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Report from the Head of Development Management to Development Control Committee

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Application number: 7/2026/5338

Application type: Full Planning application

Applicant: Mr Paul Donahue

Location: 6, Keldwyth Park, Troutbeck Bridge, Windermere, LA23 1HG
Grid reference: 340590, 499940
Proposal: Proposed two storey side/rear extension and single storey extension

Report prepared by: Chris Kempster, Planner

Report agreed by: Neil Henderson, Planning Manager

Recommendation: APPROVE with conditions

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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 Windermere and Bowness Town Council have recommended refusal of the application, contrary to my recommendation of approval.

2.2 Planning permission is sought to demolish a first-floor balcony with glazed balustrade on the side elevation of the dwelling, and construct a two storey side and rear extension. Planning permission is also sought to construct a single storey side extension to the other side of the dwelling.

2.3 Relevant planning history:

- 7/2002/5660 Alterations and extensions to living accommodation of existing bungalow. Replacement of existing balcony. Approved with conditions.
- 7/2019/5616 Single storey extension at rear. New feature dormer window to front. Approved with conditions.
- E/2025/0204 Pre application advice for a two storey side and rear extension and single storey side extension.

3 Consultations

3.1 Windermere and Bowness Town Council – This property occupies an elevated plot at the northerly end of Keldwyth Park and, having been altered and extended some twenty years ago, has a dominant presence compared to neighbouring properties. Although we have no objection to proposed minor cosmetic alterations, we consider that the incremental extension now proposed would be a step too far and should be refused, as it would result in a property which is even more out of scale in relation to neighbouring properties.

3.2 Local Highway Authority and Lead Local Flood Authority - The application falls within the Service Level Agreement with the Authority, and highways and drainage aspects should be decided upon by the Local Planning Authority.

3.3 Trees and Woodland Officer - Following the receipt of the amended Arboricultural Survey, the proposed development would cause no harm to the wider tree cover. The measures within the report and tree protection plan should be conditioned as part of an approval.

4 Representations

4.1 No letters of representation have been received.

5 Development plan policies and other relevant guidance

5.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

5.2 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

- Design Code Supplementary Planning Document

5.3 The policies in the National Planning Policy Framework (NPPF) are material considerations which must be taken into account in decision making. Development plan policies materially inconsistent with NPPF policies should be given very little weight. The following NPPF decision making policies are relevant to the determination of this application:

- DM3: Determining development proposals
- S4: Principle of development within settlements
- DP4: The design process
- HE8: World Heritage Sites

5.4 There is no community plan in this area.

6 Main issues and assessment

6.1 The extension of a dwelling is acceptable as a matter of policy principle and in accordance with Local Plan Policy 02, so the main issues in this assessment are:

- Impact on character and appearance of the area
- Impact on neighbours
- Highways and flood risk
- Protected species
- Trees

Character and appearance of the local area

6.2 Policy 05 (Protecting the spectacular landscape) outlines that we will conserve and enhance the extraordinary beauty and harmony of the Lake District landscape, its Special Qualities and attributes of Outstanding Universal Value.

6.3 Policy 06 (Design and development) outlines that development must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials.

6.4 6 Keldwyth Park is a large, detached dwelling constructed of a slate pitched roof and a mixture of stone-faced walls and white painted rendered walls. The other properties on Keldwyth Park are also typically large, detached dwellings, of a variety of designs, and set in large gardens.

6.5 The proposed two storey extension to the side of the dwelling would replace the existing balcony with glazed balustrade. The removal of this feature would cause no harm to the character of the area. The proposed extension would be relatively large but, in my opinion, would be an appropriate addition to the dwelling. The ridge of the existing dwelling would be continued to form the extension, and the gabled design would match the existing front gable. The materials would match the existing dwelling - slate for the roof and stone facing and render for the walls. The windows in the front elevation would be of a similar design and scale to the existing windows in the front elevation.

