



Lake District
National Park

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Report from the Head of Development Management to Development Control Committee

Application number: 7/2025/2236

Application type: Full Planning application

Applicant: Mr Peter Neal

Location: Rivington, Vicarage Hill, Keswick, CA12 5QB

Grid reference: 326160, 524234

Proposal: Two storey extension, dormer addition to front roof and installation of pv panels to rear roof

Report prepared by: Abigail Holt, 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 The application is being reported to committee because the recommendation of approval is contrary to the views of Keswick Town Council.
- 2.2 Rivington is a detached dwelling located on Vicarage Hill within Great Crosthwaite. It was constructed in the 1980s and sits within the former grounds of Crosthwaite Vicarage, a grade II listed building; however, it stands visually separate from the vicarage due to intervening garden space, trees, and dwellings, and therefore does not affect its setting.
- 2.3 This application seeks permission for a two-storey extension, dormer addition to the front roof, and installation of PV panels to the rear roof.

3 Representations

- 3.1 Keswick Town Council – Object - Whilst the principles of what the applicant wishes to achieve is acceptable, the visual impact of the roof

remodelling on the main entrance (North) elevation is totally out of character with the simple form of the existing dwelling and would have a detrimental impact on the entrance approach which is visible from the east side of Vicarage Hill. We support the principle of the new extension and other alterations proposed but we consider a serious reconsideration of the roof remodelling on the North elevation is required.

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 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 20: Renewable and low carbon energy

- 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 In principle alterations to an existing dwelling are acceptable. The main issues in this assessment are:

- Character and appearance of the area
- Amenity
- Protected Species
- Trees

Character and appearance of the area

5.2 Policy 06 states that development must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials.

5.3 Rivington is a non-traditional, detached dwelling constructed in the 1980s, with rendered walls and a local green slate pitched roof. The south elevation has a dormer loft extension with slate tile hanging to the walls. The dwelling sits within a garden that extends to the southwest. It is accessed from Vicarage Hill running to the northwest, where it is also publicly visible from.

5.4 The character of Vicarage Hill is varied. To the southwest of the application site there is a row of two-storey, stone faced dwellings which adjoin the grade II listed Crosthwaite Vicarage. Another grade II listed building, Skiddaw Cottage, sits to the northeast of the site. In between this cottage and the application site, there are 1970s bungalows constructed of rendered walls and pitched slate roofs.

5.5 The proposed two storey extension would be located on the east elevation of Rivington, with a footprint of 2.6m by 5.6m. The existing ridge line would be extended out however, the extension would not cover the entire gable. Specifically, the roof pitch to the south would not extend along the entire elevation, resulting in a stepped eaves line on the south

elevation of the dwelling. To the north, the roof pitch would be shallower than existing to form a dormer extension on the north elevation of the dwelling.

- 5.6 The proposed two storey extension would be rendered, with a full height, first floor window on the east elevation. The proposed dormer would have a single ply membrane roof and slate hanging walls to match the existing roof and dormer. The existing dormer roof would also be replaced with single ply membrane. All new windows are proposed to be constructed of upvc coated aluminium frames.
- 5.7 The proposed materials of the two-storey extension would largely reflect the main dwelling. The creation of a stepped eaves line would represent a variation from the form of the main dwelling, whilst the proposed full height, first floor window would introduce a more modern appearance to this gable elevation. Nevertheless, the east and south elevations of Rivington face away from the road with limited publicly visibility. As such, I consider the two-storey extension to be acceptable.
- 5.8 The existing dormer is relatively large and unsympathetic to the simple pitched roof form of the main dwelling; however, it is on the south elevation which has limited public visibility. The proposed dormer would be located on the northern elevation, which is visible whilst looking southwards on Vicarage Hill. As such, the addition of the second large dormer, although mirroring the roof pitch of the existing, would result in a degree of harm to the dwelling due to its bulky form and unsympathetic roof material. Nevertheless, the dormer would be offset away from the road, partially screened by intervening trees and vegetation, and would have slate hanging walls. When combined, these factors would reduce the prominence and visual impact of the proposed dormer on the character of the area.
- 5.9 Given the non-traditional nature of the existing dwelling, and the limited architectural merit of the immediate surroundings, I consider that the

very minor visual harm resulting from the proposed dormer would be insufficient to justify refusal. I consider that the dormer would be acceptable upon the condition that the hung slate walls match the existing slate, and that details of the single ply membrane roof be submitted for approval.

- 5.10 The west elevation is currently rendered with one small first floor window. It is proposed that this elevation be clad with random stone, and two ground floor windows with smooth sand/cement surrounds be added. The materials would reflect that of neighbouring dwellings, whilst the positioning of the windows would have a balanced appearance. Although publicly visible, I consider that this alteration would not detract from the character of the area.
- 5.11 The existing ground floor patio doors on the south elevation would be enlarged with the addition of sliding doors. A large, glazed opening would be a modern addition; however, it would have no public visibility. There are also three new Velux windows proposed on the north elevation. Given the untraditional nature of the dwelling, I consider that these alterations would be acceptable.
- 5.12 Inset PV solar panels are also proposed on the roof of the existing southern dormer. Policy 20 provides general support for the provision of renewable energy sources. The solar panels would not be publicly visible and therefore would have no impact upon the character of the area.
- 5.13 Having regard to my conclusions above I am satisfied that the development proposed would preserve the character and appearance of the area and that it satisfies the requirements of the Local Plan Policies 01, 02, 06, 20, the Design Code SPD and the NPPF.

