



**Lake District  
National Park**

**1**

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

Application number:	<b>7/2025/2089</b>
Application type:	S73 (Amend/Delete Condition)
Applicant:	Mr Michael Watts
Location:	10, Manesty View, Keswick, Cumbria, CA12 4JF
Grid reference:	327228 523224
Proposal:	Variation of condition 2 (plans) of planning permission 7/2024/2169, extend the property at the rear to achieve a ground and lower ground floor extension. Increase the projection of the lower ground floor and alter the width of the glazing on the upper ground floor
Report prepared by:	Laura Rogan, 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 10 Manesty View is a relatively modern, semi-detached bungalow constructed of pebble dash and concrete brick walls with a concrete tiled roof. A detached flat roof concrete garage is situated in the adjacent driveway. The dwelling is located on a street characterised by bungalows of the same style many of which remain unaltered.
- 2.2 Planning permission was granted in 2024 (7/2024/2169) to extend the property at the rear to achieve a ground and lower ground floor extension.
- 2.3 Permission is now sought to amend condition 2 of this permission to extend the depth of the lower ground floor level by 30cm and to extend the adjoining storage/entrance area out by 50cm. Permission is also sought to extend the width of the glazing on the gable end extension by removing the blockwork at each side of the doors. A flue would also be installed on the north roof pitch to serve a log burner in the lounge.

## **3 Representations**

- 3.1 Keswick Town Council object to the application. They state that they maintain their support for the principle of the original application subject to concerns about the impact on nearby properties. The change in design increasing the glazed area to the first floor lounge will have a significantly greater impact on the perception of being overlooked. They believe it does not meet the criteria set out in Local Plan Policy 06 as it will have an unacceptable impact on the amenity of residents in the dwellings below on Grizedale Close due to visual intrusion, overlooking overbearing effect.

## **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 06: Design and development

- Design Code 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 The main issues in this assessment are:

- Character and appearance of the area
- Impact on the amenity of neighbours

### Impact on the character of the area

- 5.2 The proposed amendments would extend the depth of the approved lower ground floor level by 30cm and extend the depth of the adjoining approved lower ground floor entrance/storage area.
- 5.3 The increase in size would be minor and would not significantly alter the form and design of the already approved extensions.
- 5.4 Similarly the increased width of glazing on the first floor would not result in a fundamentally different appearance to the already approved design.
- 5.5 The addition of a flue is acceptable in its own right, but even if that were not the case its positioning on the north roof pitch would not be clearly viewed publicly
- 5.6 I am therefore satisfied that the development proposed is acceptable in terms of its impact on the character and appearance of the area and that it satisfies the requirements of Local Plan Policies 01, 02, 06, the Design Code SPD and the NPPF

### Impact on the amenity of neighbours

- 5.7 Three properties neighbour the site: No. 12 Manesty View is attached to the application property and no. 8 is approximately 5 metres to the north east. 9 Grizedale Close is situated approximately 22.3 metres to the south the application property at a lower level.
- 5.8 The 2024 permission was granted on the basis that as the extension would be set lower than the existing dwelling and there would be an approximate distance of 10 metres from the extension to no. 8, it was not considered it would result in unacceptable loss of light or overbearingness with respect to the interior of no. 8. There would be some loss of light to the garden at certain times of day and year but not sufficient to warrant refusal.

- 5.9 I do not consider that the 30cm extension to the lower ground floor would alter the position relative to the current permission to a degree that would result in coming to a different conclusion on the impact on no. 8.
- 5.10 As the development would be situated approximately 6 metres from the boundary of no. 12, on the opposite side from where nos.10 and 12 adjoin, I am satisfied there would be no unacceptable impacts on 12 Manesty View.
- 5.11 Users of the balcony would permit overlooking into the neighbouring gardens, but again this would be the case with the approved application. In approving the 2024 permission account was taken of the fact that views of no. 8's garden could already be obtained from the side stairs of the application property, from within the existing garden, and through existing windows. I do not consider the 30cm extension would result in an increased impact on privacy sufficient to warrant refusal.
- 5.12 The south boundary of 10 Manesty View is planted with established hedging and trees. This results in no view being obtained of 9 Grizedale Close and vice versa. I do not consider the already approved extensions and widening of the glazing would result in harmful amenity effect on the occupants of no. 9 in regards to overlooking, overbearing, visual intrusion or loss of light.
- 5.13 I conclude that the proposals are acceptable from a neighbouring amenity point of view. I note that no objections have been received from neighbours.

## **6 Conclusion**

- 6.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 06, the Design Code SPD and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

**RECOMMENDATION: APPROVE with conditions**

### **Conditions/Reasons**

1 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:

- Drawing no. 01 Rev. A (Existing and Proposed Plans and Elevations)

And the following plans and details submitted and approved under planning application 7/2024/2169:

- Location Plan
- Design and Access Statement
- Bat Survey

REASON: For the avoidance of doubt.

**NPPF decision notice requirements**

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

The Local Planning Authority did not identify problems arising in relation to dealing with the application.

