

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2211/0F1
2.	Proposed Development:	PROPOSED SINGLE STOREY SIDE EXTENSION & INTERNAL ALTERATIONS
3.	Location:	ENDOTRACK, SPRINGFIELD ROAD, BIGRIGG
4.	Parish:	Egremont
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See Report.
7.	Report: Site and Location This application relates to a detached bungalow, known as Endotrack. The property is located at the end of an access road that fronts onto Springfield Road, located within Bigrigg. The dwelling is located on a large plot, that benefits from a paved driveway for multiple vehicles and modest size grassed front garden area, with wrap around side access to a detached garage and large garden to the rear. Relevant Planning History 4/25/2383/0F1 PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION AND INTERNAL ALTERATIONS - Approve Proposal This application seeks planning permission for the construction of a single storey side extension to provide an open plan kitchen/dining area. Other various internal alterations are also proposed as part of the application.	

The proposed extension will project 9.5 metres from the side elevation and will be 7.915 metres in length from front to back. It has been designed with a dual pitch cross gable roof with an overall height to match the existing bungalow. It will be finished with rendered wall panels, black concrete roof tiles to match the existing and sage green upvc windows and doors.

Consultation Response

Egremont Town Council

No objections.

Highways and LLFA

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.

Public representations

This application has been advertised by neighbour notification letters issued to 5 properties. 1 letter was received which is summarised below:

- I would have preferred the applicant to omit the side extension and pursue the rear extension as this would have less impact on my property.
- The applicants advise that neighbouring properties will be screened from the extension, however, my property boundary is a hedgerow which dies back in winter. Perhaps the applicants could be encouraged to provide screening on their property.
- I note that the extension comes close to the boundary, I expect that the applicants will have calculated that the building works and equipment needed and any future maintenance work will be capable of being carried out within the boundaries of Endotrack.

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



Cumberland Council

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 2021- 2016.

The following policies are relevant to this proposal:

Policy DS4: Design and Development Standards

Policy H14 – Domestic Extensions and Alterations

Strategic Policy N3: Biodiversity Net Gain

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Assessment

The key issues raised by this application relate to the principle of the development; scale, design, and impact on residential amenity and biodiversity.

Principle of Development

Policy DS4 of the Copeland Local Plan and section 12 of the NPPF requires all new development to meet high-quality standards of design.

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

The application will provide a single storey side extension to a residential dwelling within Bigrigg. On this basis, the principle of the development is therefore considered to be acceptable, and the extension satisfies Policies DS4 and HS14 of the Copeland Local Plan and provisions of the NPPF.

Scale, Design and Impact on Residential Amenity

Policy DS4 of the Copeland Local Plan and section 12 of the NPPF 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.

Policy H14 supports extensions where the scale, design and materials of the proposed development would not adversely alter the character or appearance of the existing building, street scene or wider surrounding area.

The proposed extension will project 9.5 metres from the side elevation and will be 7.915 metres in length from front to back. It has been designed with a dual pitch cross gable roof with an overall height to match the existing bungalow and will provide an open plan kitchen area for the host dwelling. Other various internal alterations are also proposed as part of the application.

Whilst the proposed extension is large in its overall size, it is a significant reduction in size from a previous scheme approved under application reference 4/25/2383/0F1. In addition, considered in the context of the large site that it will occupy the extension can be accommodated sufficiently without resulting in overdevelopment.

As part of the consultation, 1 letter was received which highlights concerns on impact on residential amenity. The proposed extension will be located approx. 1.5m from the host property boundary, and approx. 7.3 metres from the garden boundary with Springfield Villa, and approx. 12.6 metres from their side elevation wall. The proposal will be located approx. 7.5 metres from the garden boundary with The Hawthorns, and approx. 10.7 metres from their rear property wall. This is the same as what was previously approved so the proposed impact will not alter in this instance.

Whilst there is 1 windows proposed on the South elevation adjacent to these properties, this is a reduction in the 3 that were proposed and approved under the previous scheme. It is therefore considered that given the adequate separation distances and the fact that the extension is single storey and these neighbouring properties are separated from the parent property by an access road to the property The Lindow, and are also screened by a mature hedgerow, there are no detrimental overlooking issues that arise from this development.

The extension will be finished with rendered wall panels, black concrete roof tiles to match the existing and sage green upvc windows and doors. The materials proposed reflect the parent property and wider residential area and are considered suitable for their use.

It is therefore considered that the proposal would not have a detrimental impact upon the character and appearance of the existing property itself, nor would it impact upon the character of the wider residential area.

On this basis, the proposal is considered to meet Policy DS4 and H14 of the Copeland Local

Plan and NPPF guidance.

Impact on Ecology and Biodiversity

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.

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 the application is a Householder application, therefore the proposal falls within the list of developments except from providing Biodiversity Net Gain.

Based on the above, 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.

Planning Balance and Conclusions

The application relates to an existing residential site in Bigrigg. The application seeks to extend an existing detached bungalow on an existing residential plot with a single storey side extension.

The details submitted propose a development which is proportionate to the size of the plot. Due to the single storey nature of the proposal and the separation distances from the nearest neighbouring properties, it is not considered to have a detrimental impact on these dwellings in terms of loss of privacy or overlooking.

The materials proposed match the existing property and are therefore considered acceptable and appropriate for their use. The proposal is considered to be designed to reflect the

	character of the parent property, and the wider residential area. Overall, the proposal is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: The development hereby permitted shall 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. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: - - Application Form, received 24th June 2026; - Site Location Plan, scale 1:1250 drawing ESR-RD-001, received 24th June 2026; - Site Block Plan, scale 1:500 drawing ESR-RD-001, received 24th June 2026; - Existing Floor Plan, scale 1:50 drawing ESR-RD-002, received 24th June 2026; - Existing Elevations, scale 1:75 drawing ESR-RD-003, received 24th June 2026; - Proposed Floor Plan, scale 1:75 drawing ESR-RD-004, received 24th June 2026; - Proposed Elevations, scale 1:75 drawing ESR-RD-005, received 24th June 2026; - Proposed Site Drainage Plan, drawing ESR-RD-006, received 24th June 2026; - Design and Access Statement DAS-001, received 24th June 2026; 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 Notes Development Low Risk Area – Standing Advice – Mining Remediation Authority The proposed development lies within a coal mining area which may contain



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unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242 Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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 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: Demi Crawford

Date : 17/08/2026

Authorising Officer: N.J. Hayhurst

Date : 17/08/2026

Dedicated responses to:-