



**Lake District
National Park**

7

**Report from the Head of Development Management to the
Development Control Committee**

Application number:	7/2025/5076
Application type:	Full Planning application
Applicant:	Mr James Llyod
Location:	Lowfield House, Little Langdale, Ambleside, LA22 9NY
Grid reference:	331893 503250
Proposal:	Proposed extension ancillary to the existing residential property in providing a carport, amenity overflow, office space and storage
Report prepared by:	Ben Long, Area Planner
Report agreed by:	Neil Henderson, Planning Manager
Recommendation:	APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).
- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case

planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.

- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 I am reporting this application to Committee because my recommendation to approve conflicts with the views of Lakes Parish Council and representations received.
- 2.2 Lowfield is a detached dwelling located south of the C5004 road in Little Langdale. The house is white rendered under a slated roof and has a generally Arts and Crafts style appearance. There is a terrace of dwellings, Greenbank, set to the eastern side, and a bungalow, Lang Parrock, to the west.
- 2.3 This application is for the erection of a linked carport building to the east side, with overflow/storage space over. The extension would be cranked to partly enclose a car parking area in front of the house. The materials would reflect the house using render and local slate.

3 Representations

- 3.1 Lakes Parish Council objects to this application on the grounds that it is contrary to Policies 5 and 6 of the Local Plan. The proposed development is located in a particularly attractive and sensitive area of Little Langdale, where its siting will have a detrimental impact on the surrounding landscape. The scale and massing of the proposal will result in significant visual intrusion, as it will be prominently visible from multiple locations on the surrounding fells. This will negatively affect the character and scenic quality of the area. Furthermore, the proposed increase in footprint is excessive, constituting an overdevelopment of the site. The scale of the extension does not reflect the existing built form and will impair the distinctive local character
- 3.2 At the time of writing we had received two letters of objection, one to the principle of the development, the other about specifics. The objections are:
 - I object to the proposals primarily on the large scale and size of the development in a very prominent position in the valley of Little Langdale.
 - Furthermore, the development could be anywhere – it is bland and incongruous with little or no locally distinctive detailing.
 - This is a World Heritage Site and this development does not protect the fundamental values of same.
 - I wish to object to the current plan specifically relating to the presence of windows at the rear of the proposed Carport. The windows are out of keeping with the area, look towards Greenbank Terrace and have the potential to cause disturbance at night if the carport lights are activated

or left on by holiday rental guests. These windows are unnecessary for a Carport, which is completely open at the front.

4 Development plan policies and other relevant guidance

- 4.1 The relevant Development Plan comprises:
- The Lake District National Park Local Plan 2020-2035
- 4.2 The following Lake District National Park Local Plan policies are relevant to this application:
- Policy 01: National and international significance of the Lake District
 - Policy 02: Spatial strategy
 - Policy 05: Protecting the spectacular landscape
 - Policy 06: Design and development
 - Policy 07: Historic environment
 - Design Code Supplementary Planning Document
 - Landscape Character Supplementary Planning Document
- 4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.
- 4.4 There is no community plan in this area.

5 Main issues and assessment

- 5.1 As an extension to an existing dwelling, the proposals are acceptable in principle and compatible with Policy 02 of the local plan. The main issues in this assessment are:
- Character and appearance of the area
 - Effect on residential amenity

The character and appearance of the area

- 5.2 In the Landscape Character Assessment SPD the site lies within Area of Distinctive Character 38: Great and Little Langdale. The characteristics of the area include:
- Shorter and less enclosed hanging valley of Little Langdale, more wooded and less pastoral in nature than Great Langdale;
 - The managed appearance of the valley is created by the typical features associated with traditional hill farming practice such as the patchwork of irregularly shaped pasture fields enclosed by stone walls, meadows, grazing marsh, woods, veteran trees and pollards;
 - Little Langdale, a loose group of buildings with strong building evidence of nearby extensive slate quarries.
- 5.3 The existing house is built of local materials, and is set in a loose line with other houses on the approach to the main settlement. It is however a larger detached house set in a generous plot. The plot is large enough to accommodate the proposed development without feeling cramped. The

extension, wrapping around the existing parking and turning area, may in fact anchor the house visually more satisfactorily in its setting.

