

## SCHEDULE A: Applications with Recommendation

22/0760

Item No: 03

Date of Committee: 24/03/2023

**Appn Ref No:**  
22/0760

**Applicant:**  
Mr & Mrs Quinn

**Parish:**  
Wetheral

**Agent:**  
Concept A & D Services

**Ward:**  
Wetheral & Corby

**Location:** Croft Villa, Wetheral, Carlisle, CA4 8JQ

**Proposal:** Retention Of Existing Access; Erection Of Boundary Walls Together With Formation Of Vehicular Access To Rear Of Property (Part Retrospective)

**Date of Receipt:**  
04/10/2022 15:00:10

**Statutory Expiry Date**  
29/11/2022 15:00:10

**26 Week Determination**

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### REPORT

**Case Officer:** Suzanne Osborne

#### 1. Recommendation

1.1 It is recommended that this application is approved with conditions.

#### 2. Main Issues

- 2.1 Whether the proposal is appropriate to the dwelling and impact upon the visual amenity of the surrounding area;
- 2.2 Impact of the proposal on the living conditions of the occupiers of neighbouring properties;
- 2.3 Impact upon highway safety;
- 2.4 Biodiversity; and
- 2.5 Other matters.

#### 3. Application Details

##### The Site

- 3.1 This application relates to Croft Villa a two storey detached property constructed from brick/rendered walls under a slate roof located on the southern side of the C1038 (Scotby-Wetheral road). The property is wholly

surrounded by residential dwellings with detached two storey properties located on the opposite side of the C1038 to the north, detached two storey properties on higher ground at Goosegath to the east as well as detached properties to the south at Mulberry Mews. The road serving the Mulberry Mews development wraps around the west and southern boundaries of Croft Villa. To the west of the access road serving the Mulberry Mews development there is also existing and proposed residential properties with an intervening hedgerow. There are a range of house types within the immediate vicinity constructed from a combination of brick and render.

## **Background**

- 3.2 The available planning records illustrate that Croft Villa was granted planning permission in 2017, under application reference 17/0953, for the erection of a two storey rear extension to provide living/dining room and kitchen on ground floor with en-suite bedroom above together with single storey link to existing outbuilding and erection of orangery, and formation of new vehicular access (reference 17/0953). The approved plans for this application showed that the existing access from the county highway (the C1038) to the side (east) of the property was to be blocked up with a new vehicular access entrance off the country highway proposed towards the west. The relevant Highway Authority raised no objection to the change of access arrangements at the time subject to a condition being imposed (condition 3 on the decision notice) ensuring that before the dwelling is occupied the existing access is blocked up. A condition was also imposed, at the request of the Highway Authority, ensuring visibility splays of 90 metres in either direction was achieved from the proposed access to the west. From a site visit in respect of the current application it was evident that the extension to Croft Villa has been completed however the existing access to the east is still in situ as following approval of application 17/0953 a series of planning applications (references 18/0337, 18/1114, 19/0174, 19/0346, 19/0798, 20/0211) have been submitted to and approved by the Local Planning Authority for housing development on the land behind Croft Villa resulting in a new separate private vehicular access from the C1038 to serve the 8 subsequently approved dwellings now known as Mulberry Mews.
- 3.3 In the intervening period since the approval of the reserved matters application for the Mulberry Mews development it has transpired that the existing access to Croft Villa has not been closed up and new boundary treatment surrounding the curtilage of Croft Villa together with a new vehicular access to the rear has been erected and formed. A part retrospective application was submitted in 2020 (under application 20/0010) to regularise these unauthorised works however the application was withdrawn in October 2022 prior to determination.
- 3.4 An application was submitted and approved by Members of the Development Control Committee in May 2022 for the erection of a single storey detached garage/gym building in the rear garden of Croft Villa (reference 22/0093). This outbuilding has now been erected. Members will recall at the time of the committee site visit for application 22/0093 the wall subject of the current application was in situ however there was no coating of render to the block

work.

## **The Proposal**

- 3.5 The current application seeks to regularise the unauthorised works undertaken on site by applying for part retrospective consent for retention of the existing access to the east of the property from the C1038 (the Scotby-Wetheral road), erection of boundary walls surrounding the curtilage together with the formation of the vehicular access to the rear of the property.
- 3.6 The submitted proposed block plan for consideration shows no alterations to the existing driveway to the east which serves the property from the C1038 with the existing 1.5m high stone pillars retained. The boundary treatment proposed round the curtilage to the property is a combination of brick walling to the front of the property continuing round the corner of the vehicular entrance leading to Mulberry Mews with block work rendered walling along the remainder of the curtilage - i.e.along the west (side) and southern (rear) boundaries of Croft Villa running parallel with the private access road serving Mulberry Mews. The new rear vehicular access to Croft Villa, which includes electronic sliding gates, is to the south leading directly onto the private road serving the Mulberry Mews development. Either side of the vehicular access 2.5 metre high brick work pillars are proposed. The proposed boundary treatment is of varying heights with the new brick walling to the front (northern boundary) of the property wrapping round the side corner being between 1.65m-1.8m in height. The rendered walling with sandstone copings is a combination of 2 -2.25m in height. The submitted plans also show that the rendered wall has a 'dog leg' as it goes round the second corner serving the Mulberry Mews development. The plans illustrate that where the wall 'dog legs' part of this area will be clad in brick slips to match the gate posts. The inner finish of the rendered wall is mainly in brick with some wooden cladded panels.
- 3.7 Members should be aware that as the access to the rear of Croft Villa is not onto a trunk or classified road it is deemed permitted development under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as it has been constructed in conjunction with other works that are permitted development under Class F of Part 1 (i.e.the hard surfacing within the rear garden of Croft Villa). In such circumstances the main considerations under the current planning application is whether the proposed boundary treatment surrounding the curtilage of Croft Villa is acceptable in terms of design, impacts upon the living conditions of neighbouring properties and highway safety. The impact upon highway safety of the retention of the existing access is also a consideration.

