CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION

1.	**Reference No:**	4/26/2175/0F1
2.	**Proposed Development:**	CONVERSION OF EXISTING HAYLOFT AND DEMOLITION AND REPLACEMENT OF SINGLE STOREY BUILDING TO FORM AN EXTENSION TO THE EXISTING DWELLING HOUSE
3.	**Location:**	GHYLL HOUSE FARM, EGREMONT
4.	**Parish:**	Lowside Quarter
5.	**Constraints:**	ASC Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Coal - Off Coalfield - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafield 10KM
6.	**Publicity Representations &Policy**	Neighbour Notification Letter: Yes Site Notice: Yes Press Notice: No Consultation Responses: See Report Relevant Policies: See Report
7.	**Report:**	

Site and Location

This application relates to Ghyll House Farm, located to the south west of Egremont. The existing residential property is located within a large site which contains a number of outbuildings. Attached to the main dwelling is an existing hayloft and single storey building,

which will be demolished as part of the proposed application.

The property is accessed via a single access track from the B5345.

Relevant Planning History

No relevant planning history.

Proposal

This application seeks planning permission for the conversion of the existing hayloft and demolition and replacement of the existing single storey building to form an extension to the existing dwellinghouse.

The proposed conversion of the existing hayloft will be accommodated within the existing footprint of the building. The conversion will utilise the existing openings within the hayloft with an additional opening proposed within the front elevation and the enlargement of the existing opening within the rear elevation.

The existing single storey barn building will be demolished to accommodate a new single storey building. The replacement building will be accommodated upon the footprint of the existing, with a minor increase in the width to match the depth of the main dwelling and hayloft. The proposal will also reflect the roof design of the existing structure, however the eaves and overall height of the extension will be increased from 2.1m and 3.9m to 2.2m and 4.4m.

Within the existing dwelling, the existing front door will be blocked up and the gable window will be relocated. The existing guarding on the footbridge to the rear of the site will also be removed and replaced with new timber guarding.

The proposal will allow for the extension of the existing dwelling and also the reconfiguration of the existing layout of the property. The proposal will create a boot room, lounge, hallway, toilet, utility/pantry, and an open plan kitchen/seating area within the ground floor of the property. The first floor will accommodate two bedrooms, a bathroom, and a master bedroom with a dressing room and ensuite bathroom.

Externally the proposed replacement extension will be finished with sandstone along the front elevation and render to the side and rear elevations. The proposed roof materials will be slate and the proposed windows and doors will be white powder coated aluminium.

Access and drainage for the property will remain unaltered by the proposal.

Consultation Responses

<u>Lowside Quarter Parish Council</u>

Cumberland Council

No comments received.

Cumberland Council – Highway Authority & Lead Local Flood Authority

As this falls under our Service Level Agreement (SLA), this application does not need to be submitted to the Local Highway Authority or Lead Local Flood Authority; subject to the highway and drainage aspects of such applications being considered in accordance with the Agreement.

The highway and drainage implications of this application can therefore be decided by the Local Planning Authority.

If you have a particular aspect of this application, you wish us to consider, please feel free to contact me direct

Cumberland Council – Environmental Health

29th June 2026

In terms of its remit, Environmental Health have considered the following matters:

Contaminated Land

The site is not marked on Council mapping as being potentially contaminated land as designated by Part IIA Environmental Protection Act 1990, and farm steads are not classed as brownfield land. Nevertheless, there can be accumulations of 'hotspot' contamination from pollution sources such as fuel oils, fertilisers, pesticides etc.

Planners may therefore wish to consider a general condition for unexpected contamination. The indicative Radon Map UK shows that the site is within a 1km grid where there is low radon potential with less than 1% of homes being above the Action Level. Radon protection measures would not therefore be required in the development.

Foul drainage

Foul drainage appears to be directed to an existing septic tank. It is advisable that surface water / rainwater is kept off the septic tank as this can have the effect of flushing the septic tank through during heavy rainfall. Septic tanks should meet the Environment Agency's General Binding Rules for small sewage discharges in England, see:

General binding rules: small sewage discharge to the ground - GOV.UK

If the existing septic tank is discharging to surface water (such as a stream), it will not meet the General Binding Rules and should be replaced by either a package treatment plant or the owners should contact the Environment Agency about a permit to discharge to a water course. Planners may wish to condition the foul drainage aspect of this proposed development.

