



**Lake District
National Park**

7

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

Application number:	7/2025/5256
Application type:	Full Planning application
Applicant:	Mr & Mrs Wood
Location:	High Haybridge, Bouth, Cumbria, LA12 8JG
Grid reference:	333732 487124
Proposal:	Construction of a part single storey, part two storey extension to a dwelling
Report prepared by:	Kelsey Blain, Area Planner
Report agreed by:	Kevin Richards, 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 This application is being reported to Committee as my recommendation to approve with condition is contrary to the objections of Colton Parish Council.
- 2.2 High Haybridge is a detached dwelling, located adjacent to Hay Bridge Wood, an Ancient Semi Natural Woodland in the Rusland Valley. The site is surrounded by the Hay Bridge Nature Reserve which is a Country Wildlife Site. The Rusland Valley Mosses SSSI and Yewbarrow Wood SSSI sit approximately 500 metres to the north and 850 metres to the east of the application site respectively. Access to the site is via a private track and there are no public rights of way through the site and no neighbouring dwellings.
- 2.3 The building is a former bank barn, converted into a dwelling in the 1950s/60s. Following the building's conversion, a large, single storey extension was constructed, projecting at a right angle from the building's south elevation and connecting to a former outbuilding. This extension has been demolished in recent years.
- 2.4 There is an extensive planning history at the site comprising planning permission for a number of extensions and alterations. The most relevant of these is planning permission 7/2022/5315 for a replacement single storey extension. A Certificate of Lawfulness (7/2024/5005) was granted confirming that a material commencement had taken place on planning permission 7/2022/5315 and that this permission was now extant.
- 2.5 This application has been submitted following the receipt of pre-application advice from the Authority in February of this year. Planning permission is sought for the construction of a two storey extension with single storey elements.

3 Representations

- 3.1 Colton Parish Council object to the application on the following grounds:
 - Scale – the scale of the proposed development is disproportionately large and not in keeping with character of the surrounding area. It would have an adverse impact on the local landscape.
 - The development is in very close proximity to a number of fragile and environmentally sensitive areas including SSSIs and the Hay Bridge Nature Reserve. Concerned that the size of the building and construction process would have a negative impact on these sites.

- The access road is a single track, tarmacked lane with rough edges. Concerned that large construction vehicles will be unable to use the site without damage to nearby plant life. Concerned that emissions from these vehicles would cause airborne pollution affecting plant life and wildlife, in particular to nearby ponds.
- Request protective measures be conditioned if approval is recommended.

3.2 We have received one letter of support which can be summarised as follows:

- The property is in need of restoration and the proposed plans are acceptable.

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 03: Development and flooding
- Policy 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 07: Historic environment

- 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 are no relevant policies in the Colton Parish Community Plan 2024.

5 Main issues and assessment

5.1 This application is for the extension of an existing dwelling and therefore accords with the spatial strategy set out in Policy 02 and is acceptable in principle. The main issues in this assessment are:

- Character and appearance of the area
- Ecology and Protected Species
- Impact on trees and Ancient Semi Natural Woodland (ASNW)

Character and appearance of the area

5.2 The existing building is a converted, former bank barn, believed to date from the late Eighteenth Century. Despite previous alterations, the traditional form and agricultural character of the building largely remains

intact, being built along the slope of the land with access at ground floor and first floor. The volume of the upper hay barn has been retained and the under-housing is still recognisable as such, with separate doors and some cobbled surfaces. There are later additions such as the cantilevered bathroom and balcony, which are not vernacular or agricultural in character, but these are fairly lightweight structures which do not greatly detract from the overall appearance of the barn.

- 5.3 Policy 06, in conjunction with the Design Code SPD, seeks design excellence in all development, which is to be inspired by and contribute to local distinctiveness. Development is required to reinforce the importance of local character by having regard to scale, height, density, layout, appearance, and materials. The principles set out within Chapter 4 (Conversions) is of particular relevance to this site, as the existing dwelling is a barn conversion.
- 5.4 The proposed two storey extension would project at a ninety-degree angle from the centre of the building's south elevation and would be finished in stone and slate to match the main house. Following advice from the Authority, a glazed link extension would sit between the main house and two storey extension, with a lower dual pitched slate roof, to break up the massing of the proposed development and allow the form of the former bank barn to remain legible. Within the two storey extension, fenestration has been designed to reflect the main house and agricultural character of the site, while incorporating contemporary elements. Extensive glazing is used within the link extension to give it a lightweight appearance and preserve views of the former cart door opening. The existing extensions on the building's east gable end would be removed as part of this application.
- 5.5 While the proposals would represent a large extension to the existing dwelling, the use of a two storey design would allow the footprint of the development to be significantly reduced from 240 square metres as approved under the extant scheme 7/2022/5315), to 130.6 square metres. Furthermore, the linear form of the development is more traditional and would better reflect the character and form of the former bank barn, when compared to the dog-leg form of the extant scheme.
- 5.6 I am satisfied that the proposals are of an appropriate design and scale which would conserve the character and appearance of the former bank barn. Furthermore, as the site is located at the end of a long private track, with no neighbouring dwellings or public rights of way, the proposals would not be visible in any public views.
- 5.7 The proposed development is acceptable in terms of its impact on the character and appearance of the area and satisfies the requirements of Local Plan Policies 01, 02, 05, 06 and the NPPF.