## **4. Summary of Representations**

- 4.1 This application has been advertised by the display of a site notice and by means of notification letters sent to 15 neighbouring properties/interested parties. In response to the consultation undertaken 4 objections have been

received.

4.2 The objections cover a number of matters which are summarised as follows:

1. highway safety issues resulting from the rear access into/out of Croft Villa, the high walls which drivers/cyclists/pedestrians can not see over and proximity of the access to the tight bend into Mulberry Mews;
2. disagree with Highway Authorities changed stance regarding highway safety;
3. collision is inevitable whether road is maintainable at public expense or not;
4. visual impact and design of wall - a length, finish and height not found elsewhere in Wetheral;
5. wall has subsumed area previously identified for landscaping in application 19/0174;
6. proposal is retrospective;
7. Mulberry Mews is private road and maintenance/upkeep etc is met by residents of Mulberry Mews. No communication/permission has been sought between the relevant parties regarding the new access to Croft Villa;
8. query whether the pavement into Mulberry Mews is compliant with relevant legislation; and
9. render finish should be smooth and brick slips should use same bricks as the wall on the road entrance.

## 5. Summary of Consultation Responses

**Wetheral Parish Council:** - following the submission of further information regarding visibility splays and an amended plan the Parish Council has commented as follows:

Observations. The committee noted that although similar render does appear elsewhere on neighbouring buildings, in those instances it is broken up with features such as windows, brick work and roofs, whereas this wall is a very large, long structure without additional features, and as such appears very

stark. The committee does not object to the application, but would support the addition of brick slips to break up the wall and improve the overall appearance. The intention of the applicants to plant trees behind the wall is welcomed.

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - following the submission of further information regarding visibility splays and an amended plan the Highway Authority has made the following comments:

Thank you for confirming that the access to the rear of Croft Villa has never been shown on any of the previous applications relating to Croft Villa however as the access to the rear of Croft Villa is not onto a trunk or classified road. It therefore is permitted development under Schedule 2, Part 2, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as it has been constructed in conjunction with other works that are permitted development under Class F of Part 1 (i.e. the hard surfacing within the rear garden of Croft Villa).

In such circumstances the main consideration under application 22/0760 is whether the proposed boundary treatment surrounding the curtilage of Croft Villa is acceptable in terms of design, impacts upon the living conditions of neighbouring properties and highway safety. If I therefore may comment on the wall.

Drawing no RD 170.148 (c) shows splays considered acceptable for the very slow speeds on the road. It is also considered that the access allows for the required pedestrian visibility splay. In light of the above the Local Highway Authority has no objection to this application.

## **6. Officer's Report**

### **Assessment**

- 6.1 Section 70 (2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) together with Policies SP6, HO8, IP2 and GI3 of the Carlisle District Local Plan (CDLP) 2015-2030. The 'Achieving Well Designed Housing' Supplementary Planning Document (SPD), adopted by the Council, is also a material planning consideration.
- 6.3 The proposal raises the following planning issues:

- 1. Whether The Proposal Is Appropriate To The Dwelling and Impact Upon The Visual Amenity Of The Surrounding Area**

- 6.4 The NPPF attaches great importance to the design of the built environment recognising that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF states that planning decisions should ensure developments function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain the appropriate mix of development; and create places that are safe inclusive and accessible. Paragraph 134 of the NPPF states that development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to a) development which reflects local design policies and government guidance on design; and, b) outstanding, or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area so long as they fit in with the overall form and layout of their surroundings.
- 6.5 Criterion 5 of policy HO8 (House Extensions) of the CDLP states that "House extensions and alterations should be designed to maintain the established character and pattern of the street scene and be a positive addition."
- 6.6 Policy SP6 of the CDLP seeks to secure good design and contains 12 criteria on how development proposals should be assessed. Furthermore, the City Council's SPD on Achieving Well Designed Housing (AWDH SPD) recognises that boundary treatments are important parts of the design of development. Their choice requires careful thought and a balance will need to be struck between competing issues of design, security, aesthetics and cost. Good design will address all these issues and enhance the overall quality of a project. Fences, walls, hedges and railings contribute to the attractive appearance of an area. They can also have a negative impact if poorly designed. Boundaries fronting the 'public face' of development serve as its 'shop window', illustrating quality. Choice of the type of enclosure will depend on context, and privacy and security needs are likely to influence design. Nonetheless quality should be pursued in each instance. An inferior looking boundary treatment can diminish a potentially successful scheme.
- 6.7 Paragraph 4.21 of the AWDH SPD goes on to state that poorly designed modern timber fencing, concrete block walls or inappropriate hedges of *Leylandii* Cypress can mar the setting and appearance of a building and its neighbours and should generally be avoided. Paragraph 4.22 states that in order to integrate the development into the street scene the use of local materials to reflect neighbouring boundary treatment may be appropriate. The AWDH SPD also states that boundary treatment can have an important security function and can denote where public space stops and semi public or private space begins, and, within a development site a clear distinction should be made between private gardens and public space particularly for future maintenance. With regard to boundary walls paragraph 4.28 of the AWDH

SPD notes that wall construction can vary enormously. Brick, squared random rubble and dressed stone can all be used successfully depending on context. In general the more urban the area the more likely that a wall will be constructed of dressed and coursed stone or of brick. Neighbouring building may have a characteristic 'bond' pattern and this could be reflected in new walling. Concrete block patterns are likely to be inappropriate in the majority of cases. Paragraph 4.29 confirms that new boundary treatments should be in harmony with their neighbours and with the surrounding landscape. If chosen with thought, and consideration of context, a railing, wall, hedge or fence can greatly enhance the character of a development.

