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Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/5283

Application type: Full Planning application

Applicant: Mr & Mrs M Bailey

Location: Clover Lea, Lickbarrow Road, Windermere, LA23 2EB

Grid reference: 341299, 497606

Proposal: Demolition of existing lean-to sheds. Erection of single storey extension. Erection of detached garage.

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 as my recommendation to approve conflicts with the views of Windermere and Bowness Town Council.
- 2.2 Clover Lea is a modern dwelling (2016 permission) located on Lickbarrow Road off Thornbarrow Road in Windermere.
- 2.3 The proposals are to add a wraparound extension to the rear in place of a collection of outbuildings, and to erect a new pitched roofed single garage in the front side garden abutting the road.

3 Representations

- 3.1 Windermere and Bowness Town Council recommend refusal:
There seems to be an inconsistency with the application - the Trees and hedges question on the application form stating only that the laurel hedge would be trimmed while the plans indicate a hedge around the

current parking area would be removed. The hedge is not shown in the drawings of the existing site so the impact on biodiversity and water uptake cannot be gauged. The plans have insufficient detail to enable the Town Council to confidently give approval to this application.

- 3.2 Westmorland and Furness Council as Local Highway Authority and Lead local Flood Authority confirm that this falls under our Service Level Agreement (SLA) with your Council, and the highway and drainage implications of this application would therefore have to be decided by the Local Planning Authority.
- 3.3 We have received one representation from a neighbour commenting about an existing structure positioned on decking area to the north side of the building which is not shown on the plans and ‘doesn’t look great from our side’.

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 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.

5 Main issues and assessment

5.1 The main issues in this assessment are:

- Character and appearance of the area
- Effect on residential amenity
- Drainage
- Biodiversity

Character and appearance of the area

5.2 This area of Windermere is a pleasant spacious suburb of mostly detached dwellinghouses. It does not however lie within a Conservation Area. The existing two-storey house is of complementary design, featuring a canted plan and a mixture of render and weatherboard to the walls, under a blue slate roof.

5.3 The proposed extension would fill the small space between the rear of the house and the hedge marking the boundary with the neighbouring property to the rear, Waterbeck. The extension would be single storey with a pitched roof and materials reflecting those existing. The portion of the extension that lies wholly to the rear of the house would be roofed in concrete tiles, while the visible portion projecting to the side would be in matching slate. I consider that the appearance of the extension would be complementary to the existing house and the use of materials would be appropriate to the context.

5.4 The proposed garage would be located hard up against the road. This would provide a greater degree of enclosure to the road than existing, with a sense of the garage growing out of the boundary wall. The proposed garage would be appropriate in scale, materials and

appearance and I am satisfied that this would be acceptable in this location.

The effect on residential amenity

- 5.5 There are no other buildings in close proximity to the east and south sides of Clover Lea where the proposed development would take place. The extension would abut the hedge on the common boundary with Waterbeck, but it would be single storey and set well below the level of the hedge. I am satisfied that there would be no adverse effects on neighbouring properties as a result of overlooking, overshadowing or by virtue of an overbearing effect.
- 5.6 There is a pergola structure located on a deck to the north side of the house. This does not form part of the current application.

Biodiversity

- 5.7 Since the house on this site was built following permissions in 2014 and 2016, hedging in the form of laurel and other evergreens have been grown at the site. The hedge at the rear of the site is shown on the drawings as being trimmed to allow for the erection of the extension. Some preparatory excavation and associated wall and hedge removal has taken place at the front of the site, and some further recently planted hedging within the site would also need to be removed.
- 5.8 As this is a Householder application for alteration and extension of an existing house there is no requirement to provide a biodiversity enhancement as a result of the development. There is no evidence to suggest that the site contains protected species, habitats or trees. All of the hedges comprise predominantly non-native species. As such, the retention or removal of hedges and other plants at the site is at the discretion of the householder, and would not provide sound grounds for a reason for refusal.

Drainage

- 5.9 The property is not in an area which has been identified as being vulnerable to flooding, either from water courses or surface water flooding. The removal of hedges and boundary treatments, and especially the placing of a garage hard up against the road edge, could have implications for surface water management on the site, with potential effects on the roadway outside the site.
- 5.10 Measures would be necessary to ensure the adequate management of surface water within the site as part of the development proposals. I therefore recommend a condition be imposed on any approval to require the prior submission of details of surface water management. Subject to such a condition, I consider that the risk of issues resulting from surface water can be adequately managed.

6 Conditions

- 6.1 Standard conditions relating to the time limit and plans are necessary. Materials are adequately specified on the submitted plans. I also recommend a condition to require details of surface water management.