Noise from construction works

The site appears detached and remote enough that the imposition of standard construction

	working hours may not be necessary. In conclusion, therefore, Environmental Health do not object to this proposed development and offer the following possible conditions to any approval granted: Land affected by contamination – Reporting of unexpected contamination, and drainage. *4th September 2026* There are no objections from Environmental Health to the proposed amendments to this application. We would advise, however, that rainwater drainage should not be directed to the septic tank, as it may have the effect of flushing out the tank during heavy rainfall and compromising the treatment of foul waste in the tank. Westmoreland & Furness Council – Resilience Unit Thank you for the opportunity to comment on the above planning application. This response from the Joint Emergency Management and Resilience Team relates to emergency planning arrangements in the unlikely event of an incident occurring at Sellafield Ltd. The Sellafield site is currently covered by the provision of the Radiation (Emergency Preparedness and Public Information) Regulations 2019. The location of the land is situated outside of an area referred to as the Detailed Emergency Planning Zone (DEPZ), therefore no direct liaison with the applicant is required in relation to warning and informing information. However, it is advisable to signpost the applicant to the Cumberland Council Emergency Planning webpage which will assist with general information about the Sellafield Site, please see link below: https://legacy.cumberland.gov.uk/emergencyplanning/supportingpages/industrialsites.asp The location of the land does sit within a distance of 10km from the Sellafield site, an area known as the Outer Consultation Zone (OCZ) but after viewing the details of the application, the opinion is that the plan for this development is not of significance in relation to this particular zone, and, therefore, liaison with the applicant is not required. There are no objections to the proposed works. Natural England No comments received. Cumberland Council – Ecologist *16th June 2026* The County Ecologist accepts that this application is exempt from the Biodiversity Gain Condition however notes that the dwelling house was not assessed for bat roost potential. Justification needs to be provided as to why this was not considered as any bats roosting in the dwelling could be disturbed by the works to the hayloft.

Cumberland Council

Draft Suggested Planning Conditions

Breeding Birds

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present within habitat/buildings that may be directly or indirectly impacted. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Small Mammals

All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

Bats

If construction has not commenced within 18months of the survey being conducted then the survey should be repeated.

A bats-specific lighting scheme will be designed during construction to minimise light impact upon the wider environment. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

25th August 2026

The County Ecologist accepts the bat, barn owl and nesting bird survey report (Duddon Ecology, 2026) and suggests the following planning conditions.

Suggested Planning Conditions

Barn Owls

Prior to works commencing, a Barn Owl nest box is to be installed inside one of the portal-framed barns on the site, at a minimum height of 3m and with suitable provision to access the building (e.g. a hole c.130mm x 130mm). Barn Owls boxes can be brought pre-fabricated or

built to the specifications provided by the Barn Owl Trust.

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Bats

If construction has not commenced within 18months of the survey being conducted, then the survey should be repeated.

The following good working practices should be adhered to;

- If bats are found during work, all work will cease and advice sought from an ecologist.
- Those undertaking the work will be observant during work for bats which may use the building if new areas of the roof are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight even during the winter.
- Roof coverings on Building 1 should be stripped by hand and checked to ensure no bats are present beneath, or under the underside of slates.
- If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be moved to an undisturbed part of the building, with outside access, and placed

in a location safe from predators.

- Bats are particularly vulnerable whilst hibernating / torpid and deep crevices in stonework can be used by torpid bats - if possible the works should commence in milder conditions.
- A bats-specific lighting scheme will be designed during construction to minimise light impact upon the wider environment. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

Enhancements

One nest boxes for Swift (Apus apus) is to be installed on the East or North facing external walls beneath the wall tops. Woodstone type materials are recommended for longevity. Two suitable examples are Woodstone® Swift façade nest box and No. 16 Schwegler Swift Box.

13th October 2026

It is exempt under the de minimis rule.