6.6 There would be a large area of glazing to the rear elevation of the dwelling. This would not be visible from public views from the road to the front of the dwelling, and would face towards the woodland. There are no Public Rights of Way within the woodland. There is already a considerable area of glazing on the rear elevation, and I do not

consider the additional glazing would cause harm, given that there are no public views, and that it would not face towards neighbours.

6.7 The proposed single storey side extension would be modest in scale and would form a continuation of the existing dwelling, with the same ridge level and eaves heights. The proposed materials, of a slate roof and rendered wall, would match the dwelling. The extension would therefore be an appropriate addition to the dwelling.

6.8 I agree with the Town Council that the resulting property would be large, but given the size of the plot on which it sits and its relationship with other properties I do not agree that it would be so disproportionately large to cause harm to the character of the area. I note that there are no objections from neighbours.

6.9 I consider it reasonable and necessary to add conditions which require the roof and wall materials to match those of the existing property. Subject to such conditions, I consider that the proposed development would not have an adverse impact on the character and appearance of the local area, and would comply with Local Plan Policy 05 and 06.

Impact on the amenity of neighbouring properties

6.10 The nearest neighbouring properties to 6 Keldwyth Park, are Nos.5, 7 & 8, Keldwyth Park. The two storey extension would be approximately 24 metres from the side elevation of No.7 and 32 metres from the front elevation of No.8. There are existing mature trees and hedges providing screening between these properties. Due to the level of screening and separation distances to these neighbouring properties, I do not consider that the extension would result in unacceptable overbearing impact or loss of light at the neighbouring properties.

6.11 The two storey extension would replace an existing first-floor balcony. No first-floor windows are proposed in the side elevation of the

extension. As such, I consider the potential level of overlooking from No.6 towards No.7 and No.8 would, if anything, be reduced if permission were to be granted and the development implemented.

6.12 The closest neighbouring dwelling to the proposed single storey extension would be 5 Keldwyth Park. There is an existing fence and mature hedge forming the boundary. The proposed extension would be approximately 15 metres from No.5. Due to the modest scale and height of the extension, the screening afforded by the fence and hedge, the distance between the two properties, and also the relief of the ground, I do not consider that this extension would cause any harm to the amenities of the occupiers of 5 Keldwyth Park.

6.13 I am therefore satisfied that the proposed extensions would cause no harm to the amenities of the neighbouring properties, and would comply with Local Plan Policy 06, the Design Code SPD and the NPPF.

Highways and Parking

6.14 The proposed extensions would add two bedrooms to the property. There would be no change to the driveway parking area or the access onto the road. The existing driveway would have space for at least three off-street parking spaces, with space for vehicles to turnaround and enter the road in a forward gear. The property is also at the end of a cul-de-sac, a private road, and therefore the level of vehicle movements is likely to be low. There is also the ability for cars to park on the side of the road, without obstructing traffic. As such, I consider the proposed development would be unlikely in result in displacement of parked vehicles to the detriment of highway safety.

Flood Risk

6.15 There is a small stream at the northern part of the garden, which forms a surface water flood risk zone. The proposed two storey extension would not be within this zone and would not be affected by surface water flooding. There is no reason to suppose that development would increase flood risk on site or elsewhere, and therefore the proposal complies with Local Plan Policy 03.

Protected species

6.16 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.

6.17 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

6.18 An Arboricultural survey was provided with the application. The Trees and Woodland Officer concluded that the report did not sufficiently assess what impact the proposed extensions would have on the surrounding trees, and therefore a new report was requested and received. The Trees and Woodland Officer is content that if the tree protection measures indicated were put into place, then the proposed development would cause no harm to the overall tree cover to the rear of the garden, or the nearby trees within the garden.

6.19 I consider it would be reasonable and necessary to add a pre-commencement condition to an approval decision, to ensure that tree

protection fencing are in place prior to construction activities commencing. The protective fencing would be along the edges of the construction exclusion zones as shown in the Tree Protection Plan in the survey. Subject to this condition, I consider that the proposed development would cause no harm to nearby trees, and would comply with Local Plan Policy 04.

