

Client Details

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Project Details

Proposed Extension to Seascale
Library

File Ref: 5754

Date Issued: JUNE 2025

For The

**PROPOSED EXTENSION &
INTERNAL ALTERATIONS
TO SEASCALE LIBRARY**

OF



**SEASCALE LIBRARY
SEASCALE
CUMBRIA
CA20 1PN**

1.0 Project Summary

Day Cummins Ltd have been commissioned by Seascale Parish Council to obtain statutory approvals for alteration and extension of the existing Seascale Library building to create the Seascale Community Hub.

This statement outlines the proposal to alter and extend a single building to increase and improve the facilities, with the addition of a flexible use space, a new disabled WC, a craft area, and a refurbishment of the existing library area.

2.0 Background Information

The existing building houses a library only and is currently well used by a range of different groups. These groups would benefit from a more dedicated space for meetings etc that would allow the library to continue normal use alongside. There are also a number of other services that require flexible space within the town, and it is proposed that we extend this building, providing additional space and combining a number of different services under one roof.

Being a rural community the combination of several services within one building will improve the use of all services and create easy access to additional facilities for the local residents. The provision of flexible use spaces will allow businesses such as local banks, Citizen's advice bureau and Adult Education to rent rooms, on an as needed basis, to meet local residents in a suitably sized space within their local environment.

The provision of flexible use community hub is something that Cumberland Council have trialled in other areas of the county, and which has been successful in re-invigorating the use of various buildings.

The addition of solar panels to the roof will improve the buildings sustainability and environmental impact.

3.0 Biodiversity Exemption

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

We feel that the biodiversity net gain requirement does not apply to this application for the following reasons, (and we believe the application is eligible for the 'de minimis' exemption) being a development below the threshold.

Due to the existing pathway that runs alongside the building, which is now part of the site of the extension, the affected area is only 26.75 sqm of loss of grassed area, which is very close to the 25sqm requirement for the BNG. This area is of regularly mown short grass and we consider is of low net value.

We feel that the loss of this small area of mown grass is more than fset by the benefits of additional facilities the building will bring to the community

4.0 Conclusion

This application provides a well-considered design solution for the alteration and extension of the existing building.

These changes will allow improved usage of the building by a number of new services, as well as improve the space for existing users, and provide much needed additional facilities to the local community with little impact to the surrounding area.

As such we feel that the 'de minimis' exemption should apply.

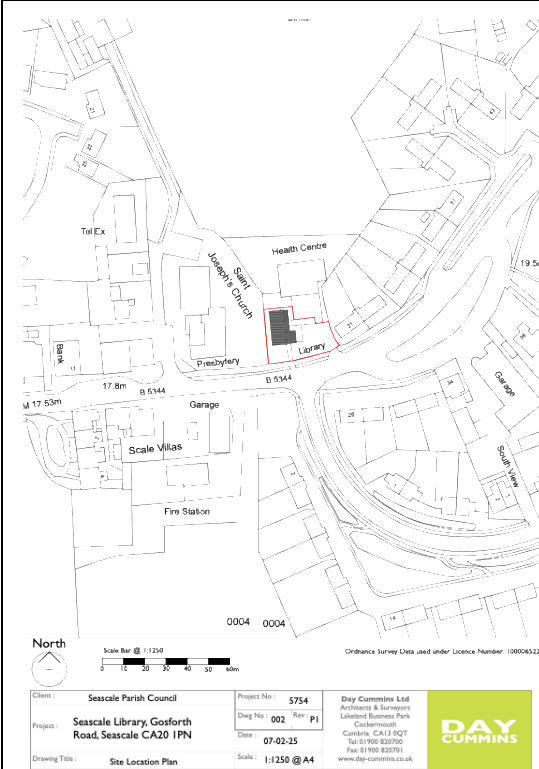


IMAGE 01 –
 Location Plan for Seascale
 Library.



IMAGE 02 –
 Existing and Proposed Block
 Plan for Seascale Community
 Hub.

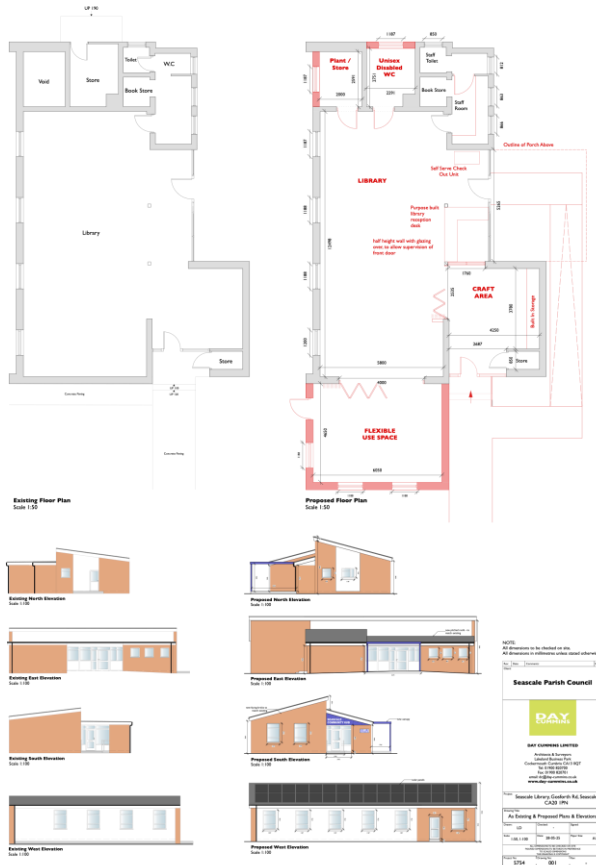


IMAGE 03 –
Existing and Proposed Plans
and Elevations for Seascale
Community Hub.



IMAGE 04 –
Existing and Proposed Plans
and Elevations for Seascale
Community Hub.