- 6.8 It is noted that as the proposed boundary treatment subject of the current application wraps round the north, west and southern boundaries of the curtilage to Croft Villa it is not viewed 'as a whole' and is seen in sections - partially as one travels along the C1038 (the Scotby-Wetheral road) and particularly as one enters and leaves the private road serving the Mulberry Mews development. The first section of brick walling to the front (north) boundary of the site which continues and wraps round the corner of the entrance to the private road serving Mulberry Mews is viewed in the context of the large two storey brick front elevation of Croft Villa and is of an acceptable scale and design in relation to this context. The second section of walling (the straight section of render) surrounding the western boundary of Croft Villa, on the left hand side as you enter Mulberry Mews, is at two varying heights due to the topography of the land which rises up from the C1038. The rendered wall at this point is viewed in the context of the same colour rendered gable of Croft Villa behind as well as the render on the properties currently under construction to the west and on the opposite side of the Scotby-Wetheral road. In such circumstances the rendered finish of the wall is deemed an appropriate material in the context of the surrounding area. Whilst the Council would of preferred to see the wall more gradually stepped it is not considered that height of the wall is oppressive within the existing street scene as it is viewed in the context of the large two storey detached house at Croft Villa, the typography of the land which rises north-south as well as the soft landscaping retained on the opposite side of the access road.
- 6.9 The third section of rendered walling adjacent to the first bend leading into Mulberry Mews is also viewed in the context of the rendered properties to the west and the large two storey detached property at Croft Villa. The extent of render is broken up by the brick pillars either side of the rear access to Croft Villa. The materials for the electronic sliding access gates are also acceptable and correspond with the existing materials at Croft Villa. The fourth section of walling to the eastern side of the rear access to Croft Villa is in two sections with one section 'dog legging' further out towards the private access road leading into Mulberry Mews. The wall at this point is not only viewed in the context of the large two storey dwelling at Croft Villa but is also seen in the context of the residential properties at Goosegarth which are located at a significantly higher level to the application site with an intervening hedgerow separating the two sites. The height of the wall therefore does not appear intrusive within the existing street scene. Whilst this section of render is not viewed in the context of any other rendered properties (particularly as the rear elevation of Croft Villa is constructed from brick) the overall bulk of the extent

of render is broken up by the existing brick pillar adjacent to the rear access and the proposed area where the boundary treatment 'dog legs' which is to be clad in brick slips to match the existing brick gate posts (as shown on the submitted block plan). In such a context it is not considered that the proposal would have a sufficient adverse impact upon the visual amenity of the surrounding area to warrant refusal of the application on this basis.

- 6.10 It is appreciated by the granting of an access road to the west of Croft Villa to serve the eight recently approved dwellings to the rear (now known as Mulberry Mews) that new boundary treatment surrounding the remaining curtilage of Croft Villa is required not only for privacy but for security as well to mark the distinction between the housing development at Mulberry Mews and the remaining curtilage of Croft Villa. The boundary treatment surrounding Croft Villa, due to the topography of the land and the positioning of the private access road serving Mulberry Mews which curves round the curtilage, would have always needed to be more than a metre in height in order for sufficient privacy and security to remain for the occupants of Croft Villa. As discussed above it is considered that the materials and height of the proposed boundary treatment are appropriate in the context of the surrounding area. In such circumstances the scale and design of the development is acceptable and will not cause a significant harm to the visual amenity of the area to warrant refusal of the application on this basis.
- 6.11 In order to protect the visual amenity of the area it is suggested that Members impose a relevant condition within the decision notice, should they approve the application, ensuring that the additional area of wall to be clad in brick slips as shown on Drawing No.22-41-02 Rev C is undertaken within 3 months of the granting of planning permission.

## **2. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties**

- 6.12 Whilst the proposed boundary treatment would be visible to the occupiers of the 8 houses in the Mulberry Mews development particularly when entering and leaving the housing estate the boundary treatment itself would not adversely affect the living conditions of the occupiers of these residential properties, including other residential properties in the area, in terms of overlooking, loss of light or over dominance due to the location of the proposed boundary treatment in relation to the primary windows of the non-associated neighbouring properties. Whilst the wall is visible it is accepted that no one has a right to a view and the impact of the proposed boundary treatment on the visual amenity of the surrounding area is deemed acceptable, as discussed in section 1 above.

## **3. Impact Upon Highway Safety**

- 6.13 The Highway Authority have raised no objections to the retention of the existing access to Croft Villa from the C1038 (Scotby-Wetheral road).
- 6.14 As stated above the access to the rear of Croft Villa which has been formed is directly onto the private road serving the Mulberry Mews housing



development which has a pedestrian footpath on the north/eastern side of the road. The access itself is permitted under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In such circumstances the main consideration under this application is whether the new boundary treatment to Croft Villa will have an adverse impact upon highway safety i.e. will the boundary treatment proposed impede highway visibility when entering and leaving the permitted access to Croft Villa. Paragraph 110 of the NPPF states that in assessing applications for development it should be ensured that appropriate opportunities to promote sustainable transport modes can be or have been taken up; safe and suitable access to the site can be achieved for all users; the design of streets reflects current national guidance; and, any significant impacts from development on the transport network or on highway safety can be cost effectively mitigated to an acceptable degree. Paragraph 111 of the NPPF is clear in that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Policy IP2 of the CDLP reiterates the objectives of the NPPF stating 'all new development will be assessed against its impact upon the transport network. Development that will cause severe issues that cannot be mitigated against will be resisted'.