7 Conclusion

7.1 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 other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

8 Conditions

8.1 A standard time limit of three years within which the development must begin is imposed by section 91 of the Town and Country Planning Act 1990.

8.2 I recommend a condition requiring the development to be carried out in accordance with the plans and details which form part of the planning permission.

8.3 Three conditions are recommended to ensure that the materials match the existing dwelling.. A mismatch of materials would be harmful to public views from the road.

8.4 Finally I recommend a pre-commencement condition to ensure tree protection fencing is erected in line with the Tree Protection Plan win the Arboricultural Survey. This is to protect nearby trees from construction activities and to comply with Local Plan Policy 04.

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:
- Location Plan
- Proposed Elevations drawing number C625.09 Rev B
- Proposed Roof Plan drawing number C625.08 Rev B
- Proposed Floor Plans/ Ground Floor drawing number C625.06 Rev C
- Proposed Floor Plans/ Lower Ground Floor drawing number C625.07 Rev B
- Bat Survey prepared by Envirotech, ref. 10146, dated 05.02.26
- Design and Access Statement incorporating Flood Risk, prepared by Curve Residential Architecture, Ref GK/C625/DS1 Rev A
- Energy Statement prepared by Atspace Ltd, ref S40701, dated 26.05.26
- Arboricultural Impact Assessment, prepared by Bowland Tree Consultancy Ltd, dated 15.10.2026.

REASON: For the avoidance of doubt.

3 The roofs of the extensions hereby permitted shall be covered and maintained in slate 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.

4 The stone faced external walls of the extension 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 6 Keldwyth Park.

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.

5 The external walls of the extension hereby granted permission, and which are shown as rendered, shall be completed with a render of white coloured cement, the render being smooth, to match the appearance of the rendered walls of 6 Keldwyth Park.

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.

6 Prior to the commencement of the development hereby permitted, tree protection fencing shall be erected along the Construction Exclusion Zones shown on the Tree Protection Plan within the Arboricultural Impact Assessment, prepared by Bowland Tree Consultancy Ltd, dated 15.10.2026. 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.

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 providing written pre-application advice on the proposed development, and also by asking for a further Arboricultural Survey.