Amenity

- 5.14 Policy 06 states that development must not have an unacceptable impact on the amenity of adjoining residents and users of the proposed development, due to visual intrusion, overlooking, overshadowing, overbearing effect, noise, light pollution or other adverse impacts
- 5.15 There is a row of terraced dwellings that neighbour Rivington to the west, the closest of which being The Mews. The dwellings share the same access as Rivington and are separated by the driveway, a low wooden fence and some trees and vegetation along the boundary.
- 5.16 The proposed two storey extension and northern dormer would face away from these dwellings and therefore would not result in any impact on amenity. The proposed ground floor windows on the west elevation could result in a small degree of overlooking towards the ground floor windows and garden area at The Mews; however, this would be minimal due to the angle of the dwellings and boundary treatment. Given the separation distance of 15 metres, and the existing open and overlooked nature of the windows and garden area at The Mews, I am satisfied that there would be no harmful additional overlooking.
- 5.17 Tandarra and Fernacre are bungalows that sit to the north of Rivington on the other side of the road. Given the separation distance of at least 27m and the intervening trees, I am satisfied that the proposed northern dormer would not impact upon amenity.
- 5.18 I am satisfied that the development would not have an unacceptable impact on amenity and a high standard of amenity for existing and future users of the building and neighbours would be maintained.
- 5.19 The development is acceptable in terms of its impact on amenity and satisfies the requirements of Local Plan Policy 06, the Design Code SPD and the NPPF

Protected Species

5.20 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. The applicant commissioned a bat survey which was submitted with the application. The survey found no evidence of bats using the site, and very limited roosting potential. As such the development is considered of low risk in respect of protected species, satisfying the requirements of the NPPF and Local Plan Policy 04.

Trees

5.21 The submitted tree survey identifies 24 trees near the site: three trees within the boundary of the site, and 21 trees within the neighbouring woodland. The trees range from category B to category U. The proposed extension would not encroach into the root protection area of any of the trees, and no trees are proposed to be removed. I am satisfied that the works would not impact on the integrity of the trees.

6 Conclusion

6.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 04, 06, 20, 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:
 - Design and Access Statement
 - Preliminary Ecological Appraisal Including Daytime Bat Walkover
 - Construction Method Statement
 - Tree Survey
 - Proposed Ground Floor dwg no. 03
 - Proposed First Floor dwg no. 04
 - Proposed Elevations dwg no. 06
 - Site Plan dwg no. 07
 - Location and Block Plan dwg no. 08

REASON: For the avoidance of doubt.

- 3 The walls of the dormer hereby permitted shall be covered and maintained in slate to match that used on the roof of the existing building at the time of approval.

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 A sample of the single ply membrane to be used on the dormer roofs hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before such materials are incorporated into the development.

Materials and finishes shall thereafter be implemented as approved.

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.

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.