- 6.15 The suitability of the private road off the C1038 serving the 8 houses on the Mulberry Mews development (to the rear of Croft Villa) has already been assessed and deemed acceptable under application references 18/0337, 18/1114 and 19/0174. It is noted that third parties have raised concerns alleging that no permission has been sought from owners of the private road for the formation of the new access to the rear of Croft Villa which includes a dropped kerb outside of the red line boundary of the application site. It has also been alleged that the occupiers of Croft Villa do not have a right of access onto the private road which is disputed by the applicants. Planning permission is not required for a dropped kerb only the permission of the relevant highway authority which in this instance will be the relevant owner/owners of the private road. In such circumstances these matters are not material planning considerations and are civil matters which will need to be dealt with separately between the relevant landowners.
- 6.16 Although the road serving the Mulberry Mews is a private access road and is not adopted by the Highway Authority it is still important to consider whether the proposed boundary treatment to Croft Villa impedes highway visibility. It is noted that the access to the rear of Croft Villa which has been formed is approximately 5 metres wide. In such circumstances the development can achieve pedestrian visibility splays of 2.4 by 2.4 metres and will therefore not have an adverse impact upon pedestrian safety when entering and leaving Croft Villa. In terms of highway vehicle safety it is noted that the rear access to Croft Villa is near a bend as you enter the Mulberry Mews development. Due to the design of the road it is accepted that any vehicles (including cyclists) entering the Mulberry Mews development would have to travel at a slow speed when navigating round the first bend into the site. The applicant has submitted a revised block plan during the application process showing the visibility splays which are achievable for the access taking into

consideration the proposed boundary treatment as well as visibility splays which are achievable for vehicles coming round the bend. Cumbria Highways have considered this information and have not raised any objections regarding the visibility splays shown concluding that the development will not have an 'unacceptable impact on highway safety'. In such circumstances the proposal is compliant with the objectives of the NPPF and policy IP2 of the CDLP with regard to impact upon highway safety.

#### **4. Biodiversity**

- 6.17 The Councils GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. Given the scale and nature of the proposal it is unlikely that the development would harm a protected species or their habitat.

#### **5. Other Matters**

- 6.18 It is noted that part of the proposed boundary treatment to the rear of Croft Villa (the 'dog leg' section adjacent to the second bend of the private access road serving the Mulberry Mews development) blocks off a corner of land proposed for grass turfing as part of the landscaping scheme approved for the Mulberry Mews housing development under discharge of condition application 19/0798. Given that there is already an existing hedgerow separating Croft Villa and Mulberry Mews from Goosegarth to the east it is not considered that this loss of small area of grassed landscaping would have a significant adverse impact upon the visual amenity of the area to warrant refusal of the application on this basis. The approval of this application would clearly be contrary to the landscaping requirements proposed under application 19/0798 which the applicant could regularise by re discharging the landscaping conditions attached to application 18/0337 however should another discharge of condition application not be submitted it would not be expedient to take enforcement action over this loss of small area of landscaping by virtue of this planning permission.
- 6.19 Notwithstanding the above it is also noted from the Parish Council comments on the application that it is the intention of the applicants to plant trees behind the wall. The planting of trees behind the wall, in the area originally proposed for landscaping, would not require planning consent and would also improve the visual amenity of the area.

#### **Conclusion**

- 6.20 In overall terms, as discussed above the proposed development is acceptable in terms of scale and design and will not have an adverse impact upon the visual amenity of the area. The development will also not adversely affect the living conditions of adjacent properties by unreasonable overlooking, unreasonable loss of daylight or sunlight or over dominance. The proposal will also not have an adverse impact upon highway/pedestrian safety or harm a protected species or their habitat. In all aspects the proposals are compliant with the objectives of the relevant development plan policies. The application is therefore recommended for approval.

## **7. Planning History**

- 4.1 There is a long planning history relating to Croft Villa and the land behind now known as Mulberry Mews which is as follows:
- 4.2 In 2017 planning permission was granted for erection of two storey rear extension to Croft Villa to provide living/dining room and kitchen on ground floor with en-suite bedroom above together with single storey link to existing outbuilding and erection of orangery. Formation of new vehicular access (reference 17/0953);
- 4.3 In 2018 outline planning permission was granted for the erection of 7no. 4 bedroom detached dwellings, 2no. 3 bedroom detached single storey dwellings and associated access on land to the rear of Croft Villa (reference 18/0337);
- 4.4 In 2019 reserved matters approval was granted of the erection of 6no. detached dwellings and 2no. detached bungalows (reserved matters application pursuant to outline application ref: 18/0337) (reference 18/1114);
- 4.5 In 2019 an application to discharge conditions 4 (carriageway, footways, footpaths, cycleways); 10 (surface water drainage system); 12 (construction traffic management plan); 14 (surface water drainage scheme); 15 (foul drainage); 16 (levels & ridge heights); 17 (materials); 18 (screen walls & boundary fences); 19 (retention & management of existing hedgerows); 20 (hard & soft landscape works) & 21 (protective fence) of previously approved permission 18/0337 was granted (reference 19/0174);
- 4.6 In 2019, a variation of condition application was approved for the erection of 6no. detached dwellings and 2no. detached bungalows (reserved matters application pursuant to outline application ref: 18/0337) without compliance with condition 2 imposed on planning permission 18/1114 for alternate bungalow design for plots 7 and 8 together with alterations to plot 1 (part retrospective) (reference 19/0346);
- 4.7 In 2019 advertisement consent was granted for the display of 1no. non illuminated pole mounted hoarding (reference 19/0046) relating to the housing development behind Croft Villa;
- 4.8 In 2020 an application was approved to discharge of conditions 20 (hard & soft landscape works) & 21 (protective fence) of previously approved permission 18/0337 (reference 19/0798);
- 4.9 In 2020 a variation of condition application was approved to vary condition 2 (Approved Documents) Of Previously Approved Application 19/0346 (Erection Of 6no. Detached Dwellings And 2no. Detached Bungalows (Reserved Matters Application Pursuant To Outline Application Ref: 18/0337) Without Compliance With Condition 2 Imposed On Planning Permission 18/1114) To Amend The Design Of Plot 8 (Retrospective)(reference 20/0211);