Background papers

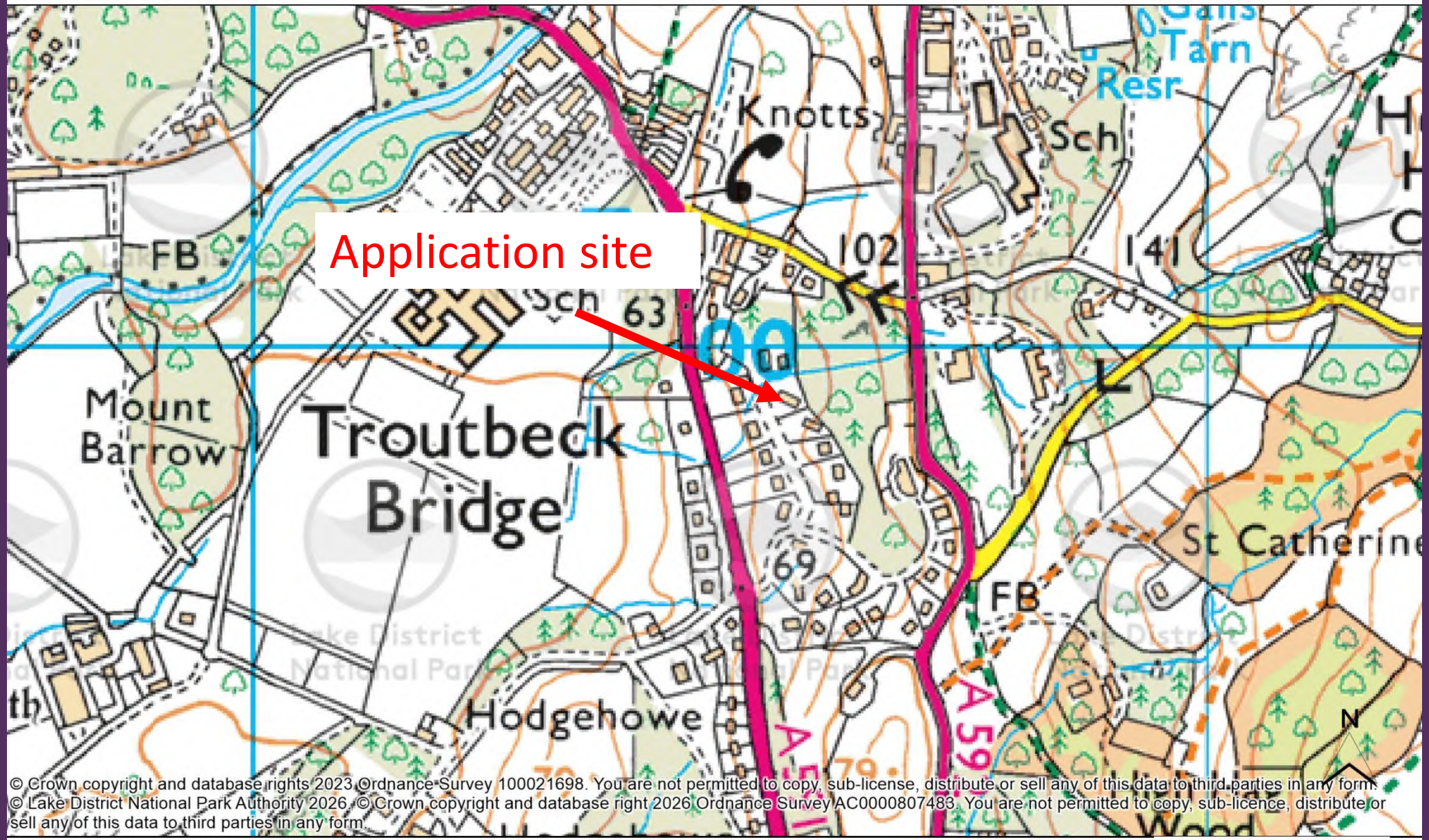
Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2026/5338

