

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2261/0F1
2.	Proposed Development:	ADDITION OF PITCHED ROOFS TO FLAT ROOF DORMERS ON WEST ELEVATION
3.	Location:	SEACOTE HOTEL, BEACH ROAD, ST BEES
4.	Parish:	St. Bees
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change, Key Species - POTENTIAL AREA for the Small Blue, Key Species - Known Site for the Small Blue
6.	Publicity Representations &Policy	See report.
7.	Report: SITE AND LOCATION This application relates to the Seacote Hotel which is located on the western edge of St Bees. The existing hotel site occupies a coastal location off Beach Road and is sited adjacent to a large car park and the hotel garden. PROPOSAL Planning permission is sought for the replacement of the existing flat roof dormers on the west elevation with pitched roofed dormer windows. The larger of the dormers increases in height from the window head by 1.4m and the smaller dormers from the window head increase by 0.75m. The proposed alterations to the dormer roofs on the west elevation are considered to be minor. The dormers will be finished with upvc cladding and concrete interlocking roof tiles.	

RELEVANT PLANNING APPLICATION HISTORY

4/92/0985/0 NEW DORMER WINDOWS AND ENTRANCE PORCHES.

4/93/0642/0 CONVERSION OF ROOF SPACE TO BEDROOMS AND DORMER, WINDOWS

4/93/0054/0 REPLACE FLAT ROOF WITH PITCHED ROOF TO SOUTH, ELEVATION.

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.

Cumberland Council Ecologist

The County Ecologist accepts the method of works given by email form on 19.08.26 and suggests the following planning condition, given the lack of optimal foraging or roosting habitat available to bats in the near vicinity.

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.

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



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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.

The following policies are relevant to this proposal:

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Policy R5: Retail and Service Provision in Rural Areas

Strategic Policy E1: Economic Growth

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Policy N3: Biodiversity Net Gain

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

The Conservation of Habitats and Species Regulations 2017 (CHSR)

ASSESSMENT

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

Principle of Development

St Bees is identified in Strategic Policy DS1 of the Copeland Local Plan as one of the Local Service Centres which have a supporting role to Copeland's towns containing a broad range of services. These settlements also operate independently from the main towns to meet day to day needs or as a well-connected cluster, linked to a neighbouring town or village of a similar scale by a frequent public transport service and/or safe pedestrian routes a mile or less in length. It is stated that the focus for development in Local Centres will be to support the retention and small scale growth of existing services and businesses, with development

focused on existing employment allocations, moderate housing allocations, and windfall and infill developments.

The settlement boundary for St Bees is defined under Strategic Policy DS2. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise. The application site is located within the defined settlement boundary for St Bees.

The application seeks to replace the existing flat roof dormers on the western elevation to pitched roofs. The proposal will support the retention and growth of an existing business located within the Local Service Centre. The principle of this development is therefore considered acceptable in accordance with Policies DS1 and DS2 of the Copeland Local Plan and the provisions of the NPPF.

Scale, Design and Impact of the Development

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.

The larger of the dormers increases in height from the window head by 1.4m and the smaller dormers from the window head increase by 0.75m. The proposed alterations to the dormer roofs on the west elevation are considered to be minor.

The proposal is therefore not considered to significantly alter the character of the property and therefore will not have an adverse impact on the overall streetscene or surrounding area.

The dormers will be finished with upvc cladding and concrete interlocking roof tiles. The use of modern matching materials is considered suitable and appropriate for their use to allow the Hotel to improve its external appearance.

The application site is detached and located approx. 20m to the South of the nearest residential dwelling at Seacote Gardens. Due to the orientation of the Hotel, these dwellings are unlikely to directly view the dormers from their windows.

The nearest property located adjacent to the West Elevation is located approximately 48m to the West of the site and is also a commercial business, Beach Road Bakehouse. The proposed changes are therefore not considered to have an adverse impact on residential amenity.

No representations have been received by members of the public.

On this basis, the proposal is considered to comply with Policies DS4 of the Copeland Local Plan, and the provisions of the NPPF.



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Growth of Existing Rural Business

Strategic Policy E1 of the Copeland Local Plan states the economy of Copeland will be strengthened and broadened to provide a diverse range of employment and economic opportunities that will attract new key industries and provide the flexibility to accommodate existing businesses and new initiatives by; Maintaining, enhancing, regenerating and where appropriate extending the employment base in our towns and settlements in accordance with the Development Strategy, and supporting the economies of our rural communities; and Helping the economy in rural areas by supporting rural enterprises and rural diversification that will encourage, tourism, recreation, rural regeneration, and farm diversification, and complement new appropriate agriculture and forestry development where appropriate.

Policy R5 of the Copeland Local Plan states that within Local Service Centres, Sustainable Villages and Rural Villages development will be encouraged where it provides small scale retail and service provision that will support and strengthen sustainability and local community viability and is appropriate in scale to its location. Strong emphasis will be placed on the retention of existing provision.

The application relates to an existing, well-established Hotel adjacent to the Beach Front in St Bees. The proposed alterations are minor and will allow the existing hotel and restaurant to upgrade and improve the overall external appearance of the building.

The development therefore complies with Policy E1 and R5 of the Copeland Local Plan and the provisions of the NPPF.

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 exempt from these BNG requirements. In this instance the development is considered exempt from BNG under the de minimus rule.

The application site is a known site for the Small Blue. The agent confirmed that the new dormer roofs are to improve the appearance of the existing flat roofed dormers and will be constructed on top of the existing roofs. There will not be any breaking into the roof void. The only works to the existing main roof will be to remove minimal tiling but not the felt or battens

	to create valleys so will not be disturbing the roof/loft. The Councils ecologist confirmed that this was acceptable. 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 Conclusions</u> The application site is located within the defined settlement boundary for St Bees, which is identified as a Local Service Centre within the Copeland Local Plan. The proposal will support the retention and upgrade of an existing business located within the Local Service Centre. The proposal will include minor alterations to the external appearance of the existing dormer roofs on the West elevation and will therefore not have an adverse impact on the character of the building or the surrounding area. Due to the location of the proposal, the development is not considered to have an adverse impact on residential amenity. The proposal is not subject to BNG or Ecology details. The proposal is considered to be an acceptable form of sustainable development which 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 17th August 2026; - Site Location Plan, scale 1:1250, received 17th August 2026; - Existing Photo, received 17th August 2026;



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- Proposed Photo, received 17th August 2026;
- Dormer Details, received 17th August 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

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.

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: De Minimus 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 : 12/10/2026
Authorising Officer: N.J. Hayhurst		Date : 12/10/2026
Dedicated responses to:- N/A		