7 Conclusion

- 7.1 Subject to appropriate conditions, I am satisfied that the proposed house extension and garage would not result in harm to the character of the area, the amenity of neighbours or to the environment. The development would accord with the Local Plan and Design Code and I recommend approval.

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 no. 6251-01A Location plan; 6251-03A Proposed plans and elevations; 6251-04A Proposed detached garage

REASON: For the avoidance of doubt.

- 3 Prior to the substantial completion of the development hereby permitted, drainage measures which shall prevent surface water discharging onto the highway shall be installed in accordance with details which have first been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the drainage measures shall be maintained in accordance with the approved details.

REASON: In the interests of highway safety and to reduce risk of surface water flooding in accordance with Policy 03 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 liaising with the agent regarding appropriate conditions.

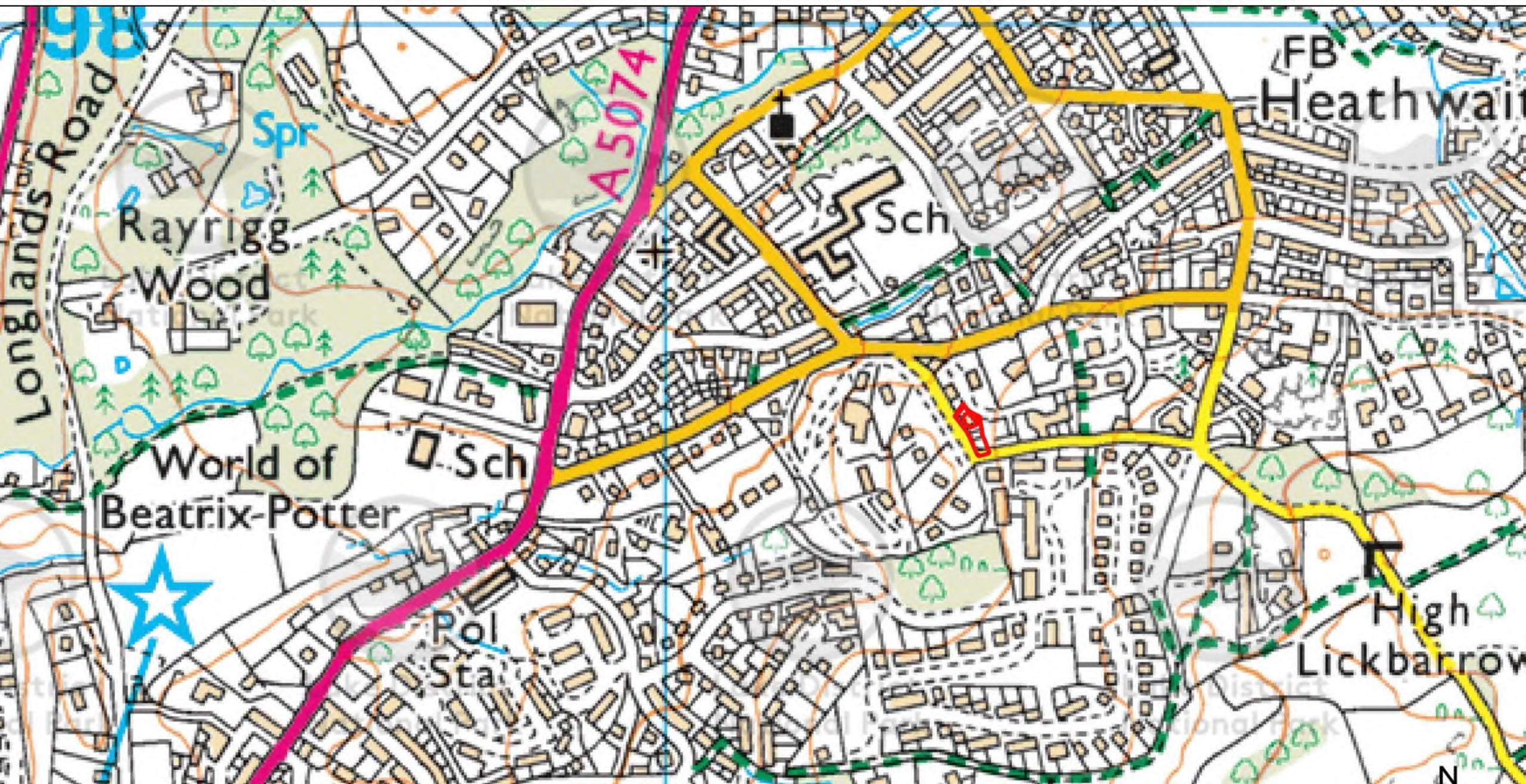
Background papers

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.