6 Keldwyth Park, Troutbeck Bridge, Windermere, LA23 1HG

Proposed two storey side/rear extension and single storey extension

Location Plan 7/2026/5338



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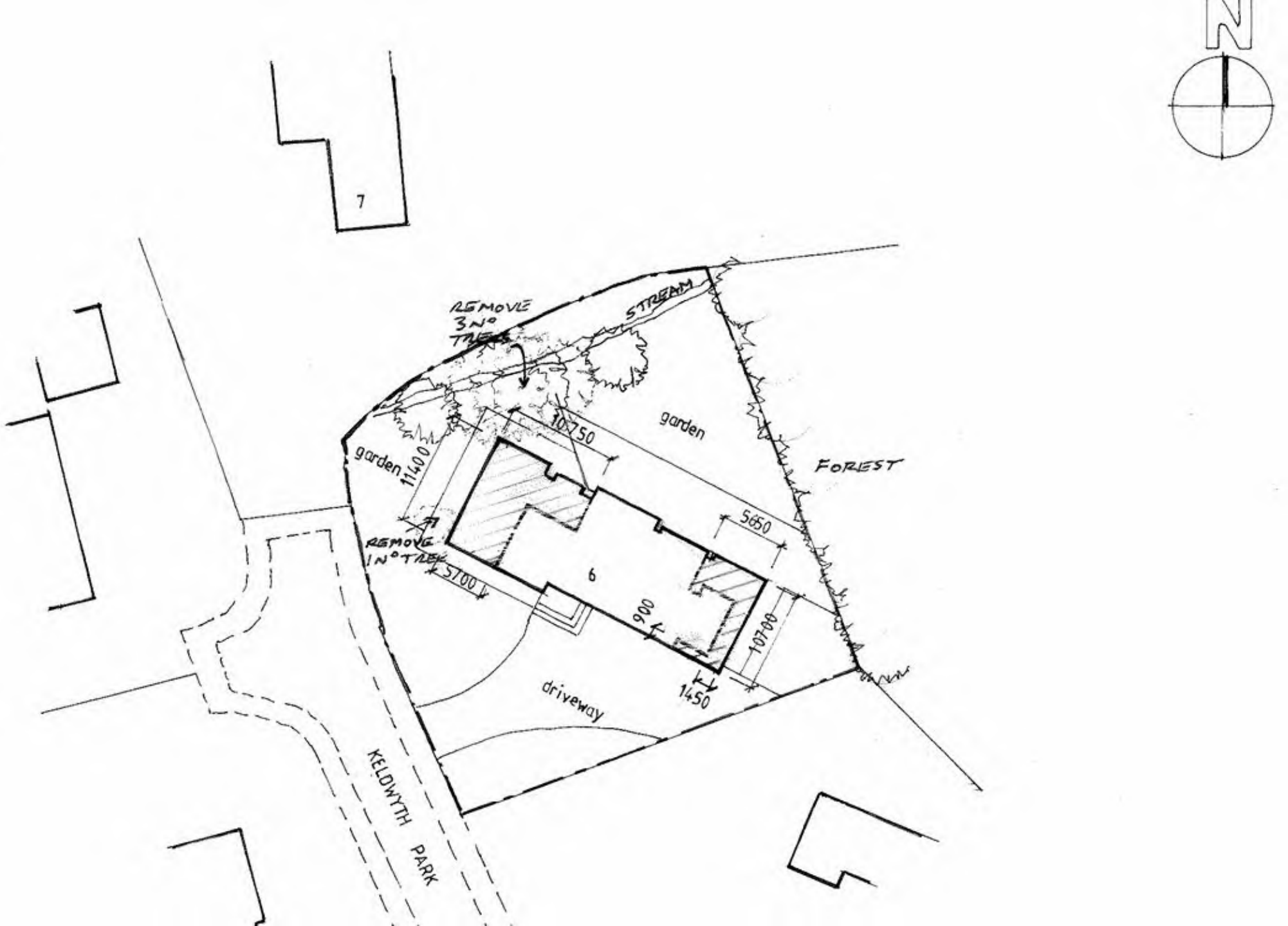
Gables
KELDWYTH PARK
Pine Garth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7
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STREAM
garden
10750
garden
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5650
REMOVE 1 No TREE
3100
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driveway
KELDWYTH PARK