Public Representation

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

Planning Policy

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 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 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP 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 2001-2016. Strategic Policy DS1: Settlement Hierarchy Strategic Policy DS2: Settlement Boundaries Policy DS4: Design and Development Standards Policy DS5: Hard and Soft Landscaping Strategic Policy DS6: Reducing Flood Risk Policy DS7: Sustainable Drainage Strategic Policy H1: Improving the Housing Offer Strategic Policy H2: Housing Requirement Strategic Policy H3: Housing Delivery Policy H17: Conversion of Rural Buildings to Residential Use Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity Strategic Policy N2: Local Nature Recovery Networks Strategic Policy N3: Biodiversity Net Gain Strategic Policy CO4: Sustainable Travel Policy CO5: Transport Hierarchy Policy CO7: Parking Standards **Other Material Planning Considerations** National Planning Policy Framework (2026) National Planning Practice Guidance (NPPG) Cumbria Development Design Guide Cumbria Landscape Character Guidance and Toolkit (CLCGT) The Conservation of Habitats and Species Regulations 2017 (CHSR) **Assessment** The main issues raised by this application are the principle of development; scale, design and impact on amenity; access and highway safety; flood risk and drainage; and impact on ecology and biodiversity. <u>Principle of Development</u> The application site relates to Ghyll House Farm, located to the south west of Egremont.

Cumberland Council

Under Strategic Policy DS1 of the Copeland Local Plan the application site is located outside of any designated settlement boundary for the Borough and is therefore located within the open countryside.

Strategic Policy DS2 of the Copeland Local Plan states that development within the designated settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise. The policy however also states that to ensure the delivery of allocated sites is not prejudiced, development outside the settlement boundaries will only be accepted in the following cases: the proposal is for one of the following types of development and a proven need for an open countryside location has been demonstrated to the satisfaction of the Council; nuclear related developments, renewable energy proposals, including wind farms, essential infrastructure to support energy developments and other infrastructure, appropriate rural developments such as agricultural, forestry, farm diversification or tourism proposals which are dependent on such a location.

Policy H17 allows for the conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries where: the building is redundant or disused, is of traditional design which contributes to the character of the area; the building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction; the development conserves the essential character of the buildings and enhances the immediate surroundings; safe road access is in place or can be created without damaging the rural character of the surrounding area; the proposed curtilage area is appropriate in scale to the character of the building and will not result in adverse visual impacts or adverse harm to the landscape character; appropriate protected species surveys (bat, owl etc) have been carried out and details of proposed mitigation to deal with any harm identified have been agreed with the Council; and the proposal would not have an adverse effect on the historic environment or the landscape.

The application seeks to convert the attached hayloft and demolish and rebuild the existing single storey building to form an extension to the existing dwellinghouse. The principle of the development is considered to comply with Policies DS1, DS2 and H17 of the Copeland Local Plan and provisions of the NPPF.

<u>Settlement Character, Landscape Impact and Visual Impact</u>

Policy N6 of the Copeland Local Plan states that the Borough's landscapes will be protected and enhance by: supporting proposals which enhance the value of Copeland's landscapes; protecting all landscapes from inappropriate change by ensuring that development conserves and enhances the distinctive characteristics of that particular area in a manner commensurate with their statutory status and value; ensuring development proposals demonstrate that their location, scale, design and materials will conserve and where possible enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park and Heritage; and Requiring a Landscape Appraisal, and where appropriate a Landscape and Visual Impact Assessment, to be submitted where development has the potential to

	impact upon landscape character or a protected landscape. Where harm is identified the development will only be permitted where the benefits of the development outweigh any potential harm and mitigation and compensation measures must be provided. This policy further states that development proposals must be informed by the Council's Landscape Character Assessment, Settlement Landscape Character Assessment the Cumbria Landscape Character Guidance and Toolkit and where appropriate, the Lake District National Park Landscape Character Assessment108 from the earliest stage. The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identifies the site as being within Sub Type 4 'Coastal Sandstone'. The Key Characteristics of the land comprise: coastal sandstone cliffs, sandstone rolling hills and plateaus, large open fields, prominent hedge banks bound pastoral fields, small woodland blocks along valley sides, and exposed coastal edge moving to intimate and enclosed farmland inland. The Guidelines for development include: strengthen definition between town and country by using extensive buffer planting to screen the built up areas and reduce the impact of industry, improve visual containment of caravan parks close to the coast with landscape works and discourage further large scale developments, such as wind energy, in prominent coastal locations, conserve and enhance the traditional farm buildings and features within their own setting, and reduce the impact of any new buildings by careful siting and design. The application site is located within the open countryside. The existing residential property is located within a large site with a number of outbuildings. Attached to the main dwelling is an existing hayloft, which will be converted, and single storey building, which will be demolished as part of the proposed application. The proposed conversion of the existing hayloft will extend the existing residential property with minimal external alterations. The replacement single storey building will be located upon the footprint of the existing structure, however the proposal seeks a minimal alteration to the footprint and a slight increase in the overall height of the building. Whilst the development will be slightly larger in scale the character of the existing structure will be reflected within the proposed development. On this basis the proposal is not considered to have a significant impact on the site or the wider landscape character. The proposal is therefore considered to comply with Policy N6 of the Copeland Local Plan and the provisions of the NPPF. <u>Scale, Design and Impact on Amenity</u> Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

Cumberland Council

Policy H17 allows for the conversion and re-use of buildings in the open countryside for housing outside of settlement boundaries where certain criteria are achieved.