Ecology and Protected Species

- 5.8 Under Article 12 of the EC Habitats Directive and Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 we have had

regard to the requirements of the Habitats Directive. A bat survey and ecological assessment have been submitted in support of this application.

- 5.9 The bat survey identified five soprano pipistrelle satellite roosts, one Daubenton's bat day roost, and two common pipistrelle day roosts. The development proposed under this application would impact four emergence points associated with three roosts and therefore a Protected Species Mitigation Licence (PSML) for bats would be required prior to works being carried out.
- 5.10 Our associated assessment concludes that there is every likelihood that the proposal meets the test required to issue a PSML, and that the proposal is considered of low risk in respect of maintain the population status of protected species, satisfying the requirements of the NPPF and Local Plan Policy 04.
- 5.11 The application site is located within a County Wildlife Site and adjacent to an ASNW. The Rusland Valley Mosses SSSI lies 430 metres to the north of the site, with the Yewbarrow Woods SSSI and SAC site located 765 metres to the east and the application site lies within the Impact Risk Zone for both of these SSSIs. The ecological assessment confirms that the proposed development is unlikely to trigger the requirement for Natural England to be consulted regarding a Habitats Regulations Assessment (HRA).
- 5.12 The ecological assessment does not conclude that the proposals would result in unacceptable ecological impacts, and as the development relates to the construction of an extension over an existing area of hardstanding I am satisfied that the proposals are acceptable in relation to nature conservation interests and comply with the requirements of Policy 04.
- 5.13 Colton Parish Council have raised concerns about the suitability of the existing access road during the construction phase of the development. This is an existing private track which serves High Hay Bridge only and does not run through any protected sites. The submitted ecological assessment has not highlighted a risk of ecological impacts through the use of the access road by larger vehicles and a suitable Construction Method Statement has been submitted in support of the application. I am satisfied that subject to a condition requiring compliance with the Construction Method Statement, the proposed development would be acceptable in relation to ecological impacts.

Impact on trees and Ancient Semi Natural Woodland (ASNW)

- 5.14 The proposed extension would lie outside of, but sit adjacent to Hay Bridge Wood, an Ancient Semi Natural Woodland. Ancient woodland is an area that has been wooded continuously since at least 1600 AD, taking hundreds of years to establish, and is defined as an irreplaceable habitat.
- 5.15 For this reason, there are strong national and local policies with respect to harm to ASNWs. National policy is extremely restrictive and prescriptive with paragraph 193 of the National Planning Policy Framework (NPPF) stating that development resulting in the loss or deterioration of

irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists. An example of such a wholly exceptional reason is provided within footnote 70 and may be an infrastructure project where the public benefit would clearly outweigh the loss or deterioration of habitat.

- 5.16 The planning practice guidance on the natural environment sets out how planning authorities should assess the potential impact of development proposals on ancient woodland and ancient or veteran trees, stating that LPAs need to consider both direct and indirect impacts on ancient woodland and ancient or veteran trees and the scope for avoiding or mitigating adverse impacts. Their existing condition is not something that ought to affect the LPA's considerations of such proposals (and it should be borne in mind that woodland condition can usually be improved with good management).
- 5.17 When assessing whether 'wholly exceptional reasons' exist that may justify a loss or deterioration of ancient woodland, ancient trees or veteran trees, it will not be appropriate to take any compensation measures into account. These should be considered only once the existence of 'wholly exceptional circumstances' has been ascertained.
- 5.18 Natural England and Forestry Commission have provided standing advice for ancient woodland, ancient trees and veteran trees. It is a material planning consideration in the determination of this application and reflects the position set out within the NPPF and planning practice guidance. The standing advice states that a buffer zone of at least 15 metres from the boundary of the woodland should be provided to avoid root damage.
- 5.19 In this instance, the proposals would be constructed on an existing area of hardstanding where a former extension previously stood. There is also an extant planning permission on the site for an extension in this location. No change of use is proposed on the land, which currently forms part of the residential curtilage of the existing dwelling. I am therefore satisfied that while the proposed development would be located within 15 metres of the ASNW, the proposals would not result in the loss or deterioration of irreplaceable habitat.
- 5.20 Appropriate tree protection measures have been proposed and I am satisfied that subject to a condition requiring the development to be completed in accordance with the Arboricultural Impact Assessment, the proposals would be acceptable in relation to their impact on trees and would accord with Policy 05 and the NPPF.