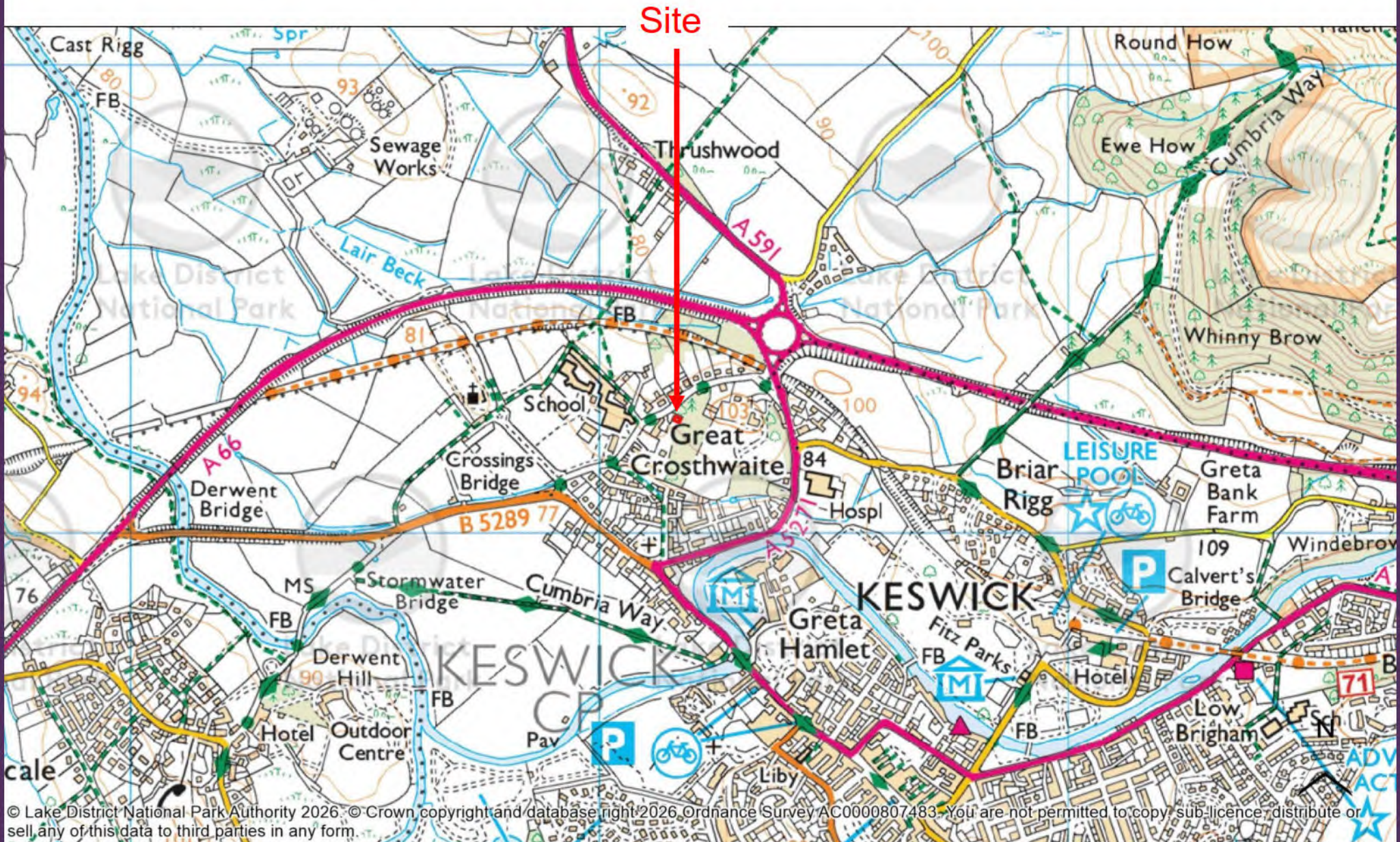
Background papers

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.

