



Appeal Decision

Site visit made on 1 October 2025

by **Alison Scott (BA Hons) Dip TP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 20 October 2025

Appeal Ref: APP/K0940/D/25/3371752

Hazelwood, Storth Road, Storth LA7 7JA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr John Mason against the decision of Westmorland and Furness Council.
 - The application Ref is 2025/1141/HOU.
 - The development proposed is New single storey rear and side extension
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Decision

1. The appeal is allowed and planning permission is granted for a single storey rear and side extension at Hazlewood, Storth Road, Storth LA7 7JA in accordance with the terms of application Ref 2025/1141/HOU and subject to the conditions in the below schedule.
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos location plan 03, Proposed floor/site plans and elevations 04.
 - 3) No development above ground level shall take place until details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details / samples.

Preliminary Matters

2. Arnside and Silverdale is a designated National Landscape. The area's special beauty is recognised for its low limestone hills and pavements, woodlands, mosses and character of the coastal landscape with its wetland and interesting structure as a consequence. The overall effect is one of a very distinctive natural landscape character worthy of national designation. The appeal site is within the settlement of Storth and forms part of the Arnside and Silverdale Area of Natural Beauty.

Main Issue

3. The main issue is whether or not the proposal would have an adverse impact upon the special beauty of the Arnside and Silverdale National Landscape.

Reasons

4. In this sensitive location, the Arnside & Silverdale National Landscape identifies as a strong sense of place and should be protected from inappropriate development and enhanced in accordance with local development plan policy. This is further

reinforced by the Silverdale Area of Outstanding Natural Beauty Development Plan Document March 2019.

5. The appeal site is located within the centre of the Storth settlement, surrounded by dwellings where the vernacular is of a mixed style, age and character although the settlement maintains a rural context. Hazlewood is a traditional two storey stone constructed dwelling reflective of the more typical historical characteristics of Storth. It is most likely a late 18th century/early 19th century example of a dwelling associated with the rural/farming community. It has a rear return and has been extended previously at ground floor level and is attached to another dwelling.
6. The proposal for a wraparound extension would be designed with a vaulted peaked roof and flat roof side element using modern materials of copper coloured aluminium cladding, GRP to the roof, high levels of glazing elements and aluminium metal, with some traditional stone and render materials also incorporated. A new first floor window would also be included in the proposal.
7. It would take cues from the design of the original pitched roof with glazing elements to break up its massing, together with characteristic stone and render finish. The proposed extension would have the properties of a lightweight structure and proportionately in scale with the host dwelling. The design, materials and its massing would ensure the proposal appears as a subordinate extension to the dwelling.
8. It would be visible in part from Storth Road above the existing boundary stone walling although this would be in limited public views. The rear elevation is visible from Shaw Lane above the boundary wall as it rises slightly to the east and falls again. Therefore, a greater proportion of the proposal would be visible from outside the site from this vantage. The houses behind the appeal site are late 20th century examples with, in the main, limited architectural merit. Given the location within the settlement and surrounding dwellings, and as it would be a low-level extension, it would be absorbed amongst the surrounding built environment, despite being articulated as a contemporary extension and using modern materials. Despite local policy advice for development to encompass traditional materials, as a modern extension to a traditional building, in this circumstance, it would be fitting as a 21st century contrast. It would not appear as a stark or incongruous extension.
9. I am not of the view that the proposed extension would affect the special qualities of the Arnside and Silverdale National Landscape. It would be a small-scale extension within this part of the settlement surrounded by a mix of dwelling types and ages and varying styles and quality. It would be well contained within this dense grain and pattern of buildings and seen in limited views throughout the settlement. It would have a very limited effect upon views into and out of the Area of Natural Beauty. The distinctive character that embodies the protected natural landscape would be conserved.
10. To conclude on this main issue, the proposal would safeguard the natural beauty of the Arnside and Silverdale Area of Natural Beauty. It would therefore comply with the broad protection aims of Policy CS8.2 of the South Lakeland Development Framework Core Strategy 2010 and the Policies AS02 and AS08 of the Arnside and Silverdale Area of Natural Beauty Development Plan Document March 2019.

Conditions

11. With regards to paragraph 57 of the National Planning Policy Framework, I impose a plans condition and time limit condition in the interest of good planning. The materials are listed within the appeal submission. However, given the sensitive location, the precise detail shall be submitted to the Council for approval prior to works above ground level.

Conclusion

12. For the reasons given above, the appeal is allowed.

Alison Scott

INSPECTOR