

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2315/0F1
2.	Proposed Development:	INSTALLATION OF SMALL DETACHED BUILDING TO PROVIDE ADDITIONAL TEACHING CAPACITY ON EXISTING PAVED AREA
3.	Location:	LOWCA SCHOOL, LOWCA
4.	Parish:	Lowca
5.	Constraints:	ASC;Adverts - ASC;Adverts, TPO - TPO, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION The application site is located within the grounds of Lowca School, which is located on the eastern side of High Lowca. Residential properties are located to the north and south of the site. The school grounds lie to the rear of the building. PROPOSAL The application seeks consent for the installation of a small detached building to create additional teaching space for the school. The building would be located on an area of hardstanding that is not used as playground or school field. The proposed building would measure 5m x 2.1m and would have a height of 3.27m. It would be finished in blue render. It would be located to the side of the school entrance porch. RELEVANT PLANNING APPLICATION HISTORY None relevant	

CONSULTATION RESPONSES

Parish Council

No comments received.

Ecology Officer

The ecologist accepts that this site is exempt from the biodiversity gain condition and has no further comments to make.

Public Representation

This application has been advertised by way of a site notice. No responses have been received to this statutory notification period.

PLANNING POLICIES

Planning law requires 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 the 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

The following policies are relevant to this proposal:

DS1 – Settlement Hierarchy

DS4 – Design and Development Standards Strategic

SC5 - Community and Cultural Facilities

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 potential impacts on visual amenity; and impact on public safety.

Principle of Development

The key issues raised by this proposal are the principle of development, its scale and design and the potential impacts on residential amenity

The proposed application relates to the installation of a small building to provide additional teaching resources at an existing school. Policies within the local plan support the retention and small scale growth of services within Sustainable Rural Villages which includes the village of Lowca. Policy DS1 seeks to support the retention and growth of small-scale existing services and businesses.

On this basis, the principle of the development is therefore considered to be acceptable with the extension satisfying the parameters of Policies DS1 and DS4 of the Copeland Local Plan 2021-2039 and the guidance within the NPPF.

Scale and Design

Policy DS4 and section 12 of the NPPF seek to promote high quality designs, the Local plan seek to ensure extensions and alterations are of an appropriate scale and design which is appropriate to their surroundings and does not adversely affect the amenities of adjacent occupiers.

The existing building has been extended and altered various times over the years. The front façade has a conservatory type structure located centrally, with a recessed entrance to the right hand side. Two large gable roofs are prominent when viewed from the road. A blue palisade fence is also located quite prominently on the front elevation

The proposed new development would be located adjacent to the conservatory and behind the existing palisade fencing which soften the appearance of the proposed building. It is of a style and design that is common within school grounds. It would have a relatively low height and is considerably smaller than the main building; therefore the development would not have any adverse effects on the appearance of the building from a public point of view; nor, have any significant impacts on the character of the street scene. The colour of the building has been designed to reflect the existing fencing and school colours and would not be out of character with the property and surrounding area; therefore, the design and materials are considered to be acceptable and would not detract from the overall appearance of the property. The development would be located in a small infill area and is seen to be ancillary scale to the host property.

The scale and design of the proposal is considered to comply with policy.

	<u>Residential Amenity</u> DS4 of the Local Plan and Chapter 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings. There is a small group of properties to the north-east and south west of the site with the play ground and playing fields to the rear. The site is well screened from the north and south by the existing large school building. The development would not lead to any overlooking, overshadowing, or increase in noise and disturbance over and above what is experienced already given the minor nature of the works. Given its existing use as a school, it is considered that the introduction of a further small room would not increase in noise levels above the existing situation. No significant residential amenity issues are raised by the proposal over and above the existing arrangement. In terms of impact on the existing building, the proposed development would be located in front of windows that serve a staff room. The windows are relatively high and the new building would not significantly impact on the light entering the staff room. The scheme is considered acceptable in this regard. <u>Biodiversity Net Gain</u> The Application Site does not include linear or watercourse habitats. The development will not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat; therefore, the development falls below the biodiversity net gain threshold and a ten percent biodiversity net gain is not required to be delivered. <u>Planning Balance and Conclusion</u> The proposed development at the school is considered to be of an acceptable scale and design with no significant harm arising to neighbouring properties in terms of amenity. There are no significant impacts on the appearance of the building or surrounding area. On this basis the proposal is considered to be an acceptable form of development in line with policies within the 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 as received on the respective dates and development must be carried out in accordance with them: -

Application Form,
Location Plan,
Site Bock Plan
Room Design Plan

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.

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 as the proposals comprises development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat; and,
- 5 metres of on-site linear habitats such as hedgerows.

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: D. Gibson	Date : 12.11.2025
Authorising Officer: N.J. Hayhurst	Date : 14.11.2025
Dedicated responses to:- N/A	