6 Conclusion

- 6.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 03, 04, 05, 06 and 07, 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 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 received by the Local Planning Authority:

Drawing no. 008 D - Proposed Plan
Drawing no. 009 - Tree Constraints Plan

REASON: For the avoidance of doubt.

3 Prior to the commencement of the development hereby permitted, tree and ground protection measures shall be put in place in accordance with the approved details as set out in the submitted Arboricultural Impact Assessment (Ref. WC-405.1) prepared by Woodsage Consulting dated 19th June 2025.

Five working days prior to the commencement of the development, the applicant/developer shall notify the Local Planning Authority in writing when the tree and ground protection measures are in place so that they can be inspected and agreed in writing by the Local Planning Authority.

All tree protection measures shall be retained for the duration of works.

REASON: To minimise the risk of damage to nearby trees, protection measures need to be in place before work starts on site and maintained during the construction period in accordance with Policies 04, 05 and 06 of the Lake District National Park Local Plan 2020-2035.

4 Details of any external lighting shall be submitted to, and agreed in writing by, the Local Planning Authority prior to installation. The submitted details shall include the location, design and lumens of the proposed lighting. Such lighting shall be maintained in accordance with the approved details thereafter.

REASON: In order to minimise the effects of external lighting upon the special qualities of the Lake District National Park, including the tranquillity and intrinsically dark landscape of the open countryside in accordance with Plan Policies 01 (national and international significance of the Lake District), 05 (protecting the spectacular landscape) and 06 (design and development) of the Lake District National Park Local Plan 2020-2035.

5 The roof of the development hereby permitted shall be covered and maintained in local slate which have been mined or quarried in Cumbria, to match that used in the construction of the existing building.

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.

6 The stone faced external walls of the building hereby permitted shall be faced in natural stone of a type to match (in terms of size, method of laying, pointing and jointing details) the appearance, character, colour and texture of the existing building known as High Haybridge.

REASON: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with the provisions of Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035.

7 The development hereby permitted shall not be undertaken other than strictly in accordance with the measures detailed in the submitted Construction Method Statement.

REASON: In order to minimise risk of pollution or disturbance in accordance with Policies 04 and 06 of the Lake District National Park Local Plan 2020-2035 and the provisions of the National Planning Policy Framework.

8 The development hereby permitted shall not be undertaken other than strictly in accordance with the mitigation and compensation strategy detailed in Section 5 of the submitted Dusk Survey Results report.

REASON: To minimise the risk of unacceptable harm or disturbance to protected species accordance with Policy 04 of the Lake District National Park Local Plan 2020-2035.

9 Prior to the first use of the development hereby permitted, at least 30 percent of the operational energy requirements of the development shall be secured from decentralised, district heating and/or renewable or low-carbon energy sources. Details and a timetable of how this is to be achieved, including details of any physical works on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of increasing the proportion of energy generated through renewable and low carbon sources in accordance with Policy 20 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 engaging in pre-application discussions.