7/2025/2236

Rivington, Vicarage Hill, Keswick, CA12 5QB

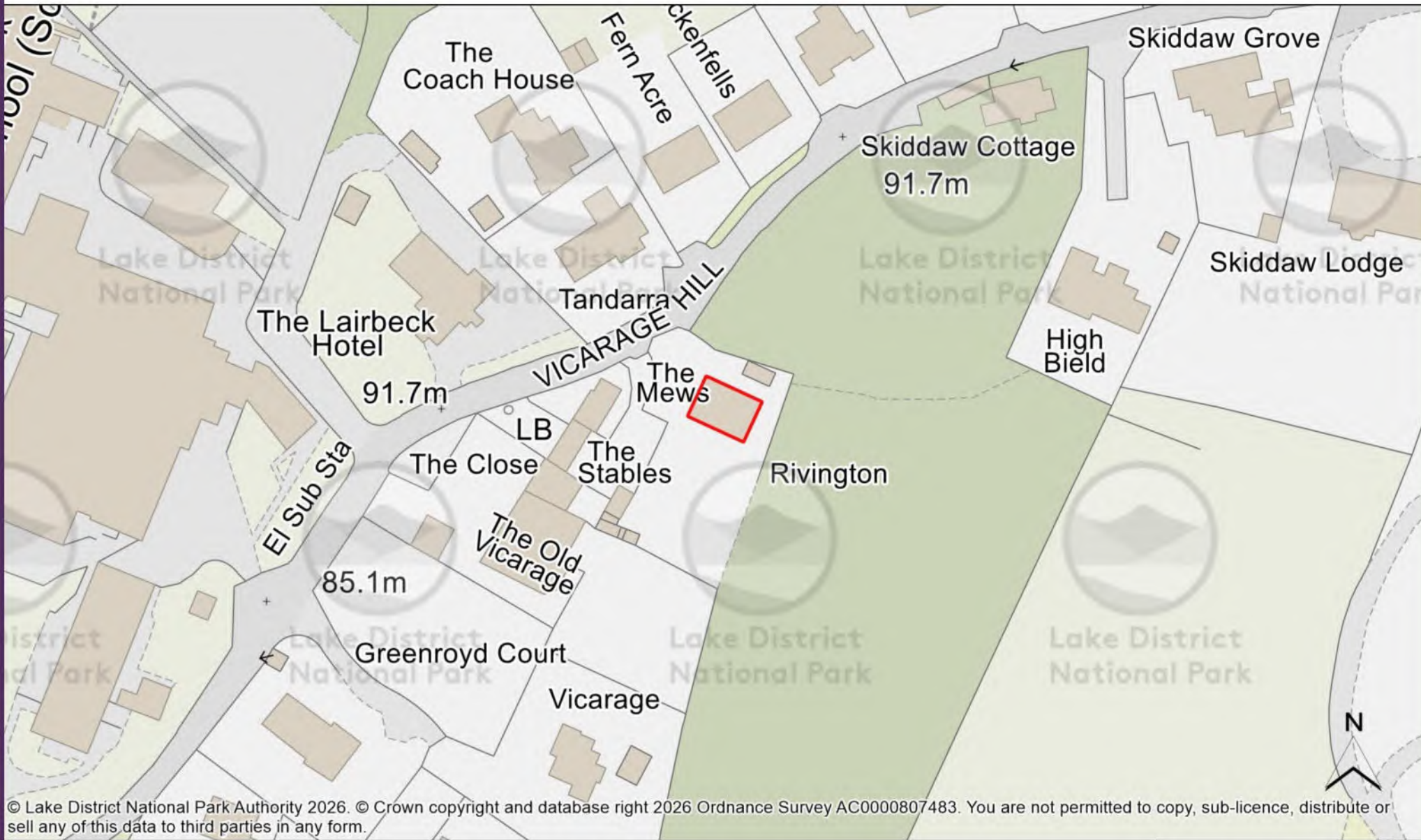
Two storey extension, dormer addition to front roof
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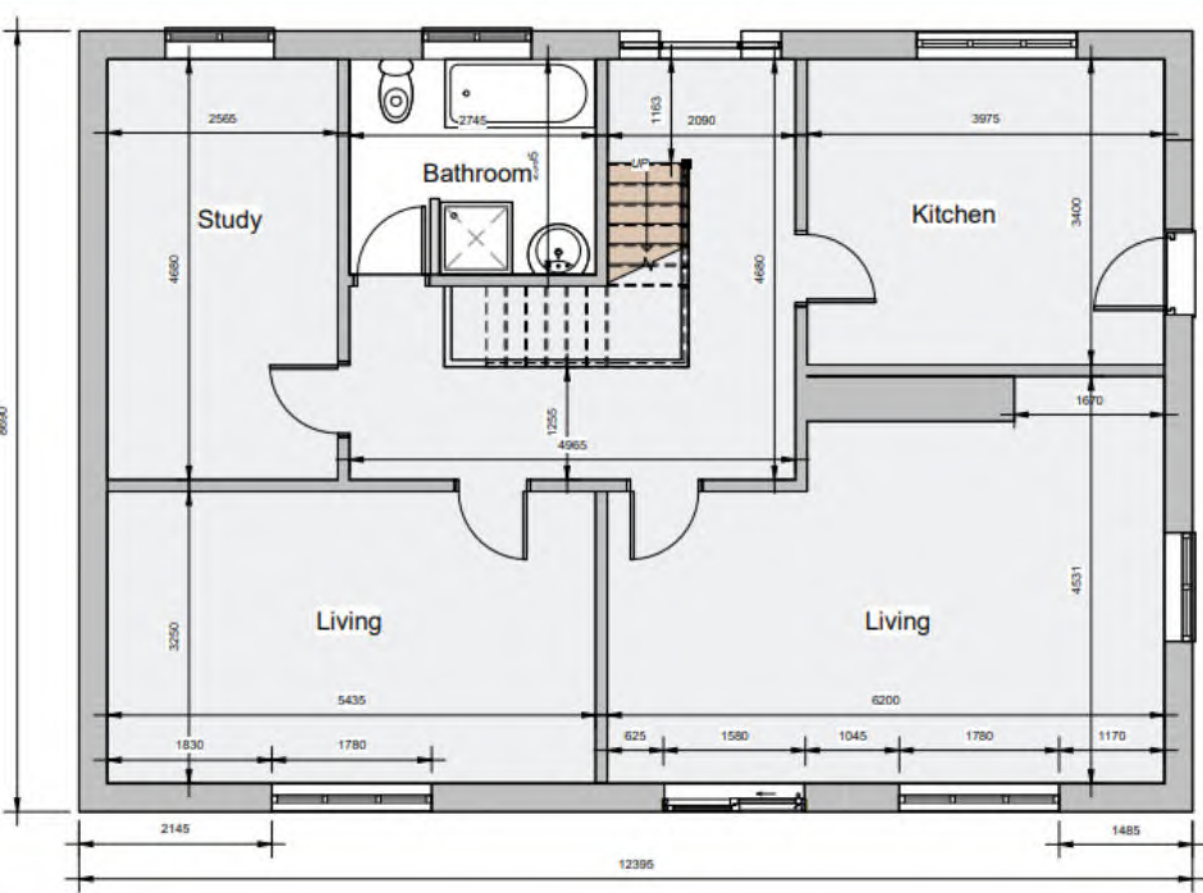