- 4.10 On the 21st January 2020 an application was submitted seeking approval for retention of existing access to Croft Villa, erection of boundary walls together with formation of vehicle access to rear of property (reference 20/0010). The application was withdrawn on the 6th October 2022 prior to determination;
- 4.11 On the 26th May 2020 a planning application was submitted seeking approval for retention of existing access to Croft Villa, erection of boundary walls together with formation of vehicle access to rear of property (reference 20/0337). The application was however withdrawn prior to determination on the 27th May 2020 as it was submitted in error; and
- 4.12 In May 2022 planning permission was granted for erection of single storey detached garage/gym building in the rear garden of Croft Villa (reference 22/0093).

## **8. Recommendation: Grant Permission**

1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
1. the submitted Planning Application Form received 5th October 2022;
  2. the Site Location Plan received 5th October 2022 (Drawing No.22-41-01);
  3. the Block Plan and Visibility Plan received 30th January 2023 (Drawing No.22-41-02 Rev C);
  4. the Forward Visibility Plan received 30th January 2023 (Drawing No.22-41-04);
  5. the Wall and Gate Details received 30th January 2023 (Drawing No.22-41-03 Rev A);
  6. the Notice of Decision; and
  7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

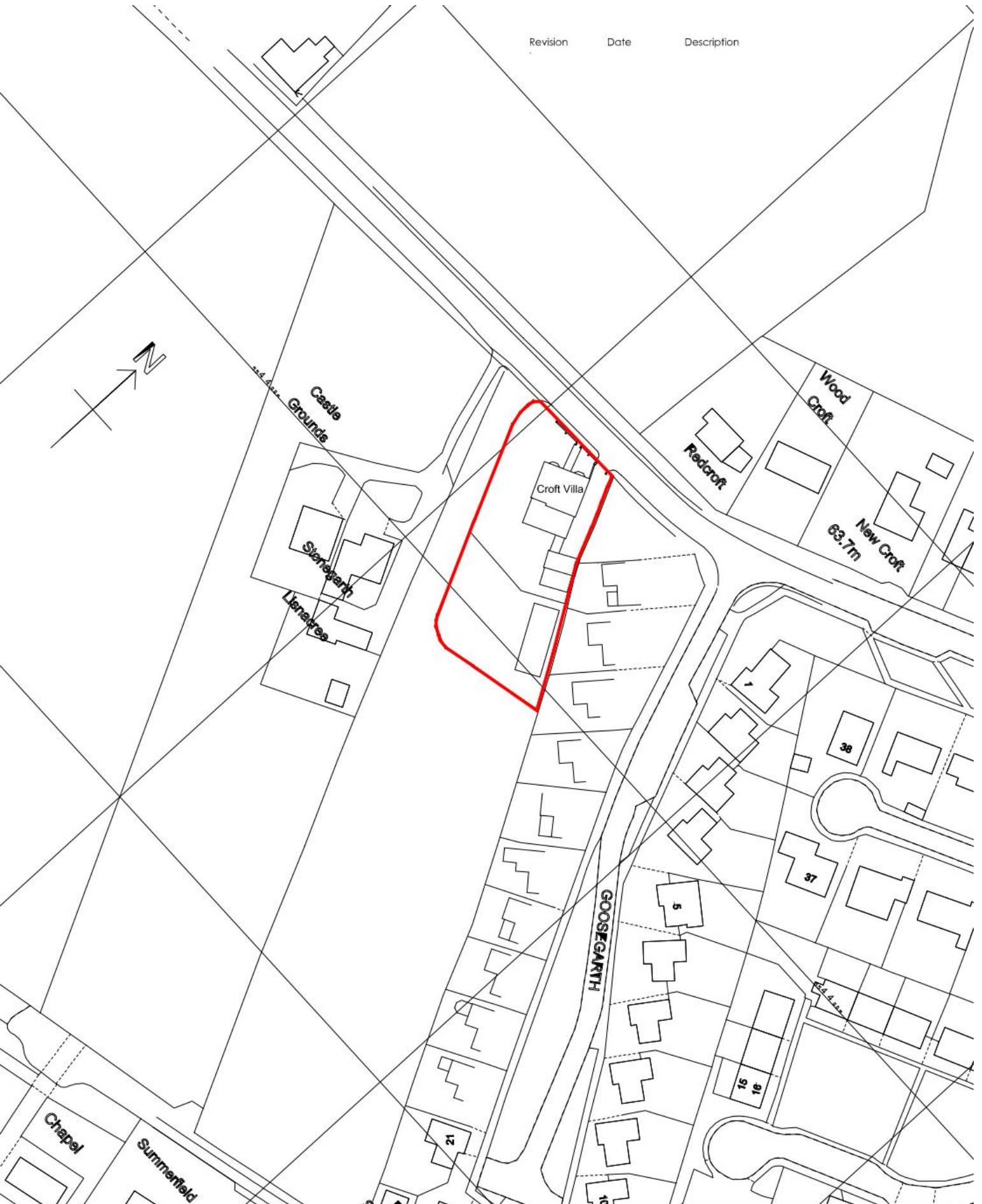
2. The additional area to be clad in brick slips to match the existing gateposts as shown on Drawing No.22-41-02 Rev C shall be completed within 3 months of the date of this planning permission.