- 5.4 The house and the proposed development is visible from the road, and from across the valley. That it is visible, or even prominent, does not make it harmful. The proposed extension would be of matching local materials, appropriately proportioned and well related to the existing house.
- 5.5 We have received amended plans that propose to make the windows in the rear of the car port 'blind' so that they remain as an architectural feature, but would be solid and would not allow views or light through. The proposed extension would be seen as part of the row of houses in the landscape and I consider that light spill from within the accommodation is unlikely to have any material effect on the character of the area over and above that which currently exists. A condition to control external lighting affixed to the building would however be reasonable in order to protect landscape character and dark skies.
- 5.6 I consider that the proposed development would not cause harm to the landscape character or visual amenity of the area and would be compliant with policies 05 and 06 of the Local Plan.
- 5.7 Other than the attribute of extraordinary beauty and harmony, this site does not display components or attributes of the Outstanding Universal Value of the English Lake District World Heritage Site. As I have found no harm to the landscape character and visual amenity, this translates into no harm to the WHS, and the proposal is therefore compliant with Local Plan Policy 07.

The effect on residential amenity

- 5.8 The proposed development is located to the east side of the house. The nearest neighbours on this side are the terraced properties at Greenbank. These properties are set at a minimum of 30m from the application site, and at a higher level. I consider that the proposed development would not have any potential to cause an adverse effect on residential amenity as a result of overlooking, overshadowing or an over bearing effect.
- 5.9 We have received concerns regarding the potential for nuisance from light spill. Given the nature of the use of the building proposed, its orientation and the distance from the neighbouring properties, I consider that the proposals are unlikely to result in excessive light spill that might affect the amenity of neighbours. The amended plans that we have received would also help to minimise any light spill.

6 Conclusion

- 6.1 I am satisfied that the proposed development would be acceptable with regard to its size, design and materials in this area of very high landscape value, and would not have an adverse effect on amenity. I consider therefore that the development is compliant with Policies 01, 02, 05, 06 and 07 of the Local Plan.

RECOMMENDATION: APPROVE with conditions

Conditions/Reasons

- 1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:
- Drawing nos. 2423-PL-100 Location; 2423-PL-210A Site layout; 2423-PL-211 Tree Constraints Plan; 2423-PL-310A Ground floor plan; 2423-PL-311 First and second floor plans; 2423-PL-510A North and East elevations; 2423-PL-511B South and West elevations
- Design and Access Statement

REASON: For the avoidance of doubt.

- 3 The roof of the building hereby permitted shall be covered and maintained in local green slates which have been mined or quarried in Cumbria. Such slates shall be riven not sawn, and shall be laid in diminishing courses from eaves to ridge.

REASON: To ensure a satisfactory standard of appearance of the development by the use of traditional materials in accordance with Policies 01 and 06 of the Lake District National Park Local Plan 2020-2035.

- 4 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the building is first brought into use. Development shall be carried out in accordance with the approved details. Thereafter, no further external lighting shall be installed on the building hereby permitted without application to and the grant of planning permission by the Local Planning Authority.

REASON: In the interests of local amenity and to minimise light pollution in accordance with Policies 05 and 06 of the Lake District National Park Local Plan (2020-2035).

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by seeking minor amendments to address specific objections.

Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

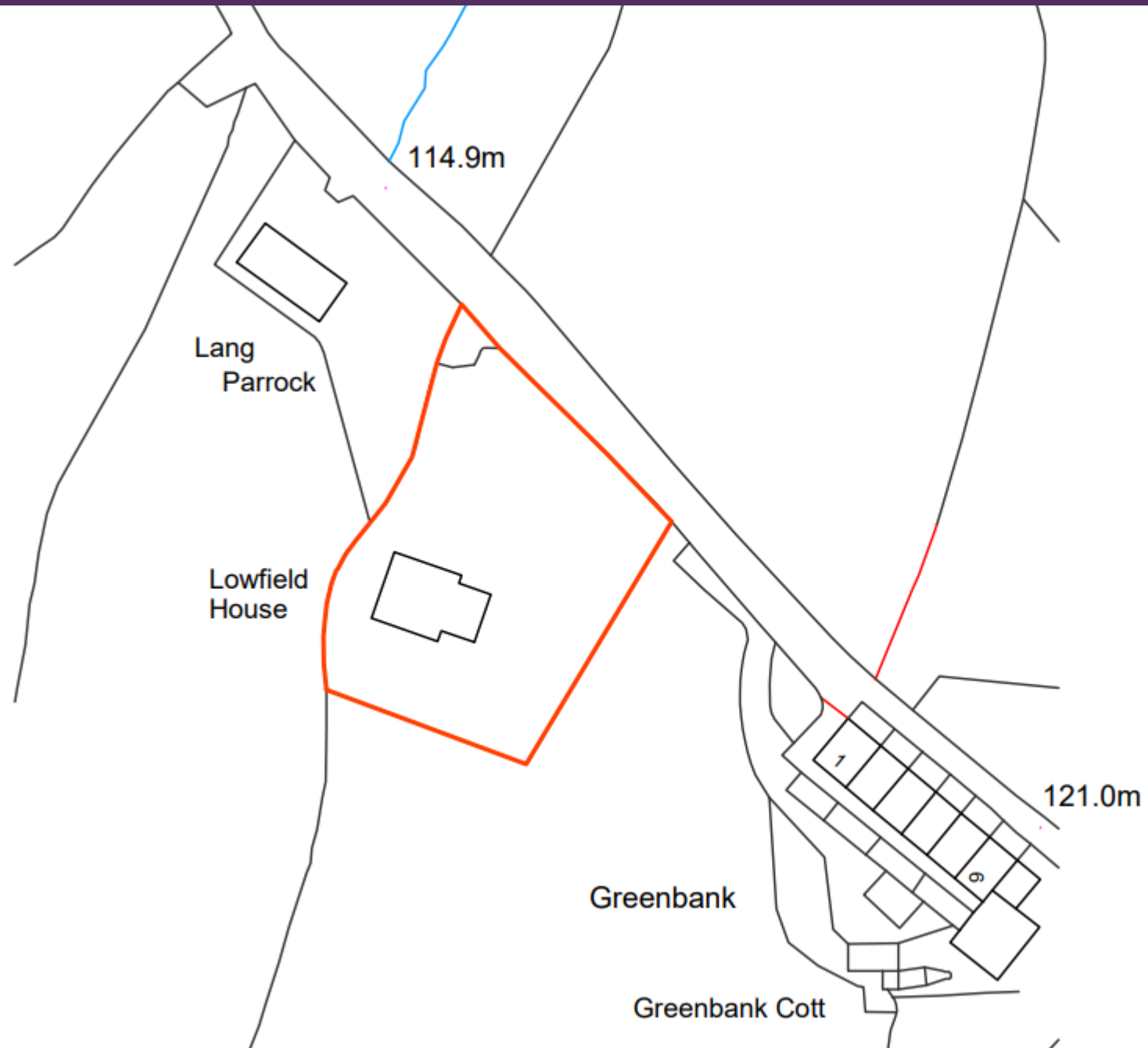
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Lowfield, Little Langdale, LA22 9NY

Proposed extension ancillary to the existing residential property in providing a carport, amenity overflow, office space and storage



