

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2176/HPAE
2.	Proposed Development:	PRIOR APPROVAL TO CONSTRUCT A SINGLE STOREY REAR EXTENSION
3.	Location:	27 FESTIVAL ROAD, MILLOM
4.	Parish:	Millom
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads
6.	Publicity Representations &Policy	See Report.
7.	Report: SITE AND LOCATION This application site relates to 27 Festival Road, located on Holborn Hill within Millom. The parent property is an semi-detached property with shared offroad parking to the side, and side access to a reasonable sized garden to the rear. PROPOSAL An application to determine if prior approval is required for a proposed larger home extension has been submitted. The proposal includes the erection of a single storey rear extension that will project 4.4 metres from the rear elevation. It has been designed with a pitched roof with an eaves height of 2.7m and an overall height of 3.8 metres and the addition of 2 velux roof windows. It will include a high level slot window with obscure glazing on the side elevation boundary with the neighbouring property, and a set of doors on the rear elevation out onto the rear garden.	

RELEVANT PLANNING APPLICATION HISTORY

None relevant.

CONSULTATION RESPONSES

Millom Town Council

No comments received to date.

Public Representations

The application has been advertised by way of 3 neighbour consultations being sent – No representations have been received as a result of this consultation process.

PLANNING PROCEDURE

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house.

Proposed extensions on the rear of a semi-detached property which will project between 4 and 8 metres must submit a Notification of a proposed larger Home Extension application to the Local Authority to ascertain whether or not the proposal is Permitted Development.

Should an application receive objections from any adjoining neighbour within the determination period, the Local Planning Authority must assess whether the impact on the amenity of all adjoining properties is acceptable. No other issues can be considered.

ASSESSMENT

The proposal includes the erection of a single storey rear extension that will project 4.4 metres from the rear wall of the dwelling. It has been designed with a pitched roof with an eaves height of 2.7m and overall height of 3.8 metres to match the small extension that already exists on the rear elevation.

It will include a high level slot window with obscure glazing on the side elevation boundary with the neighbouring property, and a set of doors on the rear elevation out onto the rear garden.

No objections have been received to date.

Officers do not have concerns in relation to scale, design or impact upon residential amenities. On this basis, the extension is considered to be acceptable, and Prior Approval is not required.



**Cumberland
Council**

8.	Recommendation: Permitted Development	
Case Officer: Demi Crawford		Date : 14/07/2026
Authorising Officer: N.J. Hayhurst		Date : 16/07/2026
Dedicated responses to:- N/A		