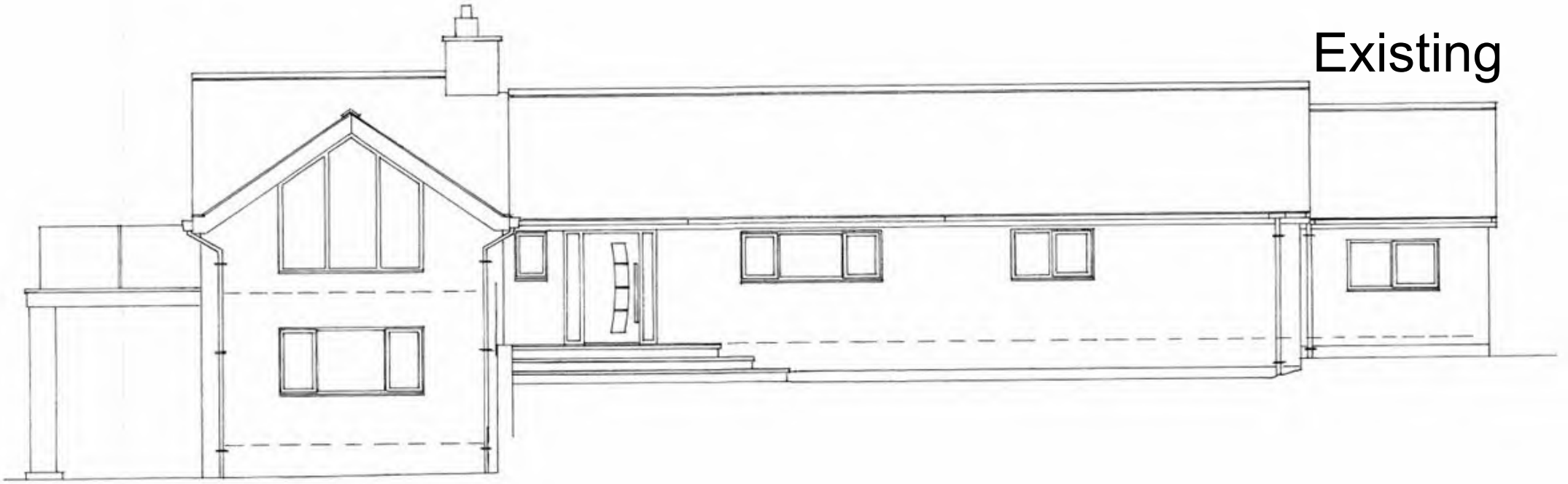






Front Elevation

Existing



Proposed



Existing



Proposed

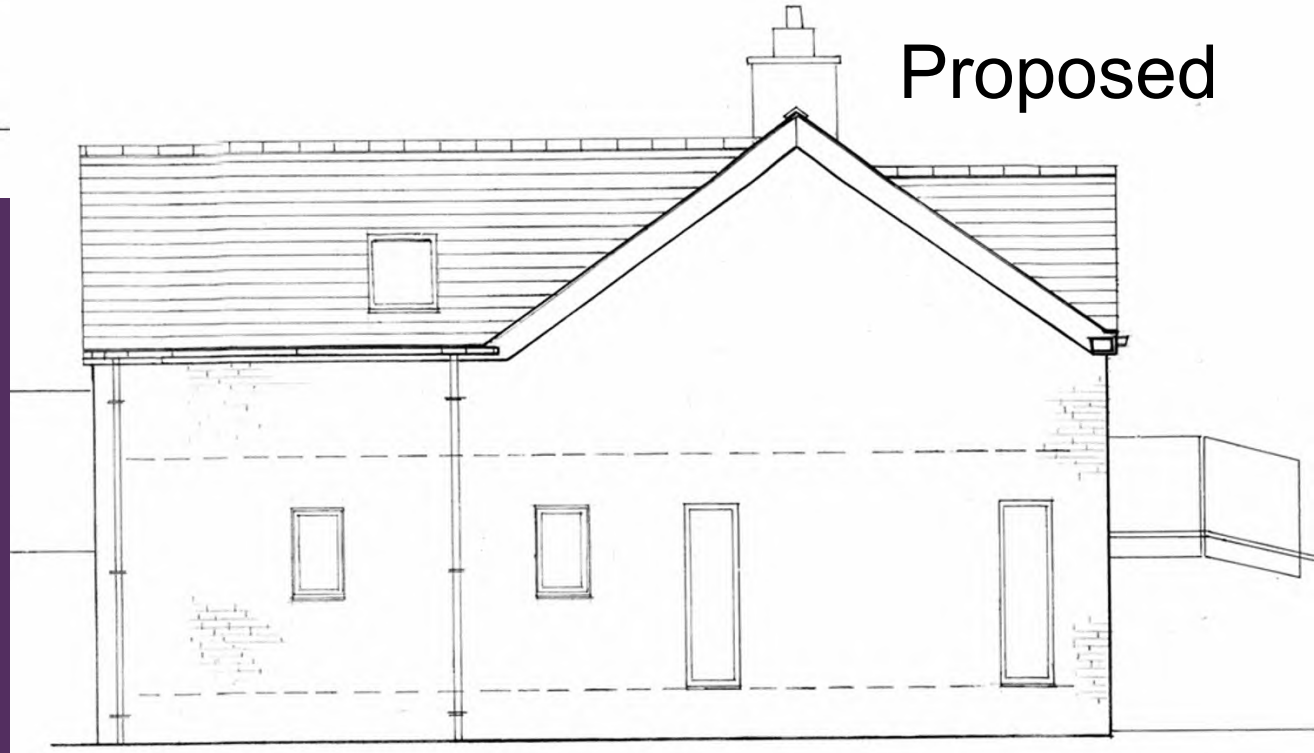