The initial proposal sought to develop the site with a number of alterations to the existing structures with additional and enlarged openings. Extensive discussions were undertaken with the applicant in order to secure amendments to the scheme to achieve development which respects the character of the existing site.

The proposed barn conversion will accommodate the extension to the residential dwelling within the existing footprint of the hayloft and will include minimal external alterations based on the amendments to the scheme. The amended plans still however include an additional window within the front elevation to accommodate a bathroom, however this has been designed to reflect the character of the existing openings within the existing traditional barn. The large existing opening within the rear elevation will also be slightly enlarged to accommodate proposed floor levels. This alteration is not considered to adversely impact on the traditional character of the building.

The proposal also seeks to demolish and rebuild the existing attached single storey building. Policy H17 allows for the conversion and reuse of existing buildings where the building is structurally sound and capable of conversion without the need for significant extension, alteration or reconstruction. The existing single storey structure is in poor state of repair and the applicant has indicated that rebuilding would be the best option to allow the development to meet current standards and achieve liveable standards. Whilst this proposal will effectively rebuild and extend the existing hayloft, the proposal will redevelop the existing structure with minimal increases in scale. The proposal has been amended to reduce the number and size of openings and will incorporate sandstone within the front elevation, ensuring the development does not significant alter the traditional appearance of the building.

The conversion and rebuild will utilise traditional materials, including powder coated white aluminium windows and doors, and roof slates. Planning conditions will be used to secure the use of these traditional materials. Permitted development rights will also be removed so the materials and building cannot be altered without planning permission to safeguard the character of the buildings and safeguarding the amenity of neighbouring properties.

Based on the above and the inclusion of appropriately wording conditions, it is considered that the development conserves the traditional appearance and character of the building, and is considered to comply with the requirements of Policy DM17 of the Copeland Local Plan.

Access & Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the

	integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment. Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate. Access to the application will remain unaltered as part of the proposed development. The site accommodates enough space for off street parking for a three bedroomed dwelling. The Highway Authority have offered no comments on this application. On this basis the proposal is considered to be compliant with the Policy CO4 and CO7 of the Copeland Local Plan, and provisions of the NPPF. <u>Flood Risk & Drainage</u> Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere. Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate. The application site is located within flood zone 1 and is therefore not supported by a flood risk assessment. The agent for this application has confirmed that the existing drainage arrangement for this site, which includes both the existing dwelling and barns, will remain unaltered as part of the development. The existing, and proposed, arrangements discharge both foul and surface water into the existing septic tank located within a field in front of the dwelling. The Council's Environmental Health team have commented on the proposed drainage arrangements and have requested conditions to secure a drainage scheme which does not allow rainwater to be directed into the existing septic tank. Whilst the proposal will extend the existing dwelling, increasing the discharge from additional facilities, the proposed impermeable surface within the site will not be increased therefore additional run off will not be created. The agent has been made aware that the existing drainage arrangements may not meet the Environment Agency's General Binding Rules, however as the arrangements are not being altered as part of this proposal the Local Planning Authority cannot insist on changes to the drainage scheme. These matters would be picked up under separate legislations, including Building Control. The agent has also been made aware that should amendments be required to the drainage arrangements, planning permission may be required. The LLFA have offered no comments on the application.

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On this basis the proposal is considered to be compliant with the Policy DS6 and DS7 of the Copeland Local Plan, and provisions of the NPPF.

Impact on Biodiversity and Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development. Some developments are however except from these BNG requirements. In this instance the development is considered exempt from BNG as the development is for a change of use with the existing footprint of the building so there will be no or only a de minimis impact on onsite habitat.

The Council's Ecologist has confirmed that the application is exempt from BNG under the de minimis rule.

