

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2226/0F1
2.	Proposed Development:	SINGLE STOREY SIDE EXTENSION
3.	Location:	80 KINGS DRIVE, 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 The application relates to 80 Kings Drive, a corner semi-detached dwellinghouse situated on a residential cul de sac within Egremont. Proposal The application seeks permission for the removal of the existing lean to side extension and its replacement with a larger, single storey side extension to provide an enlarged kitchen/utility area, and ground floor bedroom. Relevant Planning History No previous planning applications at this site. Consultation Responses	

Egremont Town Council

No objections.

Local Highway Authority and Lead Local Flood Authority

No objections to the proposal as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Public Representations

The application has been advertised by way of neighbour notification letters issued to 2 properties. No comments have been received as a result of this consultation process.

Planning Policies

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 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

Strategic Policy N3: Biodiversity Net Gain

Other Material Planning Considerations

National Planning Policy Framework (NPPF) 2026

Cumbria Development Design Guide



Cumberland Council

Assessment

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

Principle of Development

The application relates to a residential dwelling within Egremont.

The development will provide a single storey side extension for the host property.

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 & 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, street scene or wider surrounding area.

Policy DS4 of the Copeland Local Plan indicates that all new developments should meet high quality standards.

This application seeks permission for the removal of the existing small lean to side extension and its replacement with a larger, single storey side extension to provide an enlarged kitchen/utility area, and ground floor bedroom.

The extension will project 4.632m from the side elevation and will be 6.603m in length from front to back. It has been designed with a hipped roof with an eaves height of 2.51m and an overall ridge height of 3.5m. Whilst the extension is larger than its predecessor, it is considered to be suitably located within the site to the side of the property.

The extension will be finished with pebble dash render, concrete double roman roof tiles, white upvc windows and doors to match the existing. The use of matching materials are considered acceptable and suitable for their use. There are other examples of similar arrangements within the cul de sac and wider locality. Overall, the design of the development would not, therefore, adversely alter the existing building, street scene or wider surrounding area.

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

Impacts on 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, replacing an existing lean to side extension. Although there are two windows proposed on the side elevation, one is a small window in a utility room which is not a habitable room. Following a site visit, it was clear that the 1.8-2m high solid boundary fence surrounding the site will adequately screen any windows at ground floor level from numbers 11 and 12 Kings Drive which are located across the Highway approx. 13m adjacent to the side elevation of the host property. It is considered that there would therefore be no additional overlooking or privacy issues arising from 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. <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. There are exemptions to the biodiversity net gain requirement. An exemption applies to development which is the subject of a householder application. It is therefore accepted that the biodiversity net gain condition should not be applied in this case. <u>Planning Balance and Conclusion</u> This application seeks permission for the construction of a single storey side extension for the host property. It is considered that the extension is of an appropriate scale and design for the site and locality, which would preserve the amenities of the occupiers of the residential properties within the area. It is not subject to any ecology or BNG details. The proposal is therefore considered an acceptable form of development which complies with the policies of the adopted Local Plan.
8.	Recommendation: Approve (commence within 3 years)



Cumberland Council

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 13th July 2026; - Site Location Plan, scale 1:1250, received 13th July 2026; - Plans & Elevations, drawing CV-0783 SHT 001 Rev A, received 13th 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 BNG 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
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	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 : 04/09/2026
Authorising Officer: N.J. Hayhurst		Date : 07/09/2026
Dedicated responses to:- N/A		