

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2177/0F1
2.	Proposed Development:	PROPOSED TWO STOREY SIDE/FRONT EXTENSION
3.	Location:	66 DALZELL STREET, MOOR ROW
4.	Parish:	Egremont
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See report.
7.	Report: SITE AND LOCATION This application relates to 66 Dalzell Street, an end of terraced property located within Moor Row. The application site benefits from side/front access to an existing driveway, with a single-storey conservatory and large front garden. PROPOSAL Planning permission is sought for the removal of the existing conservatory on the front elevation, and construction of a two storey side/ front extension to the dwelling which will provide an open plan kitchen/family area with WC and utility area on the ground floor, and a master bedroom with en suite and wardrobe, with additional bedroom 3 on the first floor. The extension will project 4m from the front elevation and will be 6.49m in width, which will adjoin the existing side/rear by 7.7m in length. It has been designed with a dual pitched, cross-gable roofline with eaves and ridge height that mimics the existing front dual pitch gable. The proposed extension will be finished with cement render with stone quoins to match the	

existing, concrete roof tiles, and a mixture of UPVC and aluminium windows/doors.

RELEVANT PLANNING APPLICATION HISTORY

4/16/2089/0F1 DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF EXTENSION TO PROVIDE LARGER KITCHEN AND LIVING AREA – Approve

4/21/2535/0F1 - PROPOSED TWO STOREY REAR/SIDE EXTENSION, SINGLE STOREY SIDE EXTENSION, DORMER ROOF TO REAR/SIDE, NEW WINDOW GROUND FLOOR WINDOW TO SUIT ALTERATIONS. – Approve

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.

Public representations

The application has been advertised by way of neighbour notification letters issued to 3 no. properties - No objections have been received as a result of this consultation process.

PLANNING POLICIES

Planning law requires that 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.



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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

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 Moor Row. The development proposes to construct a two storey side/front 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.

Policy DS4 of the Copeland Local Plan indicates that all new development should meet high quality standards.

The application seeks permission for a two storey side/ front extension to the dwelling which will provide an open plan kitchen/family area with WC and utility area on the ground floor, and a master bedroom with en suite and wardrobe, with additional bedroom 3 on the first floor.

The extension will project 4m from the front elevation and will be 6.49m in width, which will

adjoin the existing side/rear by 7.7m in length.

There are 2 sets of sliding doors proposed on the ground floor family area on the side and front elevations leading out to the garden, and a window on the adjacent front side elevation. A single access door is proposed on the rear into the utility room.

At first floor there is a matching set of sliding doors on the front elevation to mimic the floor below, with a Juliet balcony. There are 3 windows proposed on the side elevation, and one on the adjacent front/side elevation. None are proposed on the rear.

It has been designed with a dual pitched, cross-gable roofline with eaves and ridge height that mimics the existing front dual pitch gable.

Whilst the proposal is large in overall scale, it is considered proportionate for this large site whereby the principal elevation is located on the side elevation as opposed to the frontage typical with the rest of Dalzell St. A previous application approved under reference 4/21/2535/0F1 supported an overall larger scheme.

Given the orientation of the host dwelling, the proposed extension is considered to be appropriately located within the site.

The proposed extension will be finished with cement render with stone quoins to match the existing, concrete roof tiles, and a mixture of UPVC and aluminium windows/doors. The proposed materials are 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 extension would be suitably located within the site, and partially replaces an existing conservatory on the ground floor front elevation.

Overshadowing and overlooking issues between the proposed extension and the neighbouring properties were considered, especially due to the two-storey element of the extension, however, there are no neighbours directly to the front or side of the dwelling as it is an end of terraced property, adjacent to agricultural fields.

There are no additional windows proposed on the rear elevation and therefore overlooking concerns are mitigated.



Cumberland Council

	In addition, due to the proposals siting within the site and the relationship with the existing dwelling, the proposal is not considered to cause a significant loss of light or dominance on the neighbouring properties. No concerns were raised as a result of the neighbour consultation process. On balance, 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. <u>Biodiversity Net Gain</u> 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. 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 the application is a householder therefore the proposal falls within the list of developments except from providing Biodiversity Net Gain. Based on the above, 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 Policy 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. 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 8th June 2026; - Site Location Plan, scale 1:1250 drawing 2526-009-01, received 8th June 2026; - Existing Site Plan, scale 1:200 drawing 2526-009-02, received 8th June 2026; - Existing Floor Plans, scale 1:100 drawing 2526-009-03, received 8th June 2026; - Proposed Site Plan, scale 1:200 drawing 2526-009-06, received 8th June 2026; - Existing Elevations (1), scale 1:100 drawing 2526-009-04, received 8th June 2026; - Existing Elevations (2), scale 1:100 drawing 2526-009-05, received 8th June 2026; - Proposed Ground Floor Plan, scale 1:50 drawing 2526-009-07, received 8th June 2026; - Proposed First Floor Plan, scale 1:50 drawing 2526-009-08, received 8th June 2026; - Proposed Elevations (1), scale 1:100 drawing 2526-009-09, received 8th June 2026; - Proposed Elevations (2), scale 1:100 drawing 2526-009-010, received 8th June 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
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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 : 31/07/2026

Authorising Officer: N.J. Hayhurst

Date : 03/08/2026

Dedicated responses to:- N/A