**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.

7/2025/2089

10 Manesty View, Keswick, CA12 4JF

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12 Manesty View

8 Manesty View

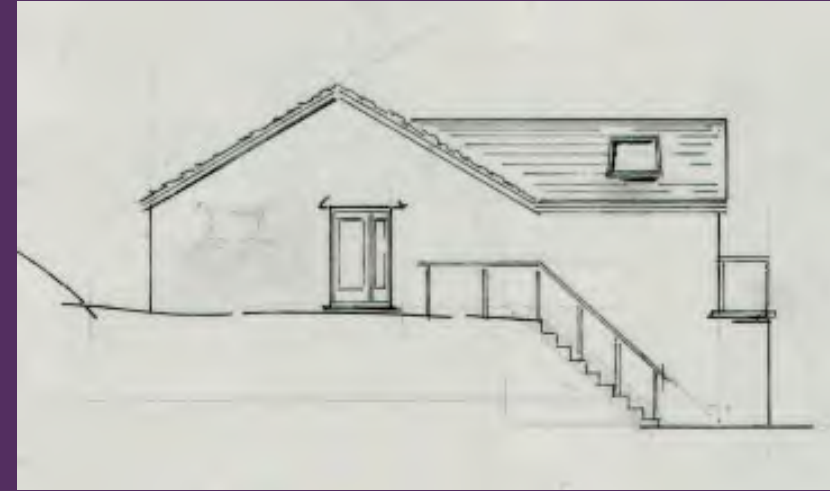
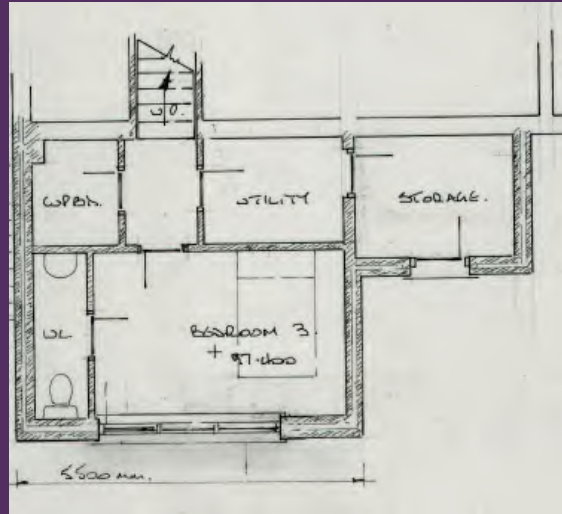




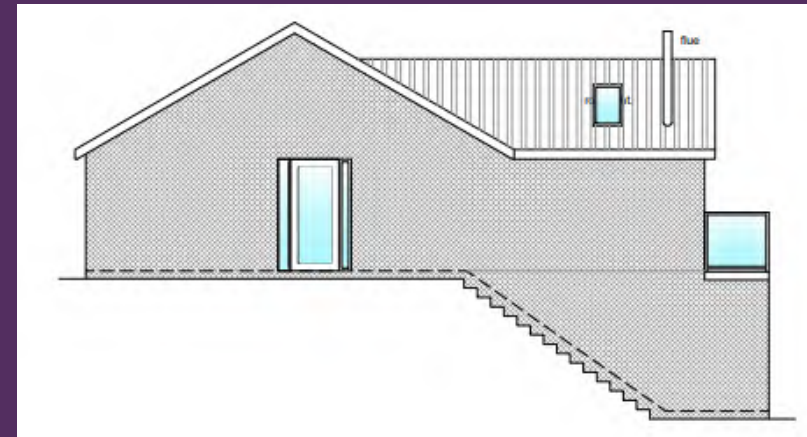
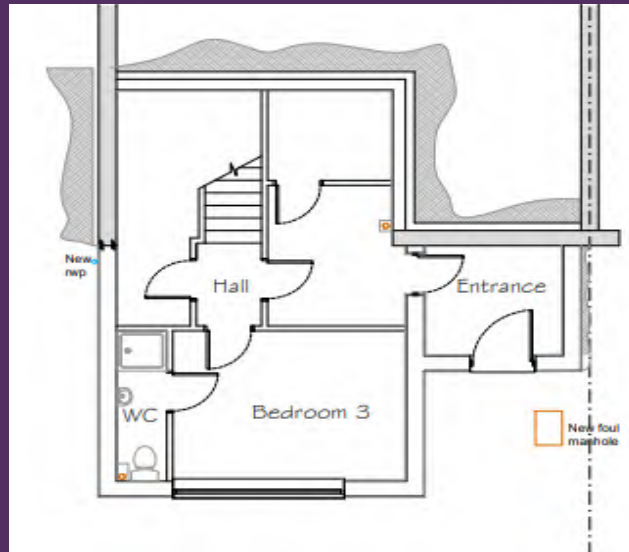
9 Grizedale Close



Approved under 7/2024/2169



Rear Elevation  
as Proposed  
scale 1:50



Proposed