**Reason:** To improve the visual amenity of the area. In accordance with Policies SP6 and HO8 of the Carlisle District Local Plan

2015-2030.



Revision      Date      Description



**concept**  
Architectural & Design Services

Tel: 01228 498963 Mob: 07801 298089

Project	Proposed Boundary Garden Wall & Associated Access, Croft Villa, Welbourn, Corlisle, Cumbria, CA4 8JQ.				
Drawing	Location Plan.				
Dwg No.	20-41-01	Scale	1:1250 @A1	Date	Oct '22
This drawing is Copyright. If used dimension lines are followed in preference to spaced dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the Designer immediately.					Rev.



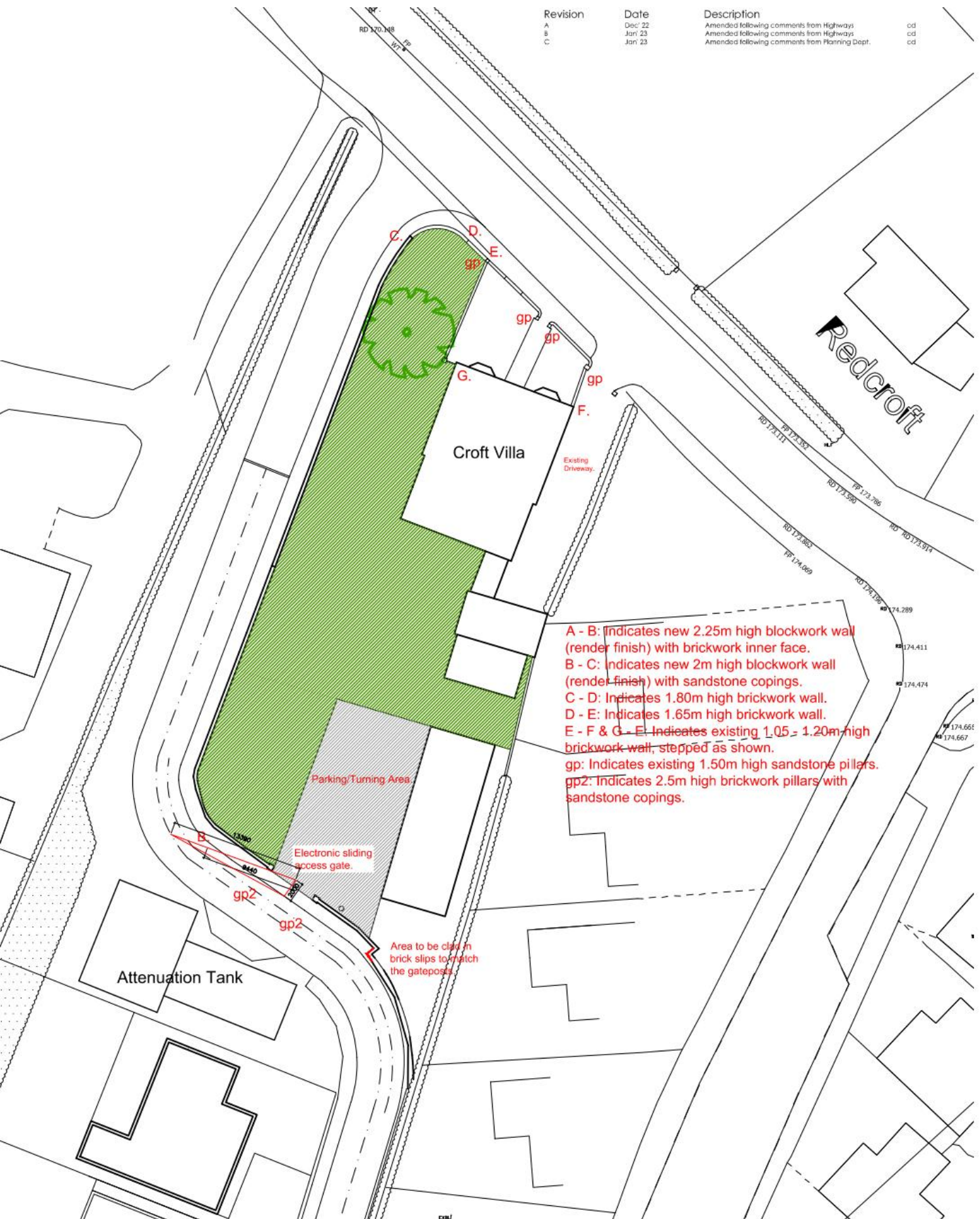
## Revision

A  
B  
C

## Date

Dec '22  
Jan '23  
Jan '23

## Description

Amended following comments from Highways  
Amended following comments from Highways  
Amended following comments from Planning Dept.cd  
cd  
cd