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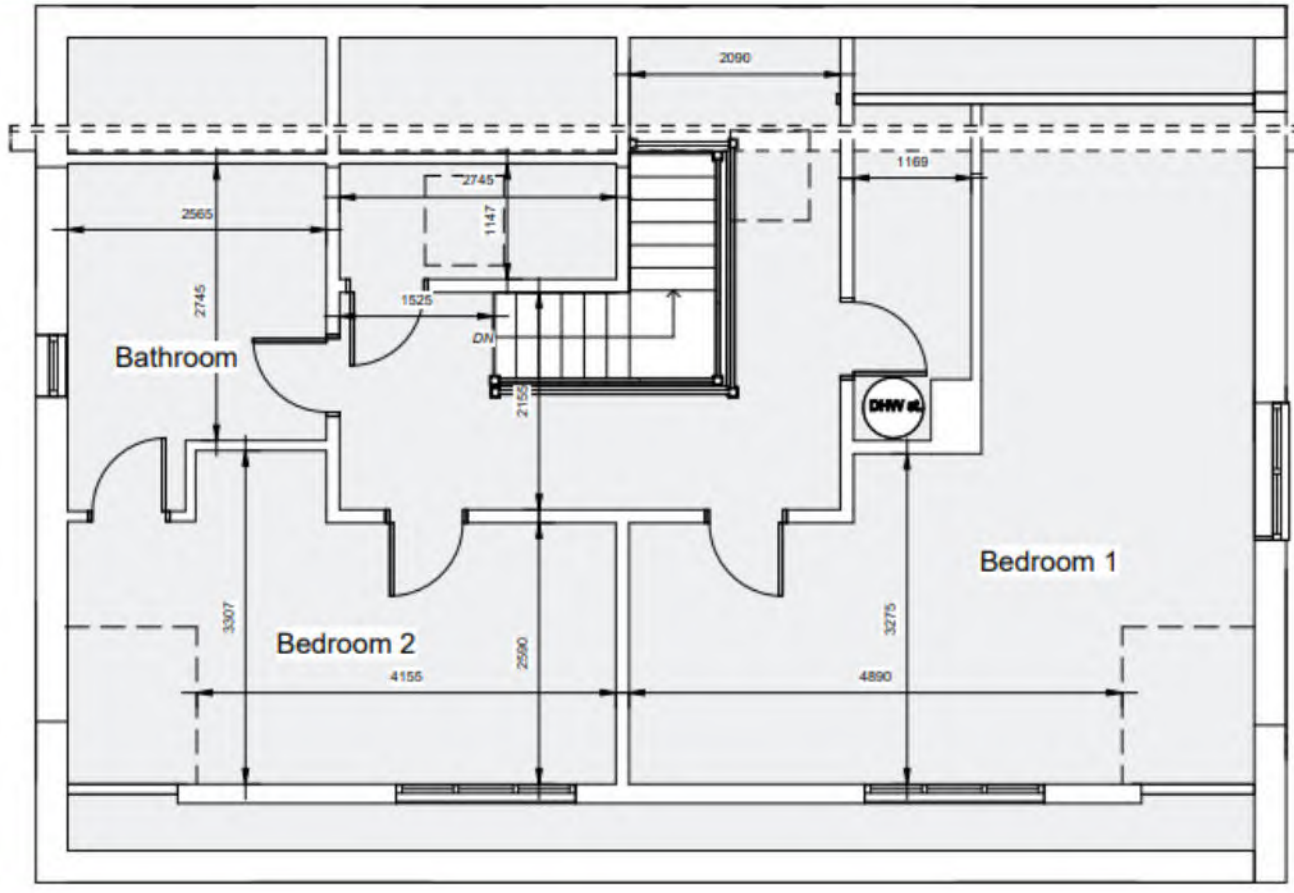
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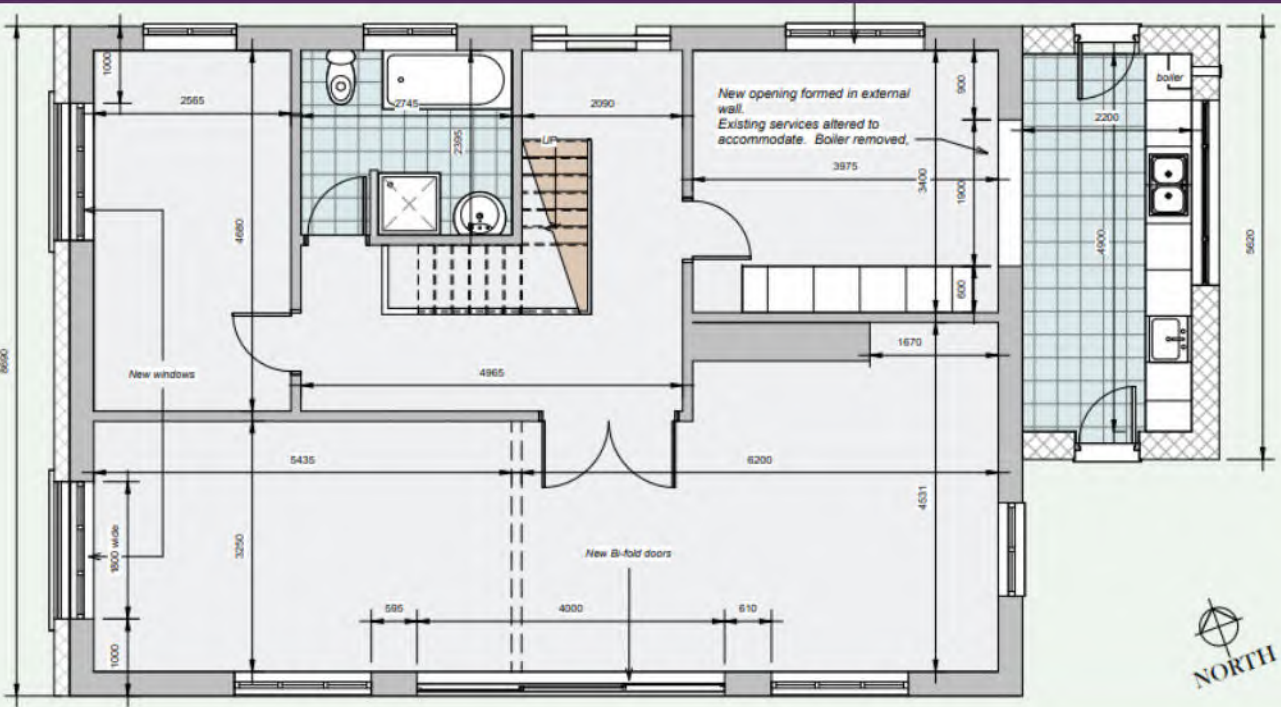
Existing Ground Floor