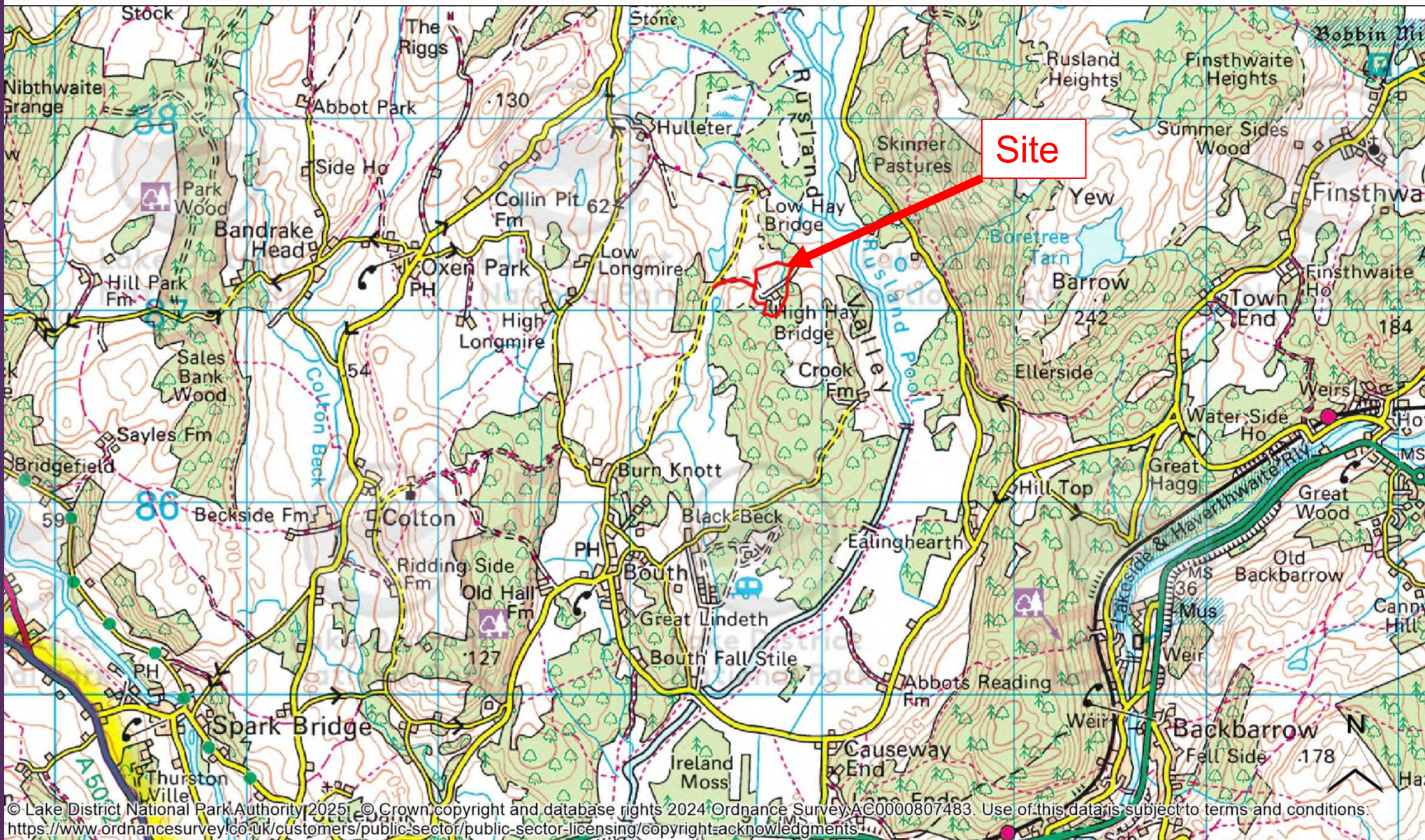
Background papers

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.

7/2025/5256