Side (NW) Elevation

Existing

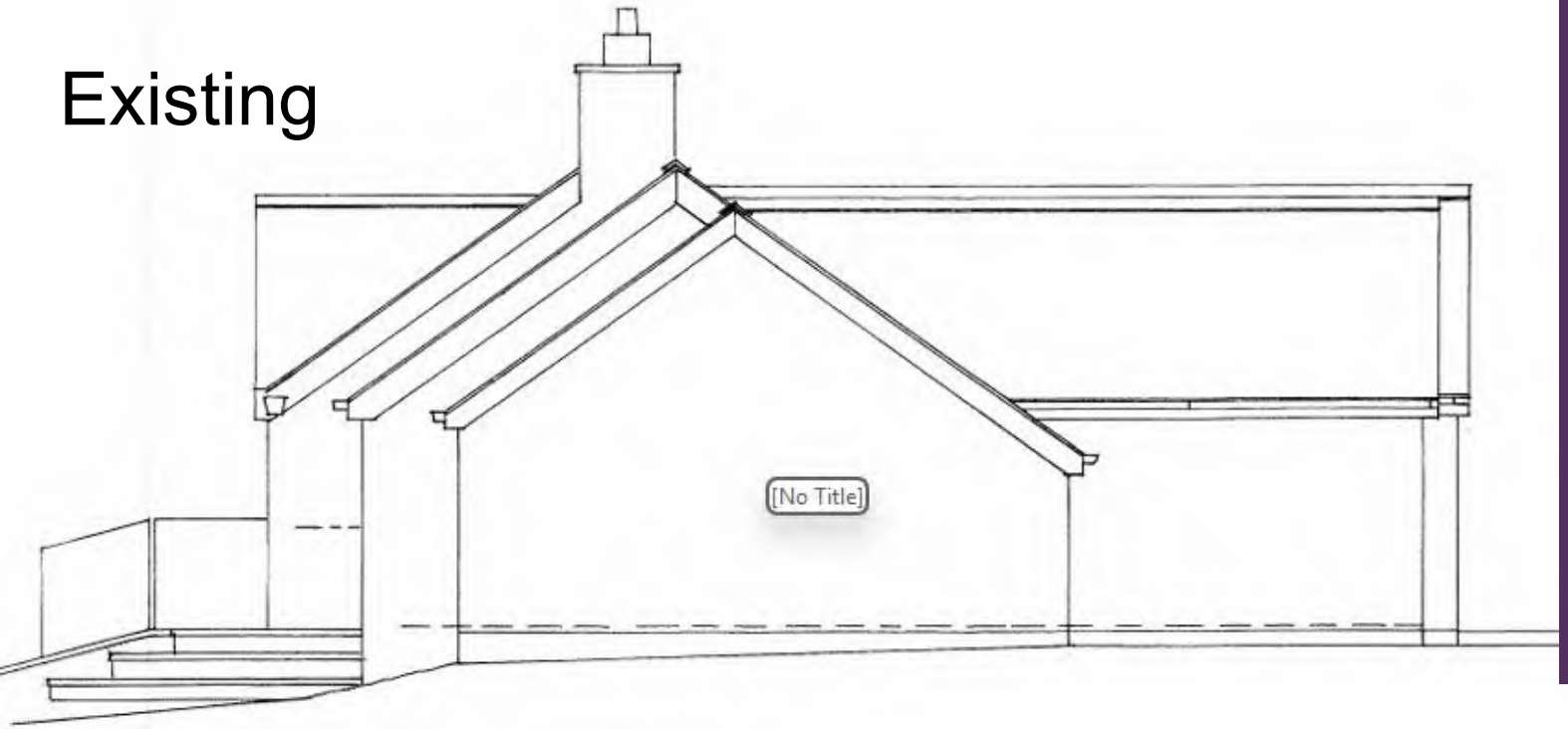


Proposed



Side (SE) Elevation

