



**Allerdale House
Workington
Cumbria CA14 3YJ
Telephone 0300 373 3730
cumberland.gov.uk**

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Ryan

Surname

Hetherington

Company Name

Address

Address line 1

22 Row Brow Park

Address line 2

Dearham

Address line 3

Town/City

Maryport

County

Cumbria

Country

United Kingdom

Postcode

CA15 7JU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Doors

Existing materials and finishes:

Grey UPVC double glazed

Proposed materials and finishes:

Grey UPVC double glazed

Type:

Roof

Existing materials and finishes:

Grey Plain Concrete Roof Tiles

Proposed materials and finishes:

Grey Plain Concrete Roof Tiles

Type:

Walls

Existing materials and finishes:

Grey Wet Dash Render

Proposed materials and finishes:

Grey Smooth Render

Type:

Windows

Existing materials and finishes:

Grey UPVC double glazed

Proposed materials and finishes:

Grey UPVC double glazed

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Thank you for your recent submission seeking officer pre-planning application advice on the planning merits of your proposed scheme.

Principle of Development

The pre application enquiry seeks the opinion regarding a single storey rear extension to a semi detached dwelling 22 Row Brow Park. There has been 2 options put forward in terms of its position however no details regarding the design or layout have been submitted. The site is not within a sensitive location and benefits from permitted development rights, the principle of a single storey rear extension is therefore accepted.

Overview

A two storey side extension has recently been built on the property under HOU/2019/0150 which saw a stepped side extension built with matching materials. This extension replaced an existing single storey garage at the side of the property.

In terms of additional development, the applicant is firstly encouraged to look at what is permitted without the requirement for a planning application. Two options have been submitted which would appear to be within the dimensions of permitted development however as they both attach to the rear elevation of the recent two storey extension, would require an application.

Householders have permitted development rights which allow for a single storey rear extension which projects back by 3m in length and 4m high. Extended permitted development rights allow for a larger extension of up to 6m to the rear for terraced and semi detached properties which could be done under a neighbour notification. This is not a full application for planning permission and subject to no objections, can be approved within 28 days. Details of this can be found here: [Prior approval - Extensions - Planning Portal](#) in order to proceed under permitted development then the rear extension should not be attached to the new two storey extension.

(see example below).

In terms of the two options put forward, the principle of these could be accepted however it is important to safeguard the amenity of the surrounding dwellings. No layout or design has been submitted however officers consider that the design shall be sympathetic to the host dwelling and its layout should be reflective. No openings shall be permitted which may harm the amenity of the surrounding neighbours in terms of overlooking nor should it have an overbearing impact. Both extensions appear to sit of the boundary with the adjoining property however their height of around 3m would be considered acceptable.

The final point would be the overdevelopment of the site. There has not been a scaled site layout plan provided which would allow me to determine this however it is important to note that the curtilage of the property should not be overdeveloped and sufficient outdoor space shall remain.

The principle of a single storey rear extension is acceptable subject to an appropriate layout, design, scale and materials.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

08/01/2025

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ryan Hetherington

Date

10/01/2025