

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2098/OF1
2.	Proposed Development:	Proposed single storey rear extension
3.	Location:	Beck Lea, Pasture Road, Rowrah
4.	Parish:	Arlecdon and Frizington
5.	Constraints:	ASC Adverts Coal – Off Coalfield Key Species – bounds of Sensitive Area for Hen Harriers
6.	Publicity Representations & Policy	See Report
7.	Report: Site and Location The application site comprises a modern single storey detached dwelling house, situated to the western side of Pasture Road, within the village of Rowrah. The dwelling house has front and rear gardens. Off street parking is available via an attached single garage and driveway to the front. Access is available from Pasture Road. Proposal Planning permission is sought for the erection of a single storey extension to the rear of the dwelling which would provide a kitchen/ dining area, an additional bedroom with ensuite and an office. The extension would project approx. 7.2m beyond the rear façade of the property, have a width of approx. 10m, height to eaves of approx. 2.85m and an overall height of approx. 4.7m.	

The extension would be finished externally with rendered walls, a concrete tiled roof and white UPVC windows and doors.

Relevant Planning History

N/A

Consultation Responses

Parish Council

No comments to date.

Public Representations

The application has been advertised by way of neighbour notification letters issued to adjacent properties. No comments 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.

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 2021-2016.

The policies relevant to this application are as follows:-

Policy DS4: Design and Development Standards

Strategic Policy DS6: Reducing Flood Risk

Policy H14: Domestic Extensions and Alterations

Policy CO7: Parking Standards

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, highways safety and flood risk.

Principle of Development

The proposed application relates to a residential dwelling within Rowrah. The development would provide a single storey extension to the rear of the 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 the 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 proposal would result in a single storey extension to the rear on the eastern elevation of the dwelling. The extension would have a reasonably large footprint, measuring approx. 7.2m beyond the rear elevation with a width of approx. 10m. The architectural features and finishes of the extension would replicate those of the main dwelling.

Although the proposed single storey extension is of a reasonable scale in terms of its projection and width, there is sufficient space within the rear garden of the dwelling to

comfortably accommodate the proposal. Likewise, the position of the extension, to the rear of the property, is such that it would not have an adverse impact on the street scene of Pasture Road. As the proposal would result in single storey development only, with a ridge height below that of the application property, the massing of the proposal would not dominate the existing dwelling.

The scale and design of the development would not, therefore, adversely alter the existing building or street scene, nor would it result in overdevelopment of the site.

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.

The rear garden of the application property is enclosed by mature high sided hedging. The proposal would be set back from the side boundaries, being approx. 6.8m (min) from the northern side boundary shared with the neighbouring property at Lamdale and approx. 3.3m (min) from the southern side boundary shared with the neighbouring property at Herdus View.

Given that the proposed extension would be reasonably separated from adjacent properties and their gardens and there are mature boundaries between them and that the proposal is of a comparable scale and form with adjacent development, it is considered that the scale and massing of the proposed extension would not have a significant adverse impact upon adjacent residential amenity.

The proposal includes openings within the side elevations. These would look out onto the applicants' own land and mature high sided hedging beyond, maintaining an appropriate level of privacy for neighbouring dwellings. On this basis, it is considered that the proposed extension would not have a significant adverse impact upon the privacy of adjacent properties.

The proposal would also introduce a window into the southern side elevation of the existing dwelling, to serve a bathroom. Permitted development rights are in place at the property such that this window could be installed without the need for planning permission. As a result, this element of the development does not form part of the proposal currently under consideration.

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.

The property currently has off street parking provision in place via an attached garage and driveway. These are to be retained within the development.

	The proposal therefore complies with Policy CO7 of the Copeland Local Plan in this regard. <u>Flood Risk</u> Strategic Policy DS6 of the Copeland Local Plan looks to ensure flood risk is reduced and mitigated through appropriate measures within development. The application site is within Flood Zone 1, in an area with a low probability of flooding. The application details indicate existing drainage arrangements will be utilised within the development. The submitted details are considered suitable. The proposal therefore complies with Policy DS6 of the Copeland Local Plan in this regard. <u>Biodiversity Net Gain</u> Biodiversity Net Gain is mandatory from 12 February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The statutory framework for biodiversity net gain involves discharge of the biodiversity net gain condition following the grant of planning permission, to ensure the objective of at least 10% net gain will be met for a development. The application details indicate that it is believed that if permission is granted for the development to which the application relates, the biodiversity net gain condition would not apply. There are exemptions to the biodiversity net gain requirement. An exemption applies to development which is the subject of a householder application. It is therefore accepted that the biodiversity net gain condition should not be applied in this case. <u>Planning Balance and Conclusion</u> The proposed single storey extension is of an appropriate scale and design for the site and locality, which would preserve the amenities of the area and highways safety. The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: 1. The development hereby permitted must commence 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. This permission relates to the following plans and documents received on the respective dates and development must be carried out in accordance with them:

Application Form, received 19th March 2025

Site Plan and Block Plan, Ref BL-RD-001, scales 1:1250 and 1:500, received 19th March 2025

Proposed Elevations, Ref BL-Rd-005, scale 1:100, received 19th March 2025

Proposed North Elevation, Ref BL-RD-006, scale 1:50, received 19th March 2025

Proposed East Elevation, Ref BL-RD-008, scale 1:50, received 19th March 2025

Proposed South Elevation, Ref BL-RD-007, scale 1:50, received 19th March 2025

Proposed West Elevation, Ref BL-RD-009, scale 1:50, received 19th March 2025

Design and Access Statement, received 19th March 2025

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 Note

Biodiversity Net Gain – Exemption

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.

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. In this context, having identified matters of concern with the application as



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	originally submitted and, if applicable, following negotiations with the applicant, acceptable amendments and solutions to the proposal have been received. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.	
Case Officer: L White		Date : 13/05/2025
Authorising Officer: N.J. Hayhurst		Date : 14/05/2025
Dedicated responses to:- N/A		