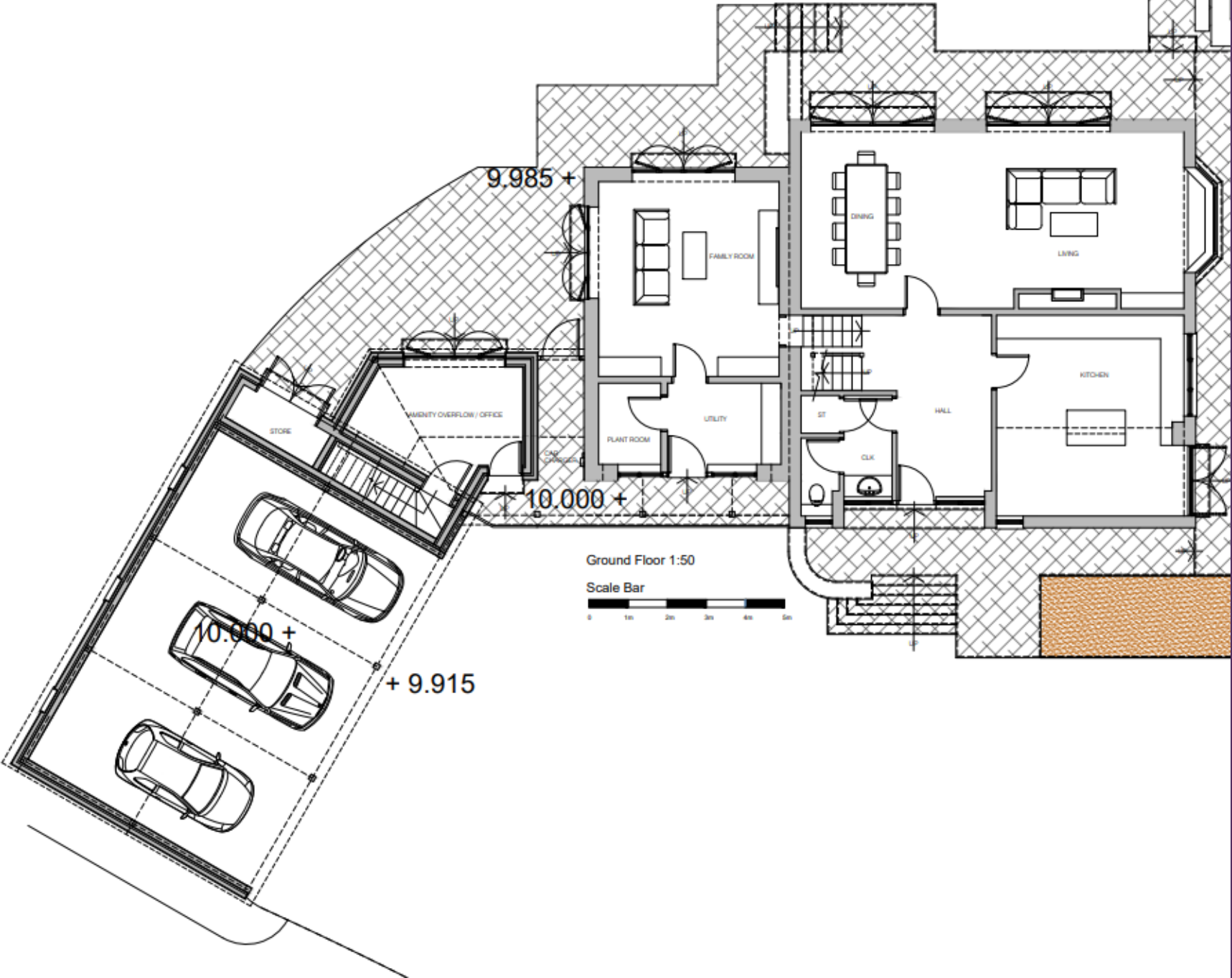
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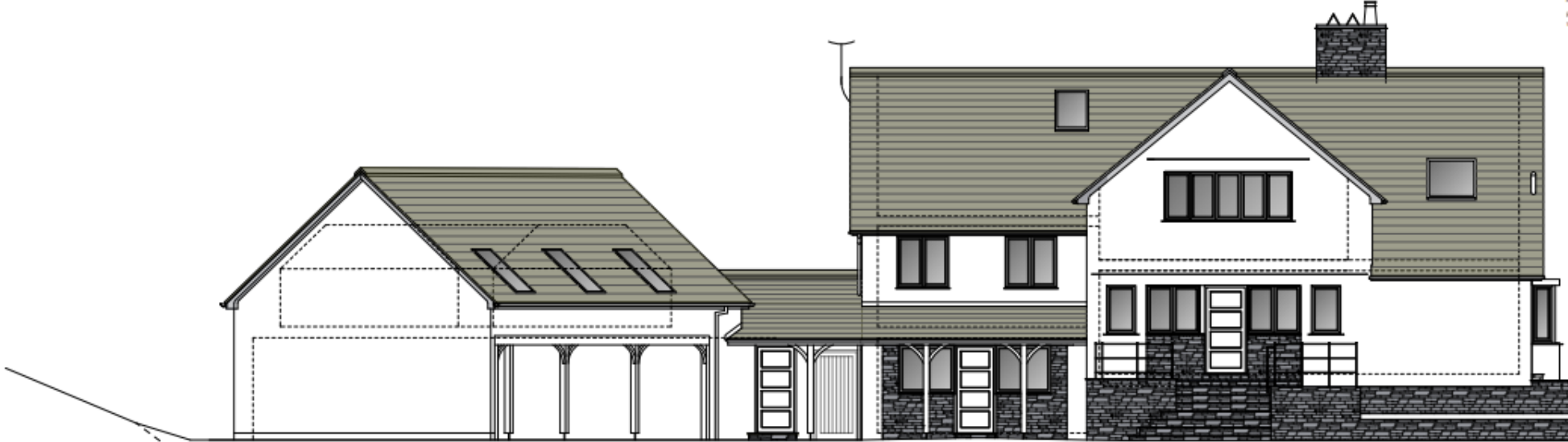




