



CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2077/0F1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT PORCH EXTENSION
3.	Location:	1 SNAEFELL TERRACE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See Report.
7.	Report:	<p>LOCATION</p> <p>This application relates to 1 Snaefell Terrace, a semi-detached property located in the Kells area of Whitehaven.</p> <p>The application site borders Rydal Avenue, and benefits from a front garden with driveway and grassed area to the side with access to the rear.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the construction of a two-storey side extension and a single storey front porch extension.</p> <p>The two storey side extension will measure 3.2m externally from the side elevation and will span 8.7m in length from front to rear. It will provide an enlarged kitchen area, and snug on the ground floor, and an enlarged third bedroom and additional fourth bedroom on the first</p>

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

The porch extension will project 1.54m from the front elevation and will be 2.4m in width. It has been designed with a pitched roof.

Both extensions will be finished with dash render, slate 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

Whitehaven Town Council

No objections.

Highways and LLFA

First Response

We have no objection to the side extension in principle but regarding the driveway extension insufficient information has been provided to demonstrate that the proposed access enlargement and reconfiguration would achieve the minimum visibility splays required for a safe vehicular access on a corner plot in close proximity to a junction.

The removal of the boundary wall to facilitate additional off-street parking would intensify vehicle movements at a point where pedestrian activity is high and sightlines are restricted. In the absence of evidence to confirm compliance with the Highway Authority's standing advice, particularly in relation to 2.0m x 2.4m visibility splays, junction spacing, and safe manoeuvring the proposal is considered likely to result in an increased risk to highway and pedestrian safety. The use of the site access resulting from the proposed development would be likely to increase the conflict of traffic movements close to a junction which has restricted visibility for emerging vehicles resulting in additional danger and inconvenience to all users of the highway. We would advise the applicant to look at parking to the rear of property away from the junction.

Conclusion: For the reasons stated above, the LHA finds the proposal unsatisfactory, having an unacceptable impact on road safety. The LHA therefore recommends that the proposal is refused.

Second Response

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



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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. If you have a particular aspect of this application you wish us to consider, please feel free to contact me direct

Public Representations

The application has been advertised by way of neighbour notification letters issued to 6 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.

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

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 Whitehaven. The development would provide a two-storey side, and single storey porch 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 original scheme included alterations to the existing driveway arrangement. Following objections from the Highways Authority, this was omitted from the proposal. The scheme now only comprises a two-storey side extension and a single storey front porch extension.

The two-storey side extension will measure 3.2m externally from the side elevation and will span 8.7m in length from front to rear. 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 side extension is considered acceptable and is not considered to adversely alter the existing building or street scene as it will replace an existing garage, nor would it result in overdevelopment of the site.

The porch extension will project 1.54m from the front elevation and will be 2.4m in width. It has been designed with a pitched roof and is small in overall scale.

Both extensions are considered to be suitably located within the site.

The extensions will both be finished with dash render, slate 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

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 extensions would be suitably located within the site at the side and front.

The proposal only includes one additional window on the side elevation which is located adjacent to Rydal Avenue and is on the ground floor. There is a separation distance of approx. 8m from the boundary of the host property and the front elevation boundary of the properties along Rydal Avenue, which is considered acceptable. There are no windows proposed on the side elevation at first floor.

In addition, despite the porch extension proposed to be located on the boundary with number 2 Snaefell Terrace, number 2 already has a porch extension up to the boundary with no windows on the side elevation.

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 design of the proposed extension and porch are acceptable, and they will not adversely harm the neighbouring amenity.

The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

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

	<p>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 the 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"> 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: - <ul style="list-style-type: none"> - Application Form (amended), received 30th April 2026; - Existing Ground Floor Plan, scale 1:50, drawing DWG01, received 2nd March 2026; - Existing First Floor Plan, scale 1:50, drawing DWG02, received 2nd March 2026; - Existing Elevations, scale 1:100, drawing DWG03, received 2nd March 2026; - Existing Location Plans, scale 1:550 & 1:1250, drawing DWG03, received 2nd March 2026; - Proposed Ground Floor Plans (amended), scale 1:100 drawing DWG04 - Proposed First Floor Plans (amended), scale 1:50, drawing DWG05, received April

2026;

- Existing and Proposed Location Plan (amended), scale 1:500, drawing DWG05, received April 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

Development Low Risk Area – Standing Advice – Mining Remediation Authority

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

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 : 30/04/2026
Authorising Officer: N.J. Hayhurst	Date : 01/05/2026
Dedicated responses to:- N/A	