

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2151/0F1
2.	Proposed Development:	PROPOSED TWO STOREY FRONT EXTENSION AND LOFT CONVERSION
3.	Location:	ORCHARD HOUSE, GILGARRAN
4.	Parish:	Distington
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers, Outer Consultation Zone - Cycliffe 3KM
6.	Publicity Representations &Policy	See Report.
7.	Report: SITE AND LOCATION This application relates to Orchard House, a detached property situated within the village of Gilgarran. The property is set back from the highway by approx. 39m via a shared driveway that serves the host property and the property known as Corner Wood. The property benefits from a pitched roof porch to the front elevation, driveway with offroad parking and garage to the front/side, and a modest sized garden to the rear. PROPOSAL Planning permission is sought for the construction of a two storey front extension and a loft conversion. The proposed two storey front extension will project 3.2m from the front elevation and will be 4.3m in width. It has been designed with a dual pitch roof with an eaves height of 5.3m and an overall height of 7.9m to provide a larger entrance porch/hallway area on the ground floor	

and an extended landing on the first floor.

The loft conversion includes the addition of a cinema room and a bedroom with en-suite. As a result, two velux roof lights are proposed to the front elevation roof slope, and 3 on the rear.

RELEVANT PLANNING APPLICATION HISTORY

None relevant.

CONSULTATION RESPONSES

Distington Parish 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.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 5 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.

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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



**Cumberland
Council**

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

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, and biodiversity net gain.

Principle of Development

The proposed application relates to a residential dwelling situated within Gilgarran. The development would provide a two-storey front extension, and loft conversion 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 two-storey front extension will project 3.2m from the front elevation and will be 4.3m in width. It has been designed with a dual pitch roof which mimics the front elevation of the existing property with an eaves height of 5.3m and an overall height of 7.9m to provide a larger entrance porch/hallway area on the ground floor and an extended landing on the first floor. The front extension partially replaces an existing single storey front porch extension at ground floor.

The loft conversion makes use of the existing loft space and includes the addition of a cinema room and a bedroom with en-suite. As a result, two velux roof lights are proposed to the front elevation roof slope, and 3 on the rear.

The proposed scale, massing and siting of the proposal is considered acceptable and is not considered to adversely alter the existing building or street scene, nor would it result in overdevelopment of the site.

The extension will be finished with render, concrete roof tiles and a mix of upvc and aluminium 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 closest neighbouring property Corner Wood were considered, the proposed extensions would be suitably located approx. 10m away from the boundary with Corner Wood and approx. 15m away from the 1 rear/side window of this property due to its orientation.

Furthermore, the proposed extension extends forward only as far as the existing bay window on the ground floor front elevation.

Whilst the front extension is fully glazed, the internal area it relates to is a hallway and extended first floor landing which are not habitable rooms. On this basis, there are no detrimental overlooking or privacy issues considered to occur as a result of this development.

The proposed loft conversion is not considered to alter the arrangement in terms of residential amenity given it is making use of the existing loft space.

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



Cumberland Council

	<u>Ecology and Biodiversity</u> 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. <u>Planning Balance and Conclusion</u> 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 or Ecology details. 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.	Recommendation: Approve (commence within 3 years)
9.	Conditions: 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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: -
- Application Form, received 19th May 2026;
 - Site Location & Proposed Block Plan, scale 1:1250, received 19th May 2026;
 - Existing & Proposed Plans, scale 1:100, drawing 01 Rev B, received 19th May 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 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.



Cumberland Council

	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 : 13/07/2026
Authorising Officer: N.J. Hayhurst	Date : 14/07/2026
Dedicated responses to:- N/A	