High Haybridge, Bouth, Cumbria, LA12 8JG

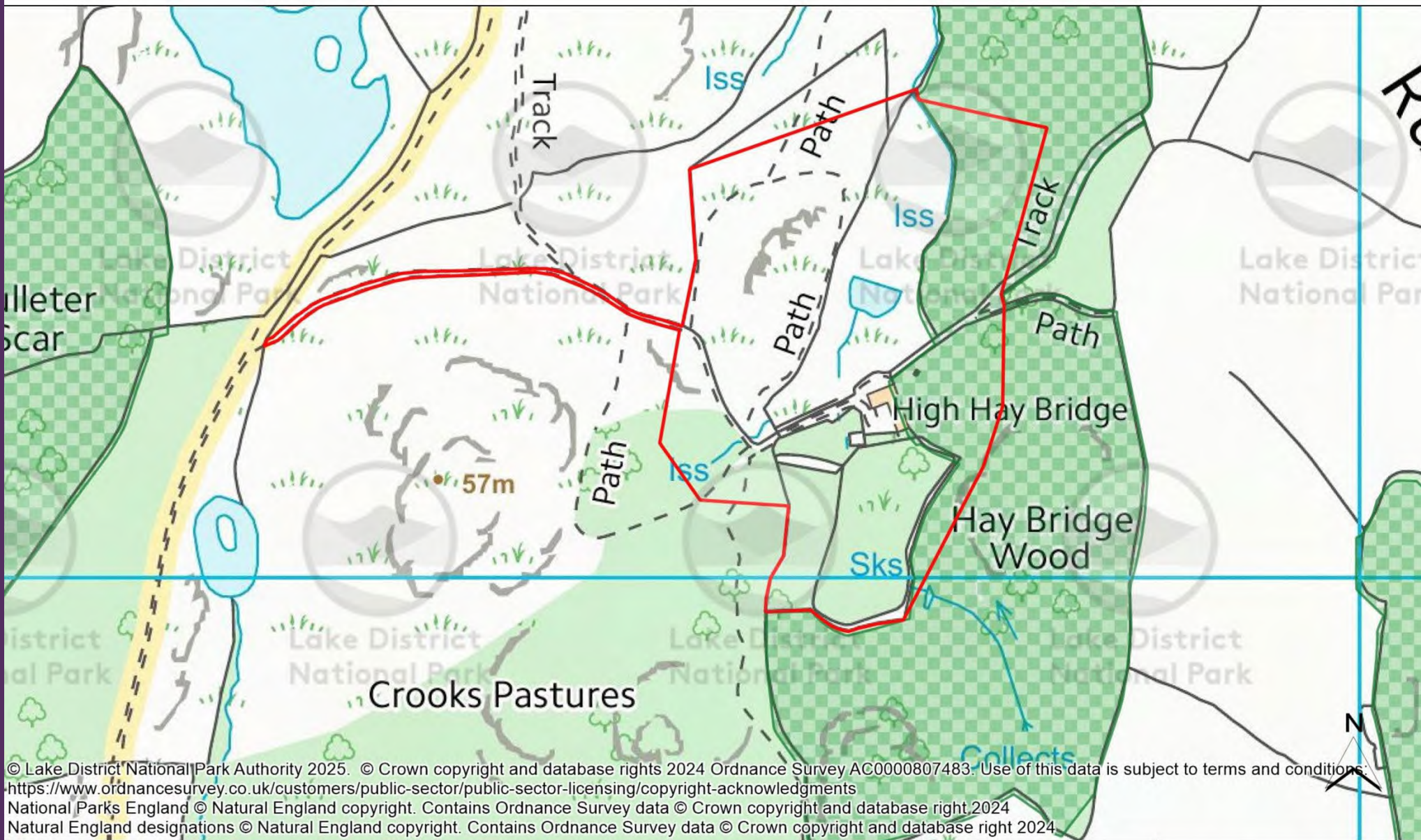
Construction of a part single storey, part two storey extension to a dwelling