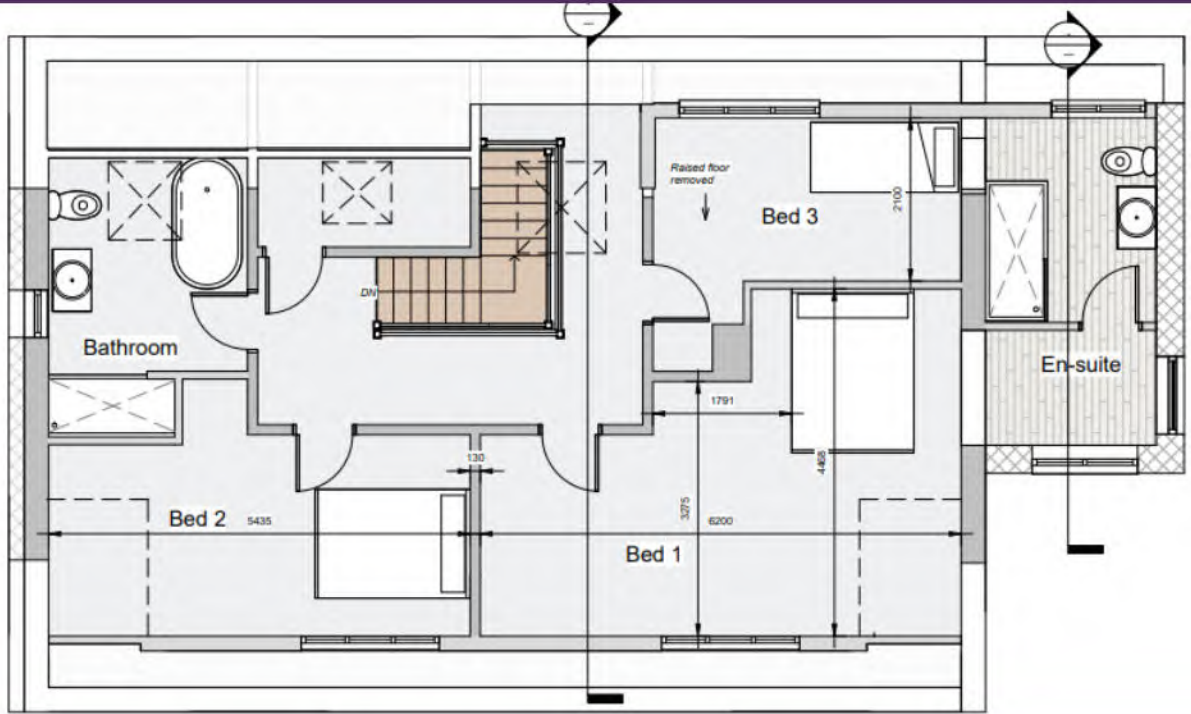
Existing First Floor



Proposed Ground Floor



Proposed First Floor



Existing Elevations



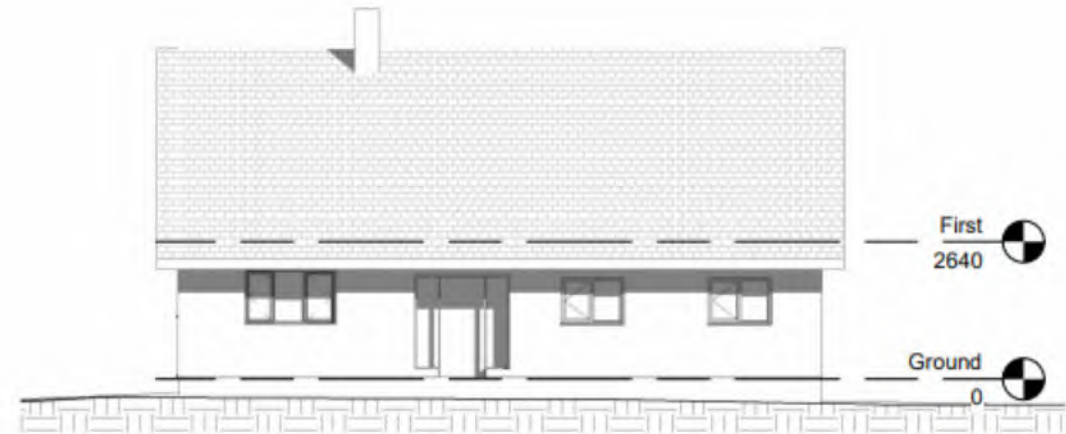
① Elevation South
1 : 100



② Elevation West
1 : 100



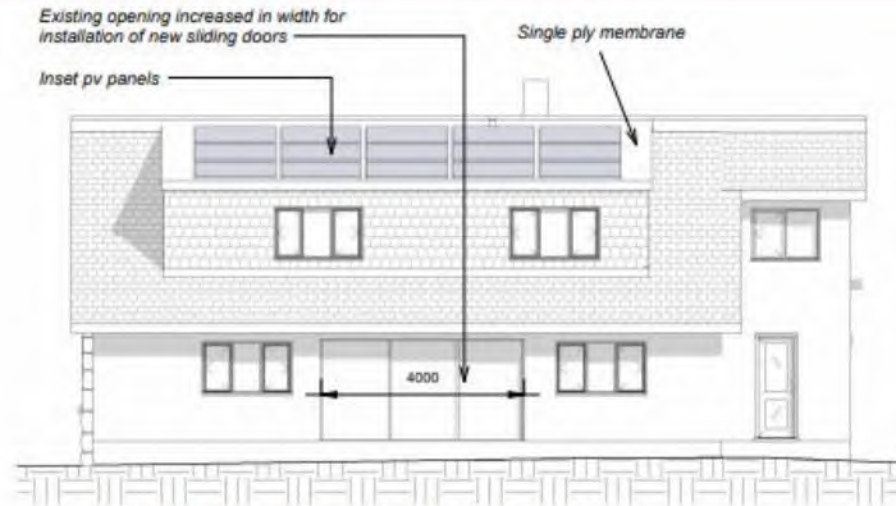
③ Elevation East
