

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2218/0F1
2.	Proposed Development:	REPLACEMENT OF CURRENT HIPPED PORCH ROOF WITH A FULL WIDTH GABLE FRONTED ROOF
3.	Location:	CROFT HOUSE, LINETHWAITE, MOOR ROW
4.	Parish:	St. Bees
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Preferred Route Corridor - Within Preferred Route Corridor
6.	Publicity Representations &Policy	See report.
7.	Report: LOCATION This application relates to Croft House, a semi-detached property located in the Linethwaite Area between Moor Row and St Bees. The property is set back off High House Road, down a private, shared access road serving a cluster of 4-5 properties. PROPOSAL Planning Permission is sought for the alteration of the existing front entrance at Croft House. The proposal seeks to the replace current small, hipped porch roof with a full-width gable-fronted roof. The proposal relates solely to the entrance structure and does not alter the main house roof, footprint, or internal layout. RELEVANT PLANNING APPLICATION HISTORY No previous planning applications at this site.	

CONSULTATION RESPONSES

St Bees Parish 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

The application has been advertised by way of neighbour notification letters issued to 4 no. properties. No objections were received as a result of this consultation.

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 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 2001- 2016.

The policies relevant to this application are as follows:-

Policy DS4: Design and Development Standards

Policy H14: Domestic Extensions and Alterations

Policy N1: Conserving and Enhancing Biodiversity and Geodiversity



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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 principle of development, its scale and design and the potential impacts on residential amenity, and biodiversity net gain.

Principle of Development

The proposed application relates to a residential dwelling situated within the Linethwaite Area between Moor Row and St Bees. The development would provide a small alteration of the existing front entrance at Croft House by replacing an existing small, hipped porch roof with a full-width gable-fronted roof.

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 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 existing front entrance of Croft House is a modest single-storey projection with a shallow hipped roof. This application seeks permission to remove the existing hipped roof on the front elevation and construct a new pitched gable roof.

The proposed new full-width gable-fronted roof is of modern design and is suitably located within the site, making use of the existing single storey front elevation projection.

Despite the alterations being located on the front elevation, they are considered modest in overall scale whereby the ridge and eaves heights will match the main dwellinghouse to provide a more visually balanced and proportionate entrance feature. The proposal relates solely to the entrance structure and do not alter the main house roof, footprint, or internal layout.

The alterations comprise a new full-height rendered gable wall aligned with the existing front

wall, a central glazed entrance assembly comprising a glazed door with full-height side panels, a triangular feature window within the gable apex.

The development will be finished with grey concrete roof tiles, white render and UPVC windows/doors. The use of modern matching materials will ensure that the proposal compliments the existing property, and the wider residential area.

The proposed scale, massing and siting of the extension is therefore considered acceptable and is not considered to adversely alter the existing building or street scene.

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.

Whilst amenity issues between the proposed extension and the neighbouring properties were considered, the proposed extension would be suitably located within the site.

Whilst the application seeks to alter the front projection roof line, it isn't considered to increase the impact for the neighbouring properties, given what already exists on site. The proposal does not alter access arrangements. The entrance door remains in its existing position, with level access retained. Visibility, parking, and circulation are unaffected.

In addition, there are no windows proposed on the side elevation adjoining the neighbouring property Inglenook. It is therefore considered that the development is a minor change and there would be no additional overlooking or privacy issues arising as a result of this development.

Taking into account the siting of the extension and the orientation of the existing property, the proposed extension design is acceptable, and it will not adversely harm the neighbouring amenity.

The proposal therefore complies with Policies DS4 and H14 of the Copeland Local Plan in this regard.

Ecology and Biodiversity

Policy N1 outlines how the Council will protect and enhance the biodiversity and geodiversity within the Borough 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



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	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 falls within the definition of a householder application. On this basis, 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>Planning Balance and Conclusion</u> The proposed development is of an appropriate scale and design for the site and locality, which would preserve the amenities of the parent property and wider residential area. The proposal is not subject to Biodiversity Net Gain. The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan and provisions of the NPPF.
8.	Recommendation: Approve (commence within 3 years)
9.	Conditions: 1. 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. 2. 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 7th July 2026;
- Site Location Plan, scale 1:1250, received 7th July 2026;
- Existing Roof Plan, received 7th July 2026;
- Proposed Roof Plan drawing DWG004, received 7th July 2026;
- Existing Elevations, scale 1:50, drawing DWG001, received 7th July 2026;
- Proposed Elevations, scale 1:50, DWG003, received 7th July 2026;
- Design & Access Statement, received 7th July 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 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.



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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 : 01/09/2026
Authorising Officer: N.J. Hayhurst	Date : 01/09/2026
Dedicated responses to:- N/A	