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Site Photos

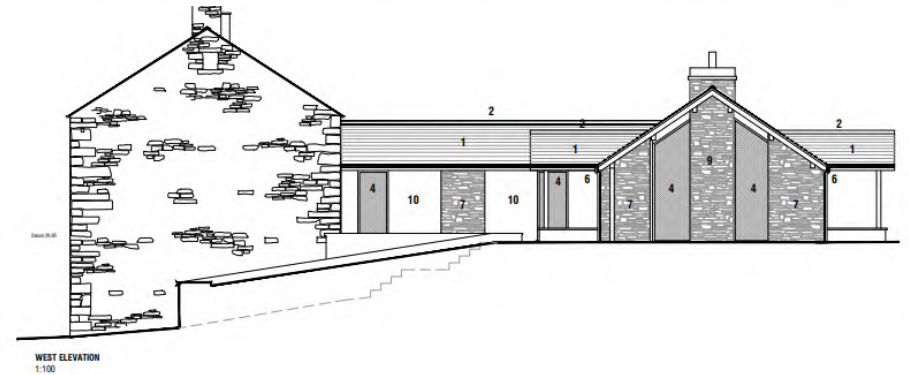
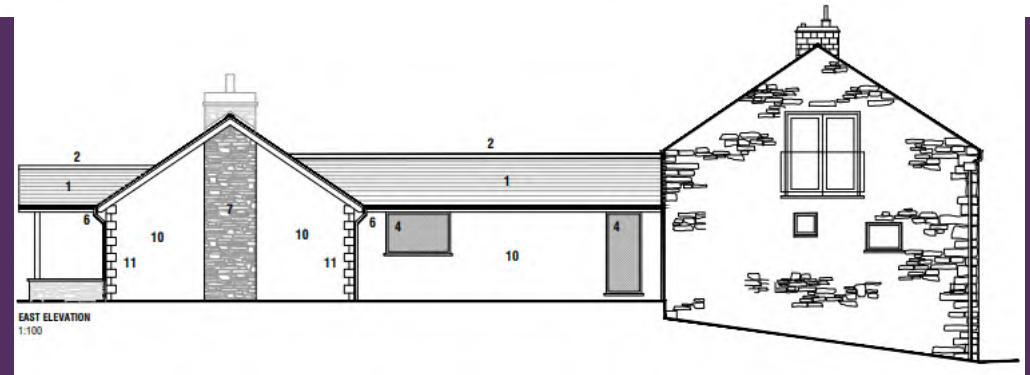
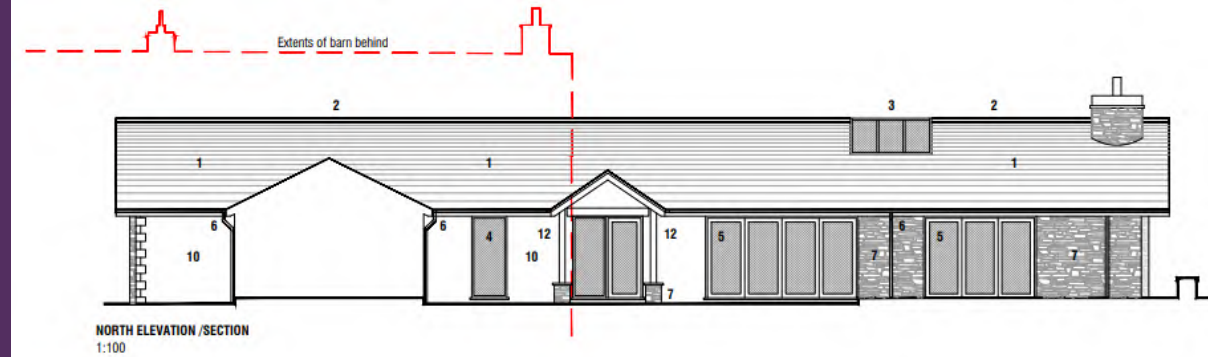
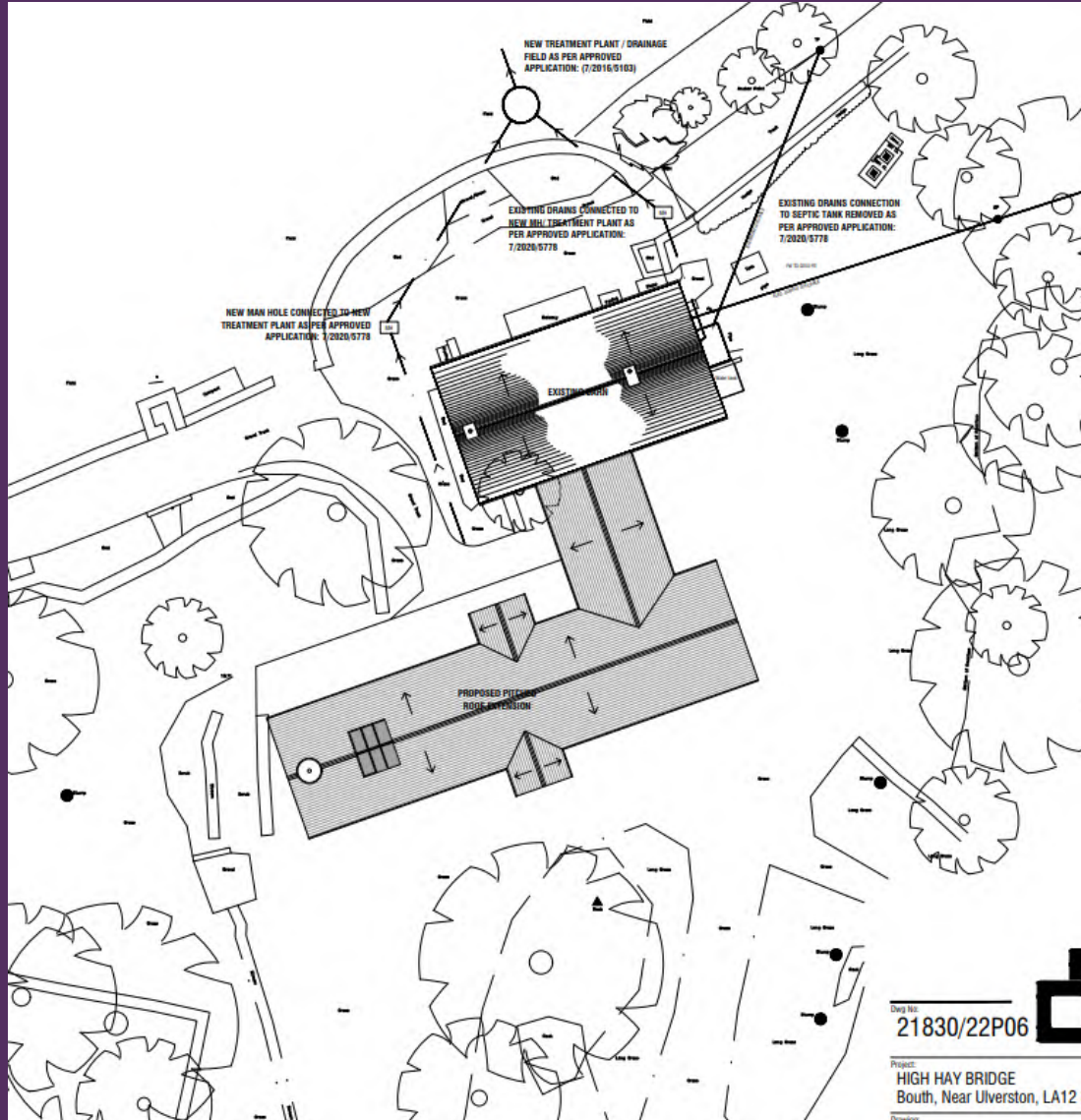