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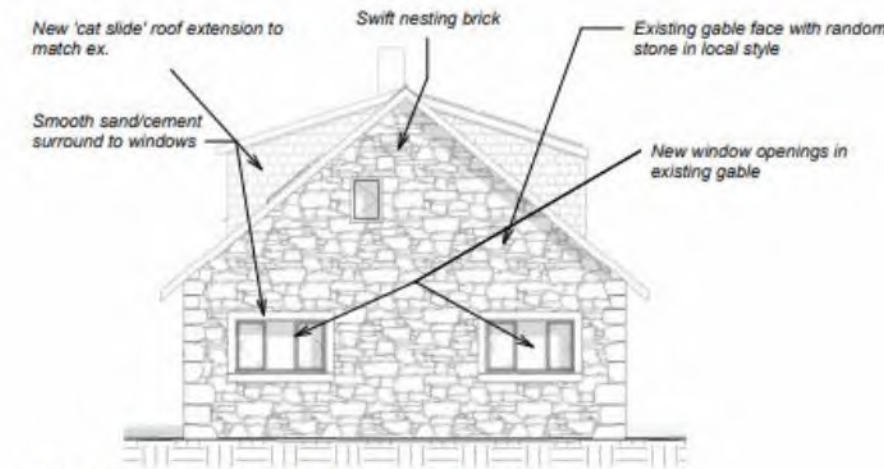
④ Elevation North
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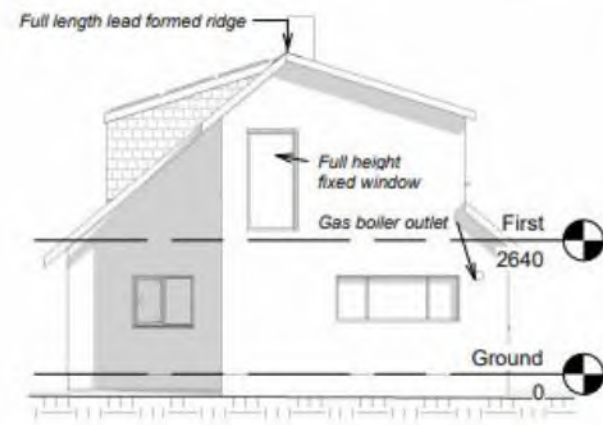
Proposed Elevations



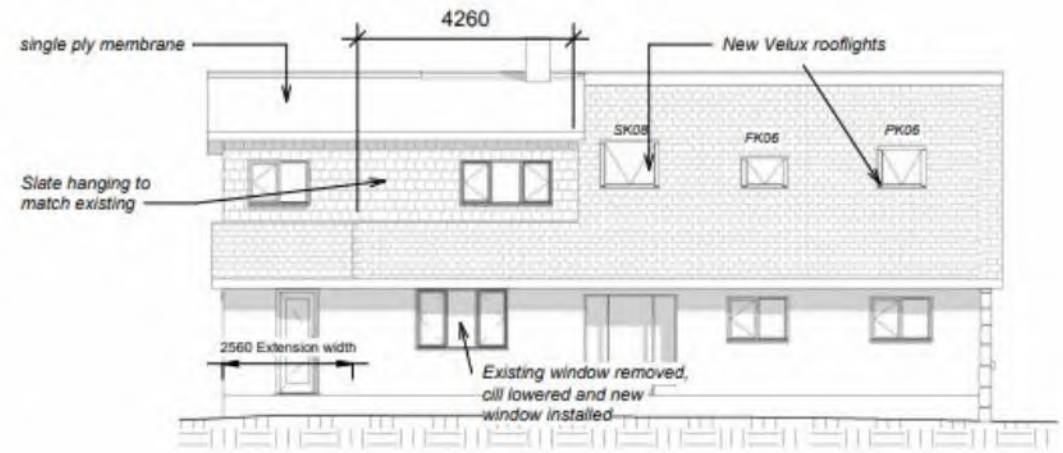
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1 : 100



