

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2316/0F1
2.	Proposed Development:	PROPOSED TWO STOREY REAR EXTENSION
3.	Location:	18 TOWER VIEW, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION This application site relates to 18 Tower View, a semi-detached property situated on an existing housing estate within Egremont. The property benefits from a reasonable sized curtilage area to the front and rear with an existing driveway. The rear garden land slopes significantly to the north. PROPOSAL The applicant seeks consent for a two storey rear extension. The scheme is a revised scheme previously approved under application 4/25/2058/0F1. It is smaller scheme, reduced in both projection and width at the applicant's request. Windows would be placed in the rear elevation at both ground and first floor level. The development would be finished in materials that match the host dwelling. It would have a flat roof.	

RELEVANT PLANNING APPLICATION HISTORY

Application 4/25/2058/0F1 - PROPOSED TWO STOREY REAR EXTENSION - Approved

CONSULTATION RESPONSES

Town Council

No objections

Highways

No objections to the scheme

Public Representation

This application has been advertised by way of a neighbour notification letters issued to the adjoining residential properties. No responses have been received in response to this consultation process.

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

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 its potential impacts on visual and residential amenity, and impact on public safety.

Principle of Development

The proposed application relates to a residential dwelling and it will provide extended living accommodation in the form of a two storey extension to the rear.

Policy H14 of the Local Plan supports extensions and alterations to residential properties subject to detailed criteria, which are considered below.

On this basis, the principle of development is therefore considered to be acceptable, and the extension satisfies Policies DS4 and H14 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, whilst Policy H14 of the Local Plan seeks to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and does not adversely affect the amenities of adjacent dwellings.

A larger version of the approved extension was approved in April 2025. This scheme is similar to the approved scheme and would still have a flat roof and would be finished in materials that match the host dwelling. The scheme would be located to the rear of the property, would be relatively minor in scale, and would not create an incongruous feature within the streetscene. It would be subservient to the host property.

The design is considered to be acceptable and not significantly out of character with the dwelling and surrounding area and would not be considered to have any negative effects on the street scene. The extension is of a scale, design and appearance to reflect the host dwelling and would not detract from the overall appearance of the property and is considered to comply with policies within the Local Plan.

Residential Amenity

H14 of the Local Plan and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings.

The proposed two storey extension would be located over 25 metres from the rear elevation of the property to the north. It is set at an angle away from the rear elevation so this distance and orientation is considered sufficient as to not lead to a loss of privacy for the neighbouring

	residents. It is considered that in terms of privacy, the scheme fully complies with Policy H14 of the Local Plan. In terms of overbearing impact, the scheme is considered to be a sufficient distance from the neighbouring properties to not lead to any significant loss of light, the creation of an overbearing impact. The scheme has a limited height, and limited projection, ensuring any impact on the neighbours would be minimal. In this regard the scheme accords with Policy H14 of the Local Plan. <u>Highway Safety</u> The property sits within a residential street and has ample car parking. The increase in bedrooms, and potentially an increase in vehicles will not have an adverse impact on the highway network as it is considered that the site can accommodate the increased capacity safely. Furthermore, unrestricted car parking exists to the front of the site. The scheme therefore accords with Policy CO7. <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. In terms of considering the proposal in relation to Biodiversity Net Gain, the development relates to a householder application which falls under an exempted category; therefore, does not trigger a requirement for 10% Biodiversity Net Gain. <u>Planning Balance and Conclusion</u> The proposed development is 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 dwelling 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
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,
 Site Location Plan
 Design and Access Statement
 Existing and Proposed Block Plan, drawing number 18TV-LMC-001 REV B
 Existing Elevations and Floor Plans, drawing number 18TV-LMC-002 REV B
 Proposed Plans and Elevations, drawing number 18TV-LMC-003 REV B
 Proposed North Elevation Plan, drawing number 18TV-LMC-004 REV B
 Proposed South Elevation, drawing number 18TV-LMC-005 REV B
 Proposed East Elevation, drawing number 18TV-LMC-006 REV B
 Proposed West Elevation, drawing number 18TV-LMC-007 REV B
 Proposed Floor Plans, drawing number 18TV-LMC-008 REV B
 18TV-LMC-009 REV B
 Existing and Proposed Drainage Plans, drawing number 18TV-LMC-0010 REV B

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.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those as stated in the application form and submitted drawings unless otherwise approved in writing by the Local Planning Authority.

Reason

To ensure that the finished appearance of the development will enhance the character and visual amenities of the area.

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 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: David Gibson

Date : 14/11/2025

Authorising Officer: N.J. Hayhurst

Date : 17/11/2025

Dedicated responses to:- N/A