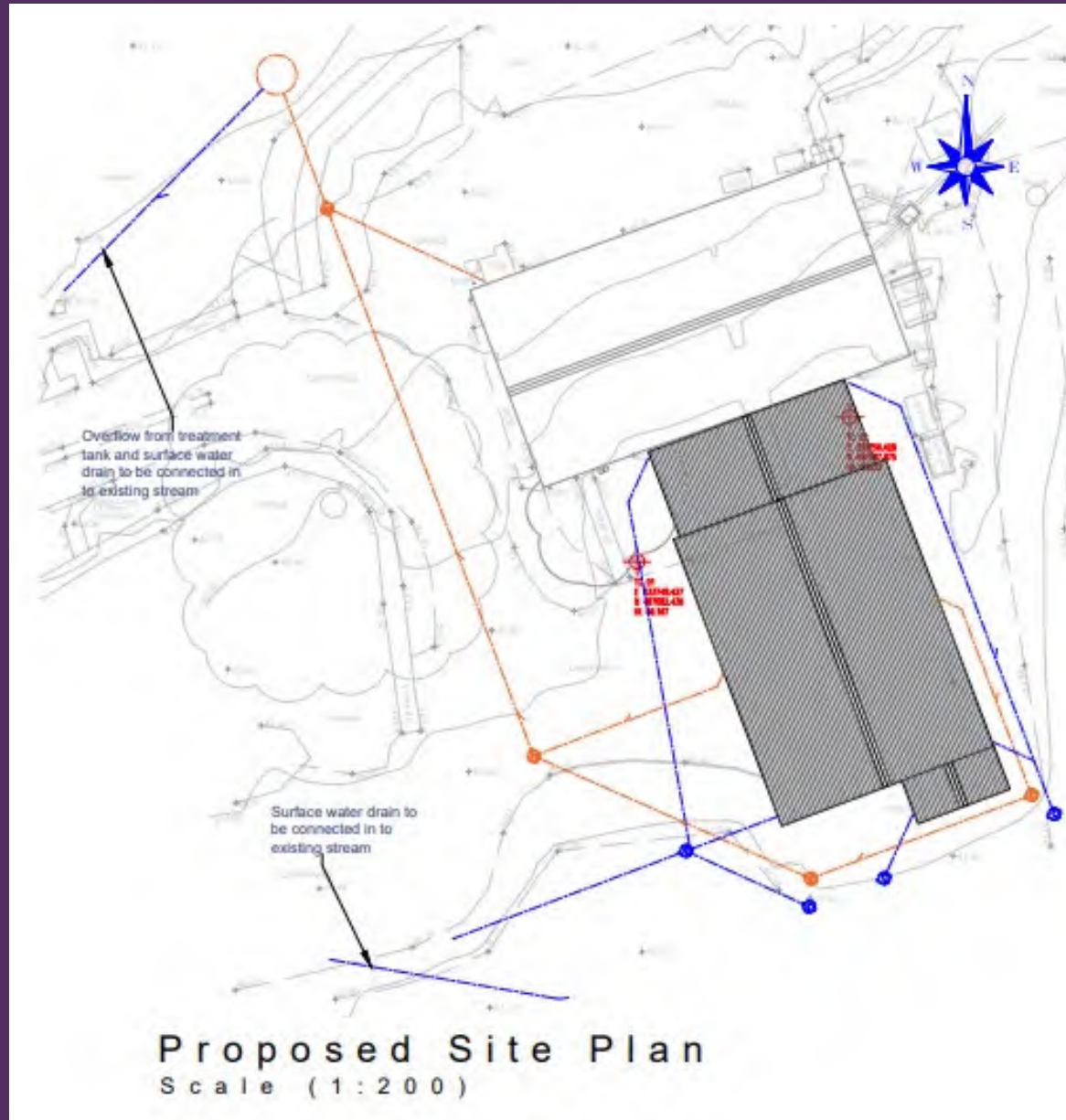




Plans Approved under 7/2022/5315



Proposed Site Plan



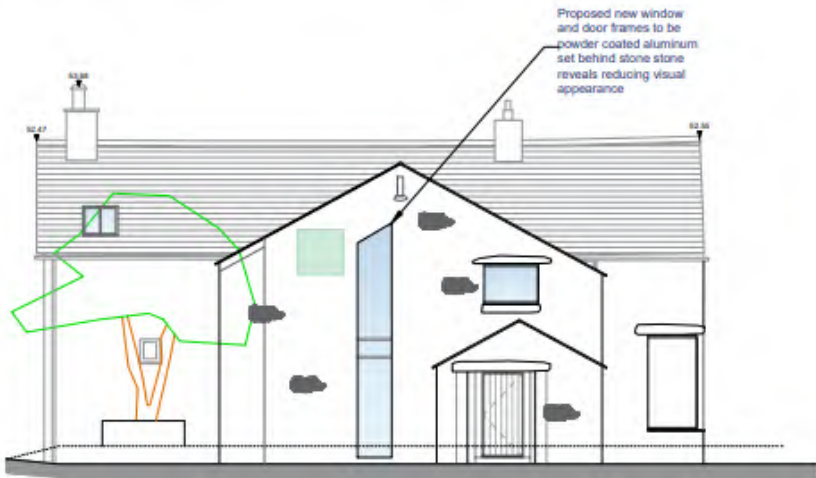
Proposed Elevations



Proposed North Elevation
Scale (1:100)