2 Elevation West Proposed
1 : 100



3 Elevation East Proposed
1 : 100



4 Elevation North Proposed
1 : 100

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PASSING
PLACE



RIVINGTON

Rivington





Rivington

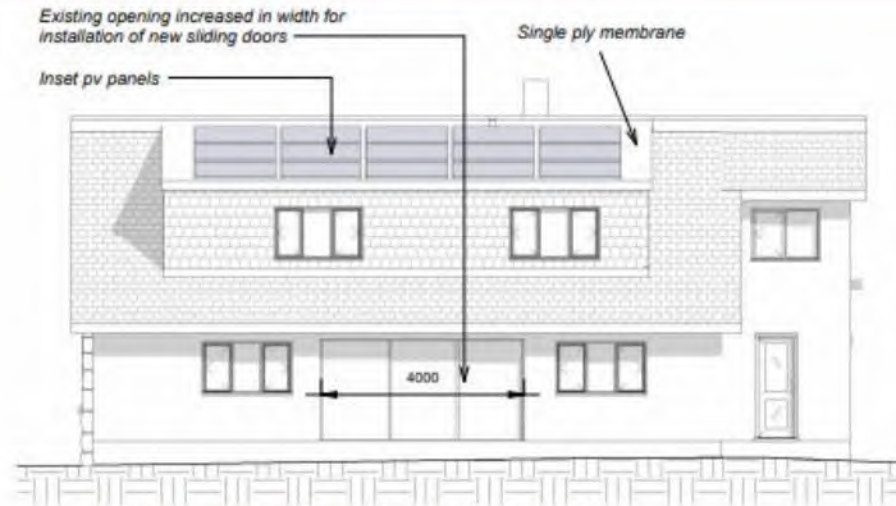




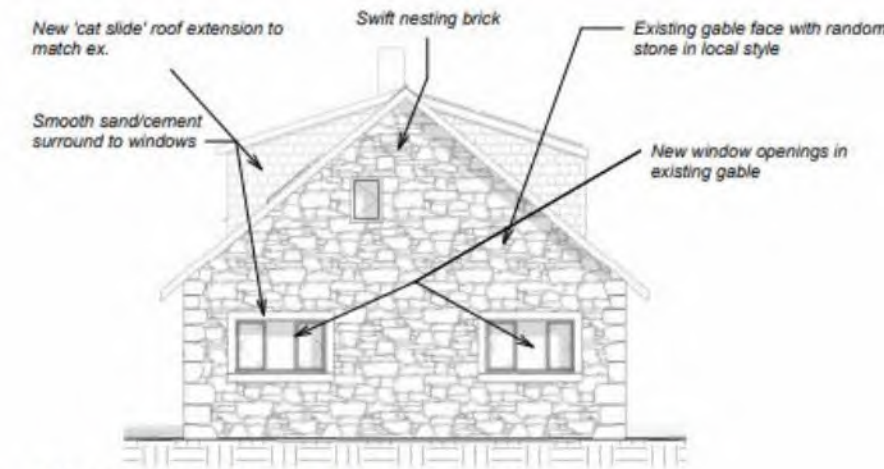




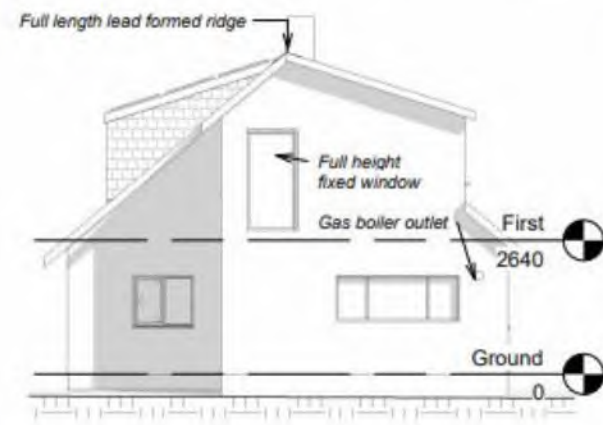
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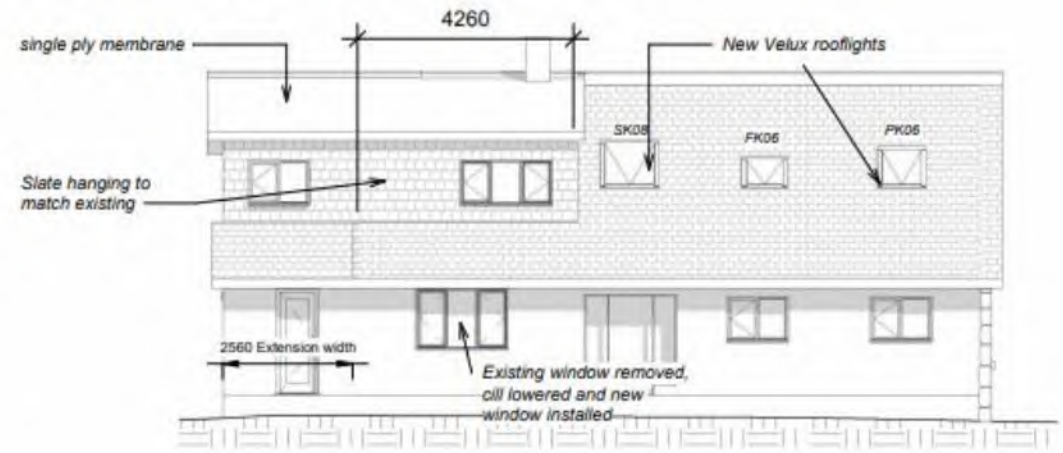
1 Elevation South Proposed
1 : 100



2 Elevation West Proposed
1 : 100



3 Elevation East Proposed
1 : 100



4 Elevation North Proposed
1 : 100

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