As Proposed



North & East elevations as proposed



North Elevation 1:50

MATERIALS AS PROPOSED:

- ROOF:** WESTMORLAND GREEN SLATE LAID TO DIMINISHING COURSES.
- WALLS:** MIXTURE TO RENDERED WALLS WITH A MASONRY PAINT FINISH - COLOUR WHITE & NATURAL RANDOM RUBBLE SLATE LAID IN THE TRADITIONAL MANNER.
- DOORS / WINDOWS:** TIMBER DOORS AND WINDOWS WITH A NATURAL & PAINTED FINISH.
- VELUX ROOF LIGHTS:** COLOUR GREY.
- EXTERNAL LANDSCAPING:** NATURAL LAKELAND SLATE TO PATIO AREAS & RANDOM RUBBLE SLATE WALLS LAID IN A TRADITIONAL MANNER.
- METAL HANDRAILS AND BALUSTRADES:** COLOUR BLACK.
- ACCESS & PARKING:** TARMAC TO ENTRANCE OFF HIGHWAY & COMPACTED GRAVEL TO DRIVEWAY & PARKING AREA.
- BALCONIES:** GLAZED JULIET BALCONIES.
- RAINWATER GOODS:** UPVC GOODS - COLOUR BLACK.
- CANOPY / CARPORT:** TIMBER FRAMED STRUCTURE WITH A NATURAL FINISH.
- WALLS AND ROOF FINISHES TO MATCH EXISTING HOUSE.**



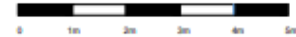
East Elevation 1:50

South & West elevations as proposed



South Elevation 1:50

Scale Bar



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West Elevation 1:50

From
footpath







