

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/26/2091/0F1
2.	Proposed Development:	PROPOSED FRONT PORCH
3.	Location:	20 STANDINGS RISE, WHITEHAVEN
4.	Parish:	Whitehaven
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 relates to 20 Standings Rise, a detached property situated on an existing residential area within Whitehaven. The site benefits from a driveway with off-street parking to front of the property. The site is located on a hill with a large woodland area to the rear.</p> <p>PROPOSAL</p> <p>Planning permission is sought for the removal of the existing flat roof porch on the front elevation, and its replacement with a new, larger porch.</p> <p>The new porch will project 2.12m from the front elevation and will be 3.69m in width. It has been designed with a dual pitch roof with eaves height of 2.5m and overall height of 3.5m.</p> <p>It will be finished with interlocking concrete roof tiles to match existing, brown Multi facing brick outer leaf and UPVC windows and doors.</p> <p>The proposal also includes a small alteration to extend the existing driveway/offroad parking provision.</p>

RELEVANT PLANNING APPLICATION HISTORY

None relevant.

CONSULTATION RESPONSES

Whitehaven Town Council

No objections.

Highways & LLFA

First response – The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) advise that clarification is required. From the proposed scheme plan, it appears there may be a change to the driveway arrangement. The LHA does not support the provision of multiple access points.

Second response - At present, while there is an existing dropped kerb, one side of the property is used as a driveway and the other as a pedestrian access.

As a general principle, the LHA does not support multiple accesses to a single property, as this can increase the potential for conflict vehicles visiting the site should enter and leave the highway in a forward gear, however, in this particular case, it could reasonably be argued that providing a drive-in/drive-out arrangement via the driveway may actually reduce risk, as it would remove the need for vehicles to reverse out across the footway.

The primary conflict associated with driveway manoeuvres relates to pedestrians rather than other vehicles. Given that this is a residential street where each property already appears to have a driveway and an existing dropped kerb, it is not immediately clear that the proposal would result in an unacceptable impact on highway safety.

Some alterations would be required, including the relocation of the signpost.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 2 no. properties - No objections have been received as a result of the 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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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



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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 H14: Domestic Extensions and Alterations

Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3: Biodiversity Net Gain

Assessment

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity, highway safety and biodiversity net gain.

Principle of Development

The proposed application relates to a residential dwelling situated within Whitehaven. The development would provide a single storey front 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 and should maintain high levels of amenity.

The new porch extension will project 2.12m from the front elevation and will be 3.69m in width. It has been designed with a dual pitch roof with eaves height of 2.5m and overall height of 3.5m.

The proposal is considered to be suitably located within this modest size site, and will replace a flat roof porch that exists on this elevation.

The proposed scale, massing and siting of the porch extension is considered acceptable and is not considered to adversely alter the existing building or street scene.

It will be finished with interlocking concrete roof tiles to match existing, brown Multi facing brick outer leaf and UPVC windows and doors. The use of matching materials are considered acceptable and suitable for their use and ensures that the proposal compliments the existing property, and the wider residential area.

The proposal also includes a small alteration to extend the existing driveway/offroad parking provision by utilising the existing highway access points.

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.

The porch extension is single storey and is modest in overall scale, and is only slightly larger than the porch that currently exists on the front elevation. Whilst 1 small window is proposed on the side elevation, the porch is not considered to be a habitable room, and there is adequate separation distance between the host property and number 18 Standings Rise. On this basis, there are no additional overlooking, privacy issues or loss of light 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.

Highway Safety



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Policy CO7 of the Copeland Local Plan requires that all new development provide adequate parking provision. Policy DS4 of the Copeland Local Plan sets out that developments must not give rise to severe impacts on highways safety and/ or a severe impact on the capacity of the highway network.

The current arrangement provides a small off-street parking area and highway access available to the dwelling which reduces on street parking dominating the area. The application seeks a minor alteration to the layout of this current set up by extending the driveway surface along the front to utilise the existing highways access points.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) advised that clarification is required from the proposed scheme plan as it appears there may be a change to the driveway arrangement and The LHA does not support the provision of multiple access points. Following clarification from the agent who confirmed that there are already 2 access points available, the LHA advised that as a general principle, the LHA does not support multiple accesses to a single property, as this can increase the potential for conflict vehicles visiting the site should enter and leave the highway in a forward gear, however, in this particular case, it could reasonably be argued that providing a drive-in/drive-out arrangement via the driveway may actually reduce risk, as it would remove the need for vehicles to reverse out across the footway.

On this basis, the applicant is advised that works carried out on any part of the Highway including Verges (relocation of the signpost) may require an appropriate permit from the LHA Streetworks team. The proposal therefore complies with Policy CO7 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 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

	<p>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 minor works to the access arrangements are likely to have a positive benefit to users of the property</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: Approve (commence within 3 years)</p>
9.	<p>Conditions:</p> <p>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <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> <p>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: -</p> <ul style="list-style-type: none"> - Application Form, received 19th March 2026; - Existing Survey, scale 1:50 drawing MK/KT/25/01, received 19th March 2026; - Site Location Plan, scale 1:1250 drawing MK/KT/25/02, received 19th March 2026; - Proposed Floor Plan, scale 1:500 drawing MK/KT/25/02, received 19th March 2026; - Proposed Elevations, scale 1:50 drawing MK/KT/25/02, received 19th March 2026; <p>Reason</p> <p>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.</p>



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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

Highways

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

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 : 12/05/2026
Authorising Officer: N.J. Hayhurst	Date : 13/05/2026
Dedicated responses to:- N/A	