Proposed West Elevation
Scale (1:100)

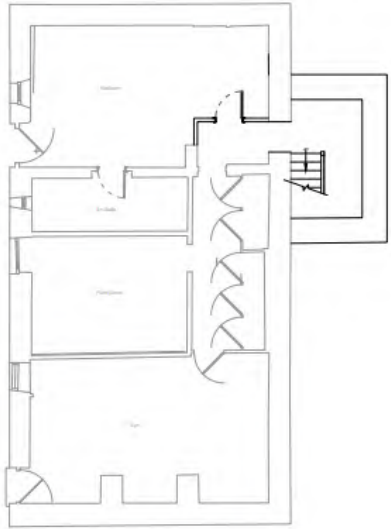


Proposed South Elevation
Scale (1:100)

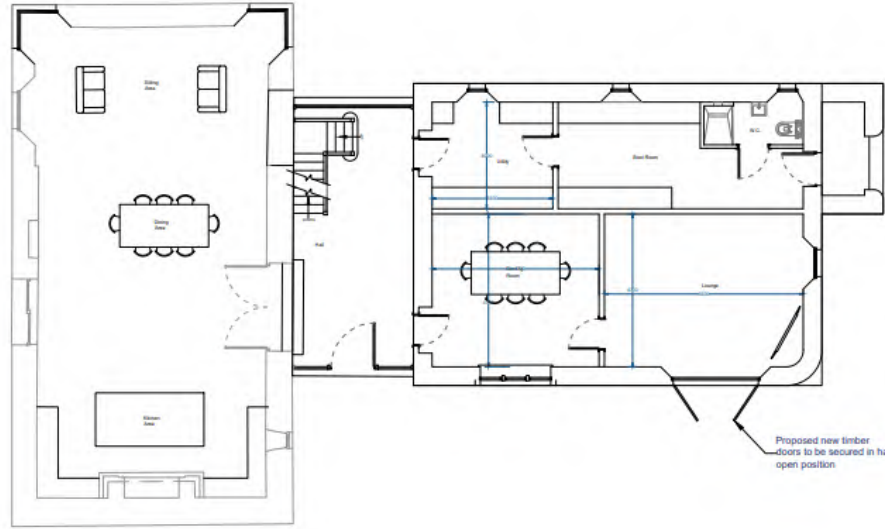


Proposed East Elevation
Scale (1:100)

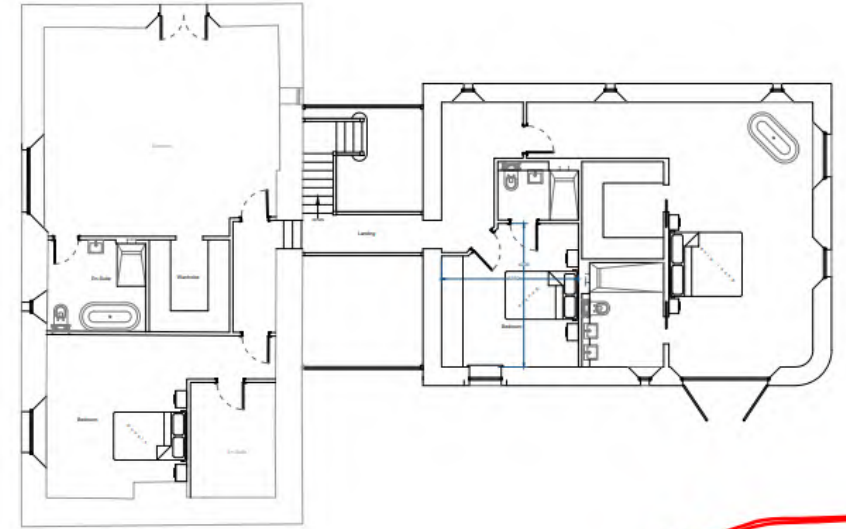
Proposed Floor Plans



Proposed Lower Ground Floor Plan
Scale (1:100)



Proposed Ground Floor Plan
Scale (1:100)



Proposed First Floor Plan
Scale (1:100)