

# Cumberland Council

## Delegated Planning Application

**Reference No:** HOU/2025/0091

**Valid Date:** 8 May 2025

**Location:** Oulton Hall, Oulton, Wigton, CA7 0NG

**Applicant:** J Lightfoot

**Proposed:** Demolition of existing two storey side extension and erection of new side and rear extension

**Recommendation:** Granted with Conditions

### Site Description

The host dwelling is a two storey traditional farmhouse, there are a mixture of modern and traditional farm buildings within the farmstead. The site is located on the edge of the settlement of Oulton in the open countryside. The site is accessed via a private lane with a courtyard located to the front elevation.

### Site History

2/2018/0510 - Change of use and alterations to outbuilding for ancillary living accommodation - Approve

### Proposal

Planning consent is sought for the demolition of the existing two storey side extension and erection of new side and rear extensions.

### Consultation Responses

A site notice has been placed and consultations have been sent. No responses have been received to date.

### Duties

Does the site affect the setting of a listed building?

No.

Is the site within a designated conservation area?

No.

Is the site within a designated Area of Outstanding Natural Beauty?

No.

Is the development likely to have a significant effect upon a Natura 2000 designation?

No.

### **Environmental Impact Assessment**

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

- The development is neither within Schedule 1 nor 2 and, as such, is not EIA development.

### **Development Plan Policies**

Full policy weight is afforded to the following development plan policies that are consistent with the provisions of the National Planning Policy Framework (2024);-

S2 S4 S32 DM14 DM15

S27 is also relevant if the development affects a heritage asset

DM15 is particularly relevant and the proposal is principally considered against its criteria

### **Other Material Considerations**

National Planning Policy Framework 2024

### **Weighting**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan (Part 1) 2014 and the Allerdale Local Plan (Part 2) 2020 policies have primacy.

### **Assessment**

a) Does the scale, design and materials of the development adversely alter the appearance of the existing building? b) Does the development achieve a satisfactory visual and architectural relationship with adjoining development and/or the character of the area? c) Would the extension become the dominant feature of the building?

Planning consent is sought for the demolition of an existing two storey element to the side elevation and replace with a new two storey element, this is to be 8.7m in width, 7.4m in length, 5.4m height to eaves and total height is 7.3m, this will be set lower than the host dwelling. The proposal will also create the addition of a porch that is to be 2m in width, 7.3m in length 2.4m height to eaves and 3.8m total height. The proposal also seeks to erect a rear extension that is to extend beyond the rear wall by 5.9m, have a width of 8.7m, height to eaves 2.4m and total height is to be 5m. The proposals will incorporate a kitchen/diner area, utility, porch and WC to ground floor and additional bedroom with wardrobe and en-suite to the first floor. The materials are to be sandstone to the external walls, slate roof and brown UPVC windows and doors.

It is important to note that the proposal is replacing an already existing two storey extension in the same position, albeit larger than the existing structure. The host dwelling itself with attached barns are large in scale with a large courtyard area to the front and large curtilage area to the rear. Officers do acknowledge as a whole the proposed works are large in scale with the combination of all 3 elements. However, given the design which includes features of the host dwelling, along with setting the proposal down in height and setting back from the principle elevation and given the applicant benefits from a generous curtilage area it is considered the proposals would not become large enough to warrant refusal in this instance. Therefore, the proposal is considered to be subservient to the host dwelling and it is considered the proposal would not impact upon the character and appearance of the host dwelling itself.

The host dwelling is accessed via a private lane and set back from the main road, the nearest neighbouring property is located approximately 45m away from the host dwelling. There are no set designs within this locality with a mixture of traditional and modern additions within the farmstead itself. Therefore, officers consider that the proposal would not impact upon the character of the area.

d) Would the extension result in the overdevelopment of the curtilage of the property?

The host dwelling benefits from a large curtilage area to front, rear and side elevations, therefore the proposed extensions would not result in overdevelopment of the curtilage of the property.

e) Would the extension materially harm the amenity of the occupants of neighbouring or adjacent properties?

The nearest neighbouring property to the host dwelling is approximately 45m away to the South-East elevation. Given the separation distance of the proposal and given the scale and size, it is not considered that the extension would materially harm the occupants of adjoining or nearby properties in terms of overbearing development or loss of privacy as such to warrant refusal.

f) Would the operational car parking needs of the property continue to be met?

There are no alterations to be made to the existing car parking arrangements to the site. The existing arrangements are to the courtyard area to the front that benefits from a

number of car parking spaces. Therefore the operational car parking needs to the property will continue to be met.

Are there any other relevant considerations (key words flood risk/ ecology/ contamination/ stability)?

N/A

### **Conditions / Reasons for Refusal**

1

**The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

2

**The development hereby permitted shall be carried out solely in accordance with the following plans:**

**Application Form - Materials**

**Drawing No 1356-4 -Proposed Ground Floor Plans**

**Drawing No 1356-2 - Proposed Elevations**

**Drawing No 1356-3 - Roof Plans**

**Drawing No 1356-5 - Proposed First Floor Plans**

**Site Location Plan**

**Site Plan**

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

### **Pro-active Statement / Notes to Applicant**

#### **Statement**

#### **Application Approved Without Amendment**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against, primarily, the development plan policies, any duties applicable and also all material considerations, including Local Plan policy, the National Planning Policy Framework and any stakeholder representations that may have been received. It has subsequently determined to grant planning permission.

#### **Informative**

#### **Householder**

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 exemptions: Householder