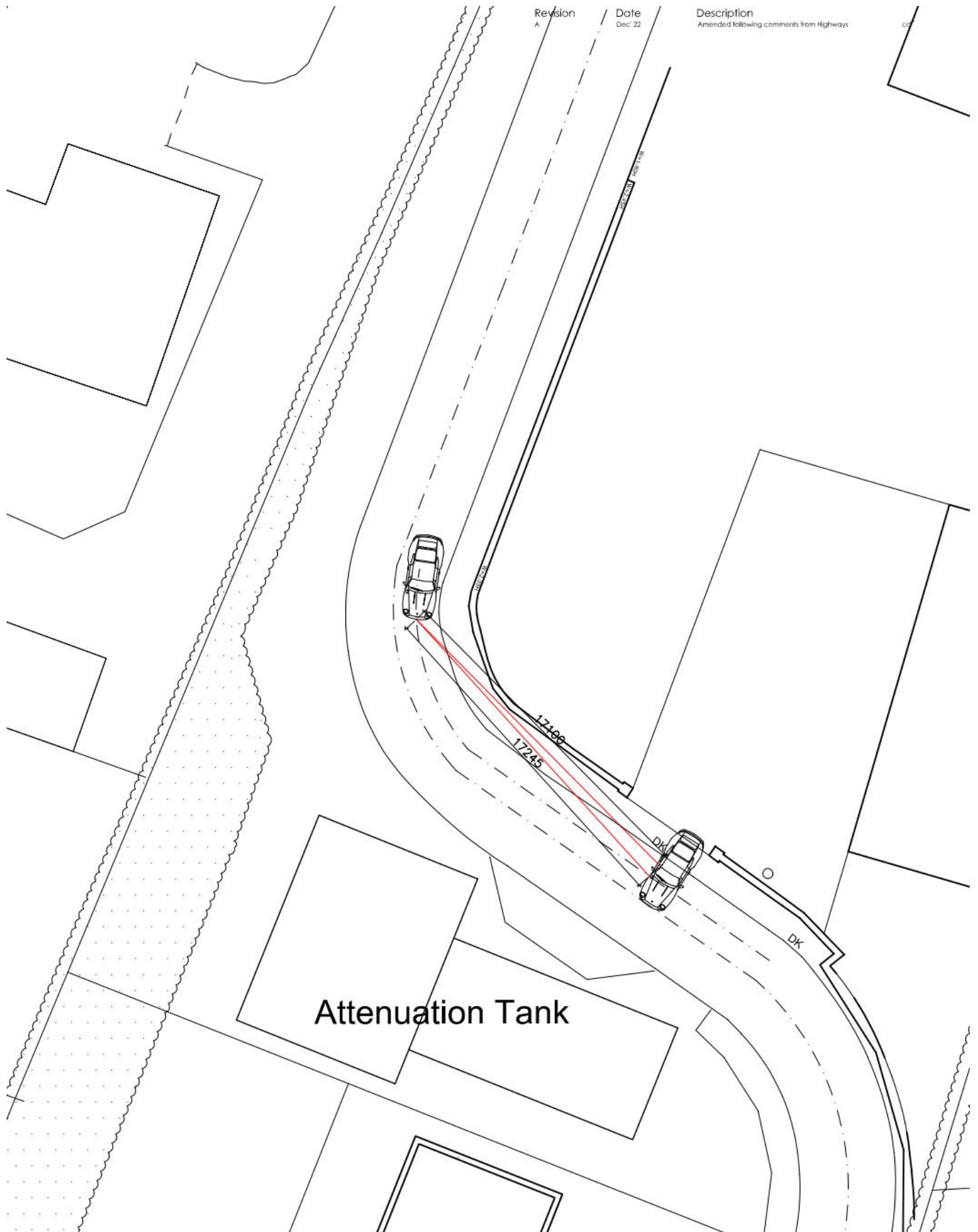
A - B: Indicates new 2.25m high blockwork wall (render finish) with brickwork inner face.  
 B - C: Indicates new 2m high blockwork wall (render finish) with sandstone copings.  
 C - D: Indicates 1.80m high brickwork wall.  
 D - E: Indicates 1.65m high brickwork wall.  
 E - F & G - E: Indicates existing 1.05 - 1.20m high brickwork wall, stepped as shown.  
 gp: Indicates existing 1.50m high sandstone pillars.  
 gp2: Indicates 2.5m high brickwork pillars with sandstone copings.

Project	Proposed Boundary Garden Wall & Associated Access. Croft Villa, Wetheral, Carlisle, Cumbria. CA4 8JQ.				
Drawing	Site (Block) Plan.				
Dwg No.	22 - 41 - 02	Scale	1:500 @A4	Date	Oct '22 Rev. C
This drawing is Copyright. Figured dimensions are to be followed in preference to scaled dimensions and particulars are to be taken from the actual work where possible. Any discrepancy must be reported to the Designer immediately.					

