

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/26/2106/0F1
2.	Proposed Development:	THE ERECTION OF FIRST-FLOOR ROOM ABOVE THE EXISTING SUN ROOM
3.	Location:	1 LOW PADSTOW, PADSTOW, CLEATOR MOOR
4.	Parish:	Weddicar
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report.
7.	Report:	<p>LOCATION</p> <p>This application relates to 1 Low Padstow, an end of terraced property situated within Padstow, Cleator Moor. The site benefits from a large rear garden and driveway to the side of the property.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the construction of a first-floor side extension above the existing sunroom.</p> <p>The extension will project 3.2m from the rear/side elevation and will span 3.9m in length, the same footprint as the sunroom below. It will provide a third bedroom for the dwelling and has been designed with a sloped/pitched roof with a ridge height to match the existing eaves of the dwelling.</p> <p>The extension will be finished with rough cast dash render, slate roof tiles and upvc windows and doors to match the existing. A Juliet balcony is proposed to the rear elevation.</p>

RELEVANT PLANNING APPLICATION HISTORY

Planning Permission has previously been granted for:

- 4/10/2087/0F1 - TWO STOREY EXTENSION TO SIDE AND SINGLE STOREY EXTENSION TO REAR & GARAGE & DRIVE

- 4/23/2123/0F1 - DETACHED MOTORHOME GARAGE AND WORKSHOP/STORE

CONSULTATION RESPONSES

Weddicar Parish Council

No comments received.

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

The Environment Agency (EA) surface water maps indicate that the site is in flood zone 2&3. The applicant should consult with the Environment Agency regarding a flood risk assessment

Public Representations

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 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.

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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



Cumberland Council

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 the Padstow Area, between Keekle and Cleator Moor. The development would provide a first-floor side/rear extension over an existing ground floor sunroom 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 project 3.2m from the rear/side elevation and will span 3.9m in length the same footprint as the sunroom below. It will provide a third bedroom for the dwelling and has been designed with a sloped/pitched roof with a ridge height to match the existing eaves of the dwelling.

The proposed scale, massing and siting of the extension is modest and is not considered to adversely alter the existing building or street scene. It would extend above an existing sunroom structure and would not result in overdevelopment of the site.

The extension will be finished with rough cast dash render, slate roof tiles and upvc windows and doors to match the existing. A Juliet balcony is proposed to the rear elevation. 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 extension will be suitably located within the site at the side/rear, and is to be located on the same footprint as the existing ground floor sunroom.

There is a separation distance of approx. 16m with the side elevation of the neighbouring property "San Marie", and there are no windows proposed on the side elevation adjacent to this dwelling. The only window proposed is a velux window on the sloping roof. A Juliet balcony is proposed to the rear elevation, however, this would overlook the host properties generous sized rear garden. 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, the orientation of the existing property and the separation distances involved, the proposed extension is considered to be of an acceptable design and it will not adversely harm the neighbouring amenity.



Cumberland Council

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 edge of the rear garden boundary falls within Flood Zone 2, and is close to Flood Zone 3. This is a separation distance of approx. 45m from the rear elevation of the proposed extension.

As the proposal is to be situated on an already existing area of hardstanding, above an existing extension, it is not considered that this will increase the flood risk on site or elsewhere and therefore it would be un-reasonable 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 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 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.

Planning Balance and Conclusion

The proposed development is of an appropriate scale and design for the site and locality, and would preserve the amenities of the parent property and the wider residential area.

The proposal is not subject to Biodiversity Net Gain and is not considered to increase Flood Risk within the locality.

	<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 7th April 2026; - Site Location Plan, scale 1:1250, received 7th April 2026; - Existing & Proposed Floor Plans, scale 1:50, received 7th April 2026; - Existing Elevations, received 7th April 2026; - Proposed Elevations, received 7th April 2026; - Planning Statement, received 7th April 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> <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</p>



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Authority website at: Mining Remediation Authority - GOV.UK

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 : 01/06/2026

Authorising Officer: N.J. Hayhurst

Date : 02/06/2026

Dedicated responses to:- N/A