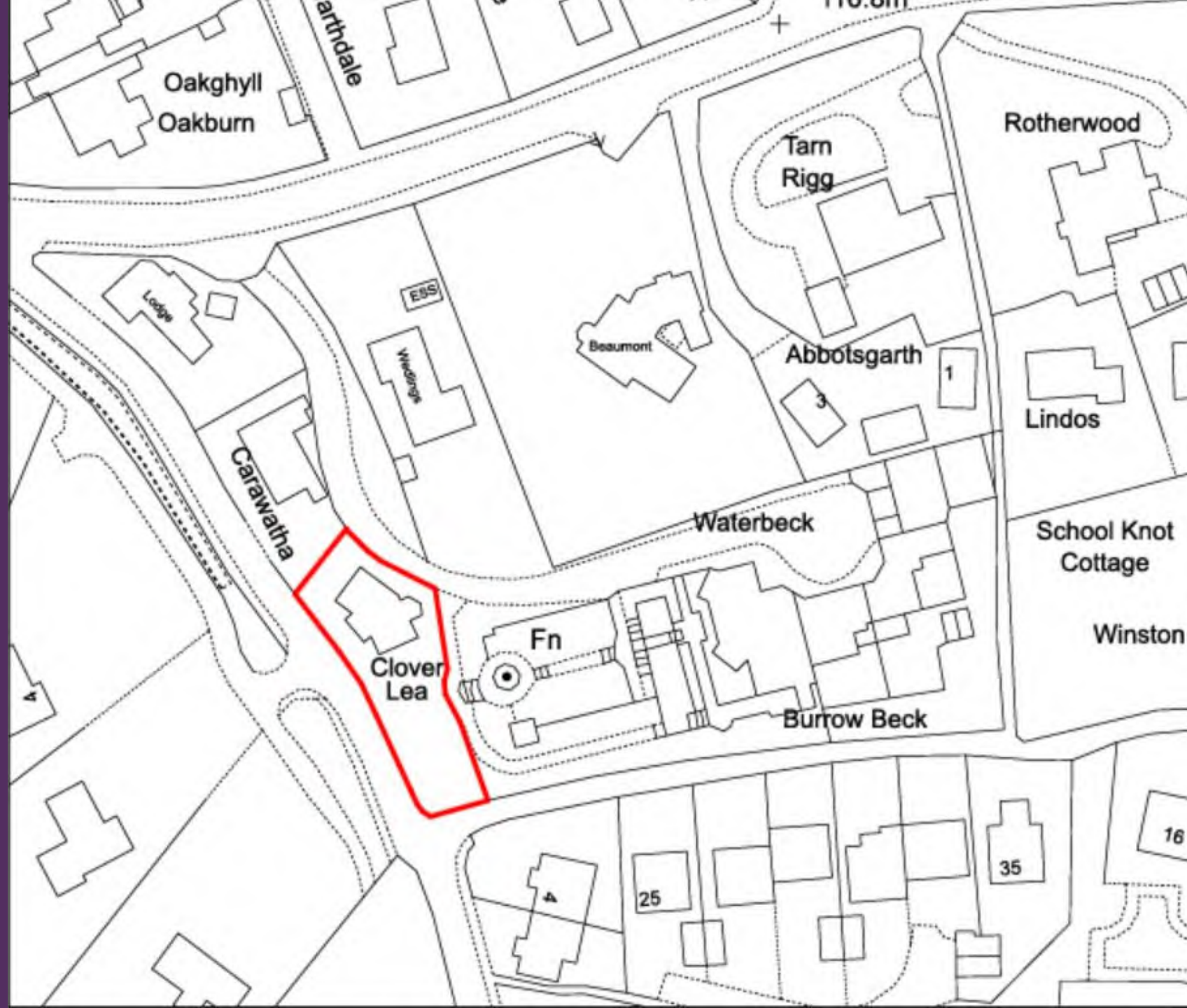
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Site location









PROPOSED SITE
LAYOUT

Extension Plan



GROUND FLOOR

Proposed elevations



south west



south east



north east

MATERIALS

Roofing: slate, stone from Buntingford blue grey slate.
Brickwork: over gym & stone from Moley. Edgewise grey concrete
interlocking roof tiles.
Walls: finished & lined all stone render & cedar weatherboarding.
Windows & external doors: dark grey upvc.
Local slate window sill.



