

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2158/0F1
2.	Proposed Development:	PROPOSED 2 STOREY EXTENSION INCLUDING INCREASE TO PARKING AREA AT THE FRONT OF THE PROPERTY
3.	Location:	6 LING ROAD, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report.
7.	Report: LOCATION This application relates to 6 Ling Road, a semi-detached property located within a residential area in Egremont. The application site benefits from a small front garden with driveway and detached garage to the side, and a modest size rear garden. PROPOSAL Planning Permission is sought for the construction of a two-storey side extension and extension of the driveway to provide offroad parking for two vehicles. The side extension will measure 3.3m externally from the side elevation and will span 7.7m in length from front to rear. It will provide an enlarged kitchen area and playroom on the ground floor, and a master bedroom with en suite on the first floor. It has been designed with a dual pitched roof which mimics the existing frontage, with an overall height of 6.9m .	

The extension will be finished with render and red brick, interlocking roof tiles and upvc windows and doors to match the existing.

RELEVANT PLANNING APPLICATION HISTORY

None relevant.

CONSULTATION RESPONSES

Egremont Town 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.

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.

The location of the land is situated outside of an area referred to as the Detailed Emergency Planning Zone (DEPZ), therefore no direct liaison with the applicant is required in relation to warning and informing information. However, it is advisable to signpost the applicant to the Cumberland Council Emergency Planning webpage which will assist with general information about the Sellafield Site, please see link below:

<https://legacy.cumberland.gov.uk/emergencyplanning/supportingpages/industrialsites.asp>

The location of the land does sit within a distance of 10km from the Sellafield site, an area known as the Outer Consultation Zone (OCZ) but after viewing the details of the application, the opinion is that the plan for this development is not of significance in relation to this particular zone, and, therefore, liaison with the applicant is not required. There are no objections to the proposed works.

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.



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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 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

Policy CO7: Highway Safety

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, Highway safety, and biodiversity net gain.

Principle of Development

The proposed application relates to a residential dwelling situated within Egremont. The development would provide a two-storey side 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 side extension will measure 3.3m externally from the side elevation and will span 7.7m in length from front to rear. It will provide an enlarged kitchen area and playroom on the ground floor, and a master bedroom with en suite on the first floor.

It has been designed with a dual pitched roof which mimics the existing frontage, with an overall height of 6.9m.

The proposed extension is considered to be appropriately located to the side of the site. The overall scale, massing and siting is considered acceptable and would not result in over development of the site.

The extension will be finished with render and red brick, interlocking 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 also seeks permission for a small extension of the front garden to provide offroad parking for two vehicles as the side access/parking arrangements are proposed to allocate the new extension. This is considered a minor amendment given a driveway for two vehicles already exists down the side.

A site visit confirmed that there are other similar schemes within the vicinity.

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



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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.

The proposal removes the existing first floor side elevation window, and the new first floor side elevation will now be blank. In addition, there is a separation distance of approx. 4m from the proposed extension to the side elevation of the neighbouring property 4 Ling Road, which is considered acceptable.

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 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

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 proposal provides an off-street parking area and highway access available to the dwelling. The site is on a relatively straight section of this cul de sac, providing reasonable visibility.

The Highway Authority has raised no objections to the proposal.

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 except 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. A Bat Survey has been submitted in support of the application as the proposal involves the breaking into the roof structure of the existing dwelling. This Survey confirms that there is no potential suitability for roosting habitat and the potential for flight paths and foraging habitat is none. On this basis the risk to bats is considered to be negligible. 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 will provide a two storey side extension to the dwelling, and an extended parking area to the front. It is considered 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 does not give rise to severe impacts on highway safety and 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.	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.



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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 26th May 2026;
 - Site Location Plan, scale 1:1250 drawing 26.03.03a, received 26th May 2026;
 - Site Block Plan, scale 1:200 drawing 26.03.03a, received 26th May 2026;
 - Proposed Plans & Elevations, scale 1:100/1:50 drawing 26.03.03a, received 26th May 2026;
 - Existing Plans & Elevations, scale 1:100/1:50 drawing 26.03.01a, received 26th May 2026;
 - Preliminary Ecological Appraisal (PEA) Including Daytime Bat Walkover (DBW) (Scoping Survey), received 26th 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

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.

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. 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 : 20/07/2026
Authorising Officer: N.J. Hayhurst		Date : 21/07/2026
Dedicated responses to:- N/A		