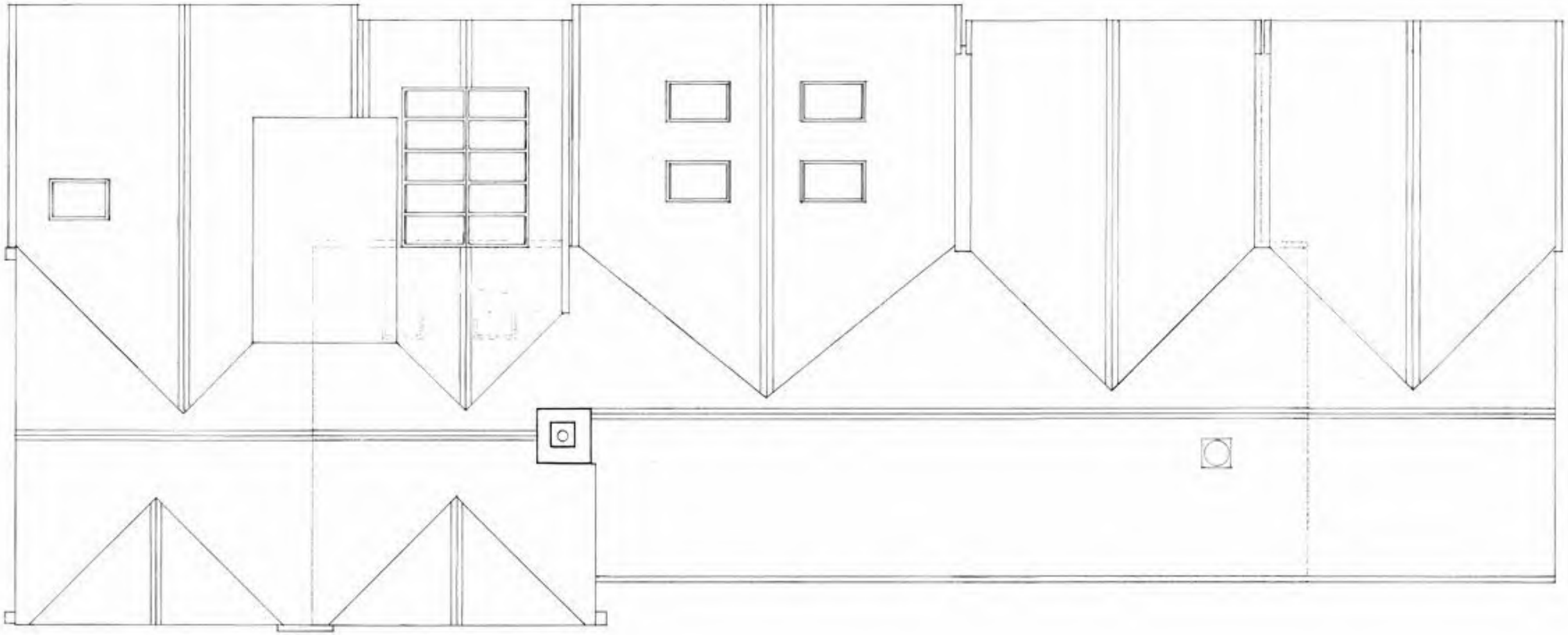
Existing



Proposed



Proposed Roof Plan









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