north west

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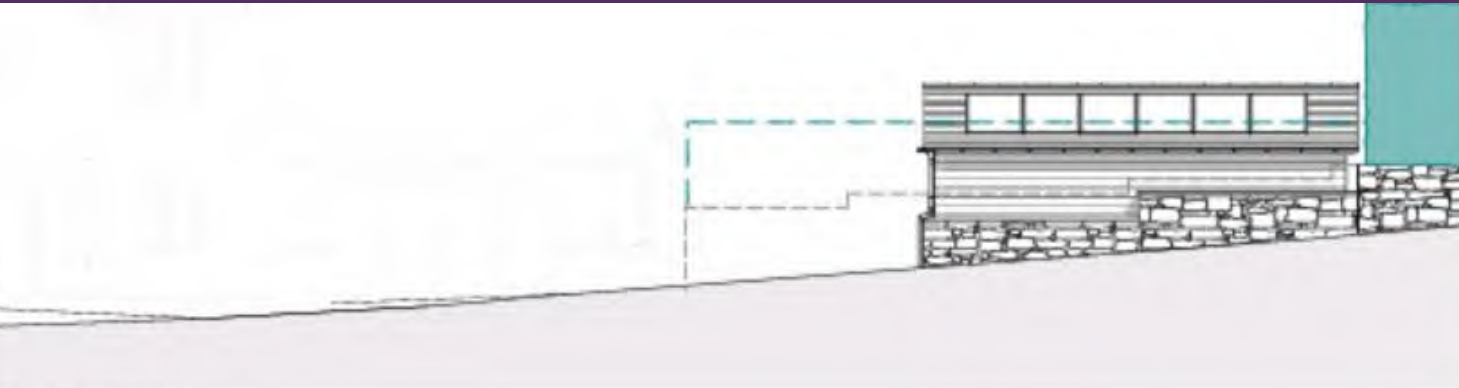
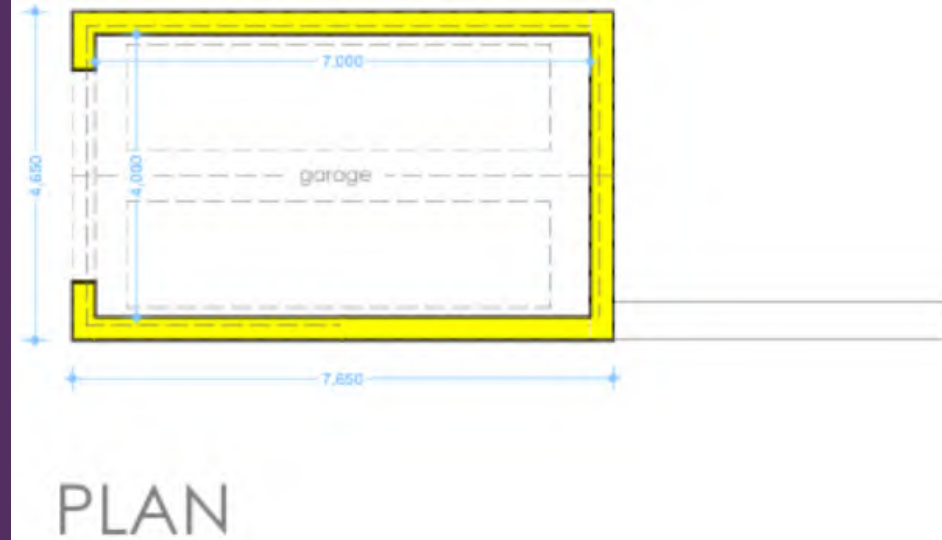
Existing



Proposed



Proposed garage



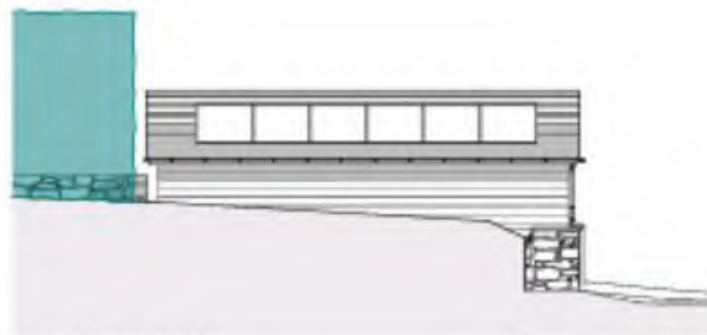
south west



south east



north west



north east

MATERIALS

Roofing from Burlington blue grey slate.
In-roof solar pv panels.
Walls finished K Rend silicone render & cedar weather boarding.
Garage door dark grey aluminium roller shutter.

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PROPOSED SITE
LAYOUT