The building to which this application relates falls within the planning and development trigger list for bat surveys contained within the Bat Conservation Trust Bat Surveys Good Practice Guidelines. The application is supported by a Bat, Barn Owl and Nesting Bird Survey Report, which concludes the following:

- The habitat around the site offers a low foraging potential being predominantly open and exposed agricultural land in an elevated position.
- The proposed work will not affect any roost sites for bats and the continued ecological functionality of the site will be maintained. No further survey work is recommended.
- It is considered that a European Protected Species Mitigation (EPSM) Licence for bats will not be required prior to works being carried out.
- If roosting bats are seen or suspected works should pause and a bat licenced ecologist contacted for advice. Best practice working methods are proposed and should be adhered to.
- The stone barn (Building 1) shows evidence of historic use by roosting Barn Owls. A replacement nest box is proposed to be installed in a retained building elsewhere on the site to provide compensation for the loss of roosting opportunities. There are no Occupied Nest Sites in the buildings.

- Contractors should be made aware of the potential for nesting birds in the building. Demolition and construction works should be undertaken outside of the bird breeding season (March – September) where possible. Any works within the breeding season should be conducted with care and following the recommendations of this report.

Based on the requirements of the survey, the applicant has also submitted evidence that the required Barn Owl Nesting Box has been erected on site. A condition will be included within the decision notice to secure its retention within the site.

Conditions will also be utilised within this permission to ensure the development is completed in accordance with the proposed mitigation measures set out within the Bat, Barn Owl and Nesting Bird Survey Report. An informative will also be included within the decision notice to ensure that if any bats, or evidence of this species, are found during construction works the applicant informs the relevant bodies.

The Council's Ecologist has offered no objections to this application, conditions however are suggested for inclusion. The suggested conditions relating to works to be completed outside the bird breeding season and with care taken to protect small mammals. These details will be secured as informative notes within the decision notice. A bat-specific lighting scheme is also requested which will be secured by condition.

No comments have been received from Natural England.

Based on the inclusion of the requested conditions, it is considered that the development complies with the requirements of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.

<u>Ground Conditions</u>

Policy DS8 includes provisions requiring that development addresses land contamination and land stability issues with appropriate remediation measures.

Whilst the application site is not identified as potential contaminated land, the Council's Environmental Health team have stated that farmsteads are not classed as brownfield land and can be accumulations of 'hotspot' contamination from pollution sources such as fuel oils, fertilisers, pesticides etc. They have therefore requested the inclusion of a condition relating to unexpected contamination.

Based on the inclusions of this condition, it is considered that the proposal is compliant with the Policies DS8 of the Copeland Local Plan and the provisions of the NPPF.

<u>Planning Balance & Conclusion</u>

The application relates to an existing residential property, located within open countryside. The application seeks to convert the attached hayloft and demolish and rebuild the existing single storey building to form an extension to the existing dwellinghouse, which is considered an acceptable form of development within open countryside.

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	As the proposal will convert the existing hayloft and rebuild an existing structure to reflect the scale and character of the existing, the development is not considered to have an adverse impact on the character of the site or wider landscape. Amendments to the scheme have been sought to ensure the development complies with policy and to secure a scheme which reflects the traditional character of the site. Whilst the proposal will rebuild the existing single storey building and will therefore extend the hayloft, the proposal will redevelop the existing structure with minimal increases in scale. Traditional materials are proposed and will be secured by condition, along with the removal of permitted development rights. No objections have been received to this proposal in terms of highway safety, drainage, flood risk, ecology/biodiversity or ground conditions, subject to the inclusion of conditions. The proposal is therefore considered to be an acceptable form of sustainable development which is complaint with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	**Recommendation:** Approve (commence within 3 years)
9.	**Conditions:** <u>Standard Conditions:</u> 1. The development hereby permitted must be commenced 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 shall be carried out in accordance with them:- - Application Form (Amended), received by the Local Planning Authority on the 26th August 2026. - Site Location, Existing Ground Floor Plan & Existing Side/Front Elevations (Amended), Scale 1:50, 1:100, 1:200, 1:1250, & 1:2500, Drg No 1, Rev: B, received by the Local Planning Authority on the 24th August 2026