Revision  
A

Date  
Dec '22

Description  
Amended following comments from Highways



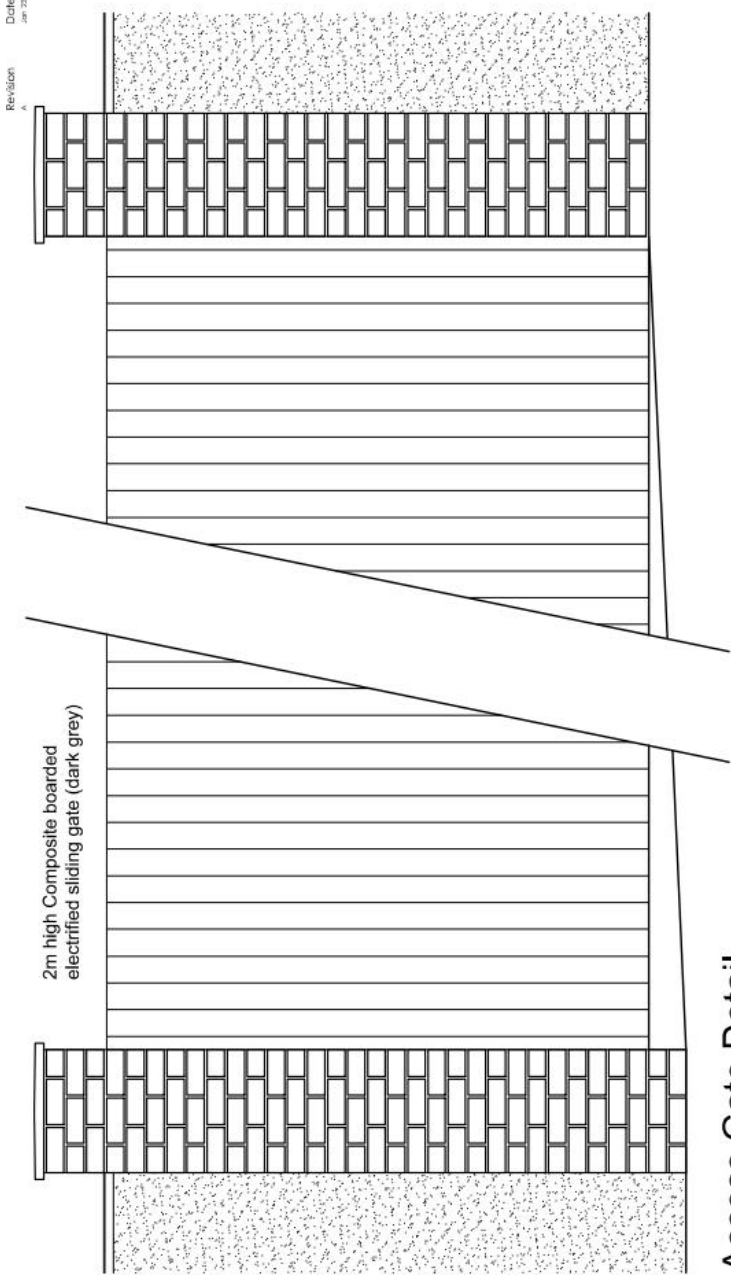
Attenuation Tank

**concept**  
Architectural & Design Services

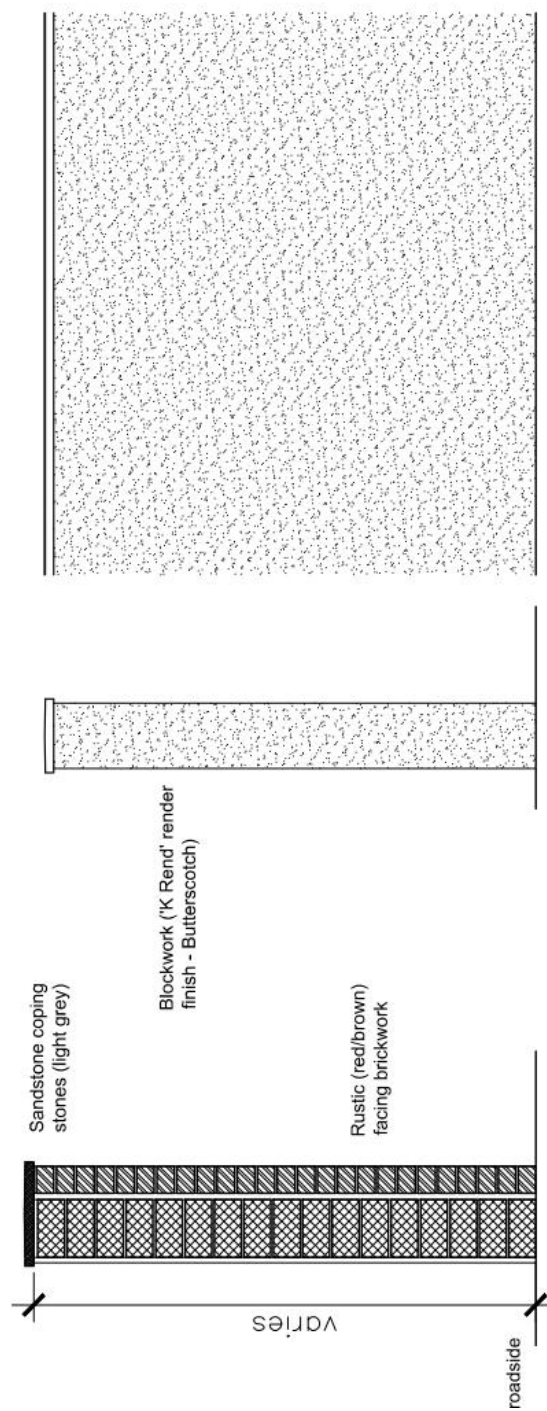
Tel: 01228 498963 Mob: 07801 298089

Project	Proposed Boundary Garden Wall & Associated Access. Croft Villa, Wetheral, Carlisle, Cumbria, CA4 8JQ.				
Drawing	Forward Visibility Splay.				
Dwg No.	22 - 41 - 04	Scale	1:250 @A4	Date	Dec '22
Rev.	-				
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Access Gate Detail



Typical Section

Typical Elevations