

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2111/0F1
2.	Proposed Development:	PROPOSED SINGLE STOREY REAR EXTENSION, PORCH EXTENSION & INTERNAL ALTERATIONS
3.	Location:	5 LOWREY CLOSE, BECKERMET
4.	Parish:	Beckermets with Thornhill
5.	Constraints:	ASC Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations & Policy	See Report.
7.	Report:	<p>LOCATION</p> <p>This application relates to 5 Lowrey Close, a detached property located in Beckermets. The application site benefits from a small front garden with integral garage and offroad parking to the front, and a modest size garden with conservatory to the rear.</p> <p>PROPOSAL</p> <p>Planning Permission is sought for the construction of a single rear extension to provide the host dwelling with an extended open-plan kitchen/dining area, utility room and downstairs shower room.</p> <p>The extension will project 4.3m externally from the rear elevation and will be 12.6m in width and will partially replace the existing conservatory. It has been designed with a flat roof with an overall height of 3.1m.</p> <p>The application also seeks permission for a small porch extension to the front of the property which will project 1.3m from the front elevation and will be 3.4m in width.</p>

The extension will be finished with render, a rubber roofing system and anthracite upvc windows and doors.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Beckermest & Thornhill Parish Council

No objections.

Highways & 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.

Resilience Unit

Thank you for the opportunity to comment on the above planning application. This response from the Joint Emergency Management and Resilience Team relates to emergency planning arrangements in the unlikely event of an incident occurring at Sellafield Ltd. The Sellafield site is currently covered by the provision of the Radiation (Emergency Preparedness and Public Information) Regulations 2019.

There are no objections to the proposed works.

However it should be noted that the location of the property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site.

In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) I would be grateful if you could advise the applicant to liaise with this office via emergency.planning@westmorlandandfurness.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.



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Public Representations - The application has been advertised by way of neighbour notification letters issued to 3 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 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 Beckermeth. The development would provide a single storey rear extension to 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 single storey extension will project 4.3m externally from the rear elevation and will be 12.6m in width and is considered to be appropriately located to the rear of the site and will partially replace the existing conservatory.

The extension is modest in overall scale, and it has been designed with a flat roof with an overall height of 3.1m. The proposed scale, massing and siting of the extension is considered acceptable and is not considered to adversely alter the existing building or street scene as the proposal is located at the rear so remains subservient to the host property.

The application also seeks permission for a small porch extension to the front of the property which will project 1.3m from the front elevation and will be 3.4m in width.

The extensions will be finished with render, a rubber roofing system and anthracite 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 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.

The proposal contains no windows on either side elevations adjacent to numbers 4 & 6 Lowrey Close and is also stepped off the boundary from both properties. This is a reduction



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in glazing from the conservatory that already exists on site. On this basis, there are no additional overlooking, privacy issues or loss of light considered to occur as a result of this development.

The proposed porch extension is modest and is to be sited on the front elevation. In this location it will not result in any impacts on the amenities of the adjoining residential properties. Taking into account the siting of the extension and the orientation of the existing property, the proposed extensions are of an acceptable design 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.

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, which would preserve the amenities of the parent property and wider residential area.

The proposal is not subject to Biodiversity Net Gain.

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.

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 8th April 2026; - Existing Site & Proposed Block Plan, scale 1:500-1250 drawing 5LC-LT-001, received 8th April 2026; - Existing Ground Floor Plan, scale 1:5- drawing 5LC-LT-002, received 8th April 2026; - Proposed Floor Plan, scale 1:50 drawing 5LC-LT-004, received 8th April 2026; - Existing Elevations, scale 1:100 drawing 5LC-LT-003, received 8th April 2026; - Proposed Southwest Elevation, scale 1:50 drawing 5LC-LT-005, received 8th April 2026; - Proposed Southeast Elevation, scale 1:50 drawing 5LC-LT-006, received 8th April 2026; - Proposed Northeast Elevation, scale 1:50 drawing 5LC-LT-007, received 8th April 2026; - Proposed Northwest Elevation, scale 1:50 drawing 5LC-LT-008, received 8th April 2026; - Design & Access Statement, received 8th 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>Detailed Emergency Planning Zone (DEPZ)</p> <p>As this proposal could increase the number of persons in the area (including trade people)</p>



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the applicant is requested to liaise with the Emergency Planning Unit via emergency.planning@westmorlandandfurness.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

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 : 02/06/2026

Authorising Officer: N.J. Hayhurst

Date : 03/06/2026

Dedicated responses to:- N/A