

SCHEDULE A: Applications with Recommendation

13/0318

Item No: 04

Date of Committee: 30/08/2013

Appn Ref No:
13/0318

Applicant:
Mr N Stobbs

Parish:
Brampton

Date of Receipt:
19/04/2013 16:01:30

Agent:
Green Design Architects

Ward:
Brampton

Location:

Land adjacent North House, Ruleholme, Irthington,
CA6 4NQ

Proposal: Erection Of 1no. Dwelling

REPORT

Case Officer: Barbara Percival

1. Recommendation

- 1.1 It is recommended that this application is refused.

2. Main Issues

- 2.1 Whether The Principle of Development Is Acceptable
- 2.2 Whether The Scale And Design