The planner may wish to consider if they need to contact the Environment Agency regarding a flood risk assessment.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 4 no. properties. 1 response was received which states the following:

- As a boundary neighbour with adjoining garage, which given the design of the extension, has implications regarding my garage e.g north side roof and walls, I would like to say that I am happy with the proposals for the extension and have had discussions regarding the “making good” of my garage, who are in agreement. I would however, like it to be formally captured for reassurance that in the requirements for the planning that the making good of my garage and any surrounding area of my property that may have to be altered are to be completed as part of this extension by the owners of 17 Woodbank, to a standard as good as or better than existing.

PLANNING POLICIES

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



Cumberland Council

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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 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 DS6: Reducing Flood Risk

Policy H14: Domestic Extensions and Alterations

Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

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, flood risk, and Ecology and biodiversity net gain.

Principle of Development

The proposed application relates to a residential dwelling situated within Egremont. The development would provide a two-storey side 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 3.4m from the side elevation and will span 7.7m in length from front to rear. It is considered that the proposal is suitably located within the site to the side, which replaces an existing garage, although now proposes to be detached from the neighbouring property garage at number 12 Woodbank.

One comment has been received which queries the making good of the attached garage at number 12 Woodbank during the removal of number 17 Woodbank garage, to a standard as good as or better than existing. It is not possible to impose a planning condition which controls these requested works. This is considered a private matter and should be addressed through a Party Wall Agreement and/or Building Control.

The proposed extension involves demolishing the garage belonging to the host property and attaching the proposed extension to the main dwelling to provide an integral garage, WC and utility on the ground floor, and a master bedroom with en-suite on the first floor.

It has been designed with a dual pitched roof with an eaves and ridge height to match the existing dwelling.

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 due to replacing an existing garage, nor would it result in overdevelopment of the site.

The extension will be finished with render, roof tiles and 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



Cumberland Council

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 side.

Whilst there are 2 windows proposed on the side elevation adjacent to the dwelling 12 Woodbank (1 on the first floor and 1 on the ground floor), the existing side elevation on the host dwelling already contains 1 larger window at first floor level. This is to be replaced with a smaller, obscure glazed window which can be conditioned to remain in perpetuity for the lifetime of the development to protect residential amenity further.

The neighbour's garage at 12 Woodbank will also provide a screen to the ground floor side elevation of the proposal. 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.

Flood Risk

Policy DS6 of the Copeland Local Plan 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.

The Environment Agency (EA) surface water maps indicate that the site is in flood zone 1, but is also very close to an area shown as Flood Zone 2.

As the proposal is situated on an already existing area of hardstanding, it is not considered that this will increase the flood risk on site or elsewhere and therefore it would be unreasonable to request a flood risk assessment in this instance.

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

	<p>made elsewhere in accordance with a defined order of preference.</p> <p>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.</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 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 imposition of a planning condition to ensure the first-floor side elevation window adjacent to number 12 Woodbank remains obscure glazed will protect residential amenity further.</p> <p>The proposal is not subject to Biodiversity Net Gain and is not considered to increase Flood Risk.</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"> 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. <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"> 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: -



Cumberland Council

- Application Form, received 23rd February 2026;
- Site Location Plan, scale 1:1250, drawing 01001, received 23rd February 2026;
- Site Block Plan, scale 1:200, drawing 01002, received 23rd February 2026;
- Existing Ground Floor Plan, scale 1:50, drawing 01003, received 23rd February 2026;
- Proposed Ground Floor Plan, scale 1:50, drawing 04001, received 23rd February 2026;
- Proposed First Floor Plan, scale 1:50, drawing 04002, received 23rd February 2026;
- Existing & Proposed Elevations, scale 1:100, drawing 02001, received 23rd 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.

3. Prior to the first use of the first-floor extension, the side elevation window adjacent to 12 Woodbank shall be fitted with level 5 obscure glass as indicated on 'Proposed First Floor Plan drawing 04002' received by the Local Planning Authority on 23rd February 2026. Once installed the obscure glazing shall be permanently retained at all times thereafter.

Reason

To safeguard the amenities of occupiers of adjoining properties in accordance with Policy DS4 of the Copeland Local Plan 2021-2029

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 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 : 17/04/2026

Authorising Officer: N.J. Hayhurst

Date : 20/04/2026

Dedicated responses to:- N/A