CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION

1.	**Reference No:**	4/26/2309/HPAE	
2.	**Proposed Development:**	PRIOR APPROVAL TO DEMOLITISH EXISTING CONSERVATORY AND CONSTRUCTION OF NEW SINGLE STOREY REAR EXTENSION	
3.	**Location:**	57 ASBY ROAD, ASBY	
4.	**Parish:**	Arlecdon and Frizington	
5.	**Constraints:**	ASC Adverts - ASC;Adverts, Coal - Standing Advice - Data Subject To Change	
6.	**Publicity Representations &Policy**	Neighbour Notification Letter Site Notice Press Notice Consultation Responses Relevant Policies	Yes No No See Report See Report
7.	**Report:**		

Site and Location

This application relates to 57 Asby Road, a detached property, located to the south of Asby.

Proposal

An application to determine if prior approval is required for a proposed larger home extension has been submitted.

The proposal includes the erection of a single storey rear extension that will measure 6.1m x

4.37m. The proposal has been designed with a flat roof with a height of 3.6m. The development includes a large roof lantern, taking the overall height of the development to 3.95m.

Relevant Planning History

4/89/0600/0 – Private housing development – Approved.

4/98/0249/0 – Two detached houses with internal garages – Approved.

Consultation Responses

Arlecdon & Frizington Parish Council

No comments received.

Public Representations

This application has been advertised by way of neighbour notification letters issued to two properties. No responses have been received to this statutory notification period.

Planning Procedure

Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits the enlargement, improvement or other alteration of a dwelling house.

Proposed extensions on the rear of a detached property which will project between 4 and 8 metres must submit a Notification of a proposed larger Home Extension application to the Local Authority to ascertain whether or not the proposal is Permitted Development.

Should an application receive objections from any adjoining neighbour within the determination period, the Local Planning Authority must assess whether the impact on the amenity of all adjoining properties is acceptable. No other issues can be considered.

Assessment

The proposal includes the erection of a single storey rear extension that will project 6.1 metres from the rear wall of the dwelling. It has been designed with a flat roof with an overall height of 3.95 metres.

It will include a bifold door on the rear elevation out onto the garden, 3 large window openings on the north east side elevation.

	No objections have been received from neighbouring properties. Officers do not have concerns in relation to scale, design or impact upon residential amenities. On this basis, the extension is considered to be acceptable, and Prior Approval is not required.
8.	**Recommendation:** Permitted Development – Prior Approval Not Required.

Case Officer: C. Burns	**Date :** 16.11.2026
Authorising Officer: N.J. Hayhurst	**Date :** 17.11.2026
Dedicated responses to:- N/A	