

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2178/HPAE
2.	Proposed Development:	PRIOR APPROVAL FOR A SINGLE STOREY REAR EXTENSION TO CREATE ADDITIONAL LIVING SPACE
3.	Location:	50 LAUREL BANK, WHITEHAVEN
4.	Parish:	Whitehaven
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 site relates to 50 Laurel Bank, located on The Highlands in Whitehaven. The parent property is a detached property located off a shared driveway with offroad parking to the front, and side access to a reasonable sized garden to the rear/side. 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 4.8 metres from the rear wall and will be 5.7m in length. It has been designed with a flat roof with an overall height of 3.1m. RELEVANT PLANNING APPLICATION HISTORY None relevant.	

	CONSULTATION RESPONSES <u>Whitehaven Town Council</u> No comments received to date. <u>Public Representations</u> The application has been advertised by way of 2 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 4.8 metres from the rear wall of the dwelling. It has been designed with a flat roof with an overall height of 3.1 metres. It will include a 1 door on the rear elevation out onto the garden, 1 door and 2 windows on the side elevation. 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.
8.	Recommendation: Permitted Development



**Cumberland
Council**

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