	- Site Block Plan, Existing First Floor plan & Existing Side/Rear Elevations (Amended), Scale 1:50, 1:100, 1:200, 1:500 & 1:1000, Drg No 2, Rev: B, received by the Local Planning Authority on the 24th August 2026. - Ground Floor Plan as Existing Showing Proposed Demolition Works (Amended), Scale 1:50 & 1:100, Drg No 3, Rev: B, received by the Local Planning Authority on the 24th August 2026. - First Floor plan as Existing Showing Proposed Demolition Works (Amended), Scale 1:50 & 1:100, Drg No 4, Rev: B, received by the Local Planning Authority on the 24th August 2026. - Ground Floor Plan as Proposed (Amended), Scale 1:50 & 1:100, Drg No 5, Rev: C, received by the Local Planning Authority on the 24th August 2026. - First Floor Plan as Proposed (Amended), Scale 1:50 & 1:100, Drg No 6, Rev: C, received by the Local Planning Authority on the 24th August 2026. - Front/Side Elevation as Proposed (Amended), Scale 1:100 & 1:200, Drg No 7, Rev: D, received by the Local Planning Authority on the 26th August 2026. - Rear/Side Elevation as Proposed (Amended), Scale 1:50 & 1:100, Drg No 8, Rev: C, received by the Local Planning Authority on the 24th August 2026. - Sections as Proposed (Amended), Scale 1:50 & 1:100, Drg No 9, Rev: C, received by the Local Planning Authority on the 26th August 2026. - Bat, Barn Owl and Nesting Bird Survey Report (Amended), Prepared by Duddon Ecology July 2026, received by the Local Planning Authority on the 31st July 2026. - Structural Inspection (Amended), Prepared June 2026, received by the Local Planning Authority on the 12th October 2026. - Site Location Plan Showing Full Extend of Boundaries (Amended), Scale 1:1250 & 1:2500, Drg No 10. Rev B, received by the Local Planning Authority on the 24th August 2026. - Evidence Erection of Owl Box, received by the Local Planning Authority on the 30th October 2026. Reason To conform with the requirement of Section 91 of the Town and Country Planning Act

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1990, as amended by the Planning and Compulsory Purchase Act 2004.

Other Conditions:

3. All rooflights to be installed in the building hereby approved must be of a conservation design and, fitted flush with the slated roof surface and must remain as such at all times thereafter.

   Reason

   To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021-2039.

4. The proposed windows and doors permitted within this development must be powder coated aluminium and must be maintained as such at all times thereafter.

   Reason

   To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan 2021-2039.

5. The roof of the converted building must be finished with natural slates to match the existing barn and must be maintained as such at all times thereafter.

   Reason

   To safeguard the traditional appearance of the barns/buildings in the interests of visual amenity in accordance with Policy DM17 of the Copeland Local Plan2021-2039.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order with or without modification) no external alterations, including replacement windows, doors or skylights and roof coverings, or painting or rendering shall be carried out to the property, nor shall the building be extended without the prior written consent of the Local Planning Authority.

   Reason

   To safeguard the traditional appearance of the barns/buildings in the interests of visual

amenity in accordance with Policy DM13 of the Copeland Local Plan 2021-2039.

7. The development hereby approved must implement all of the mitigation and compensation measures set out in the approved documents:

- Bat, Barn Owl and Nesting Bird Survey Report (Amended), Prepared by Duddon Ecology July 2026, received by the Local Planning Authority on the 31st July 2026.

Reason

To protect the ecological interests evident on the site, in accordance with policies N1 and N3 of the Copeland Local Plan 2021-2039.

8. The installed Barn Owl Nest Box must be retained on site for the lifetime of the development in accordance with the approved document 'Evidence Erection of Owl Box, received by the Local Planning Authority on the 30th October 2026.'

Reason

To protect the ecological interests evident on the site in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared which is subject to the approval in writing of the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely

Cumberland Council

without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policies DS8 of the Copeland Local Plan 2021-2039.

Informative Notes:

1. **Bats**

   During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.

2. **Birds**

   Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present within habitat/buildings that may be directly or indirectly impacted. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

3. **Small Mammals**

   All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

   - All work must take place during daylight hours.
   - Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.
   - All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
   - Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

4. **Bat and Bird Survey**

   If construction has not commenced within 18 months of the Bat, Barn Owl and Nesting

Bird Survey Report being conducted, then the survey should be repeated.

5. Biodiversity Net Gain – Exemption Applies

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 exemptions: Development subject to the de minimis exemption.

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and negotiating with the applicants acceptable amendments to address them. As a result the Local Planning Authority has been able to grant planning permission for an acceptable proposal in accordance with Copeland Local Plan policies and the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: C. Burns	**Date :** 02.11.2026
Authorising Officer: N.J. Hayhurst	**Date :** 02.11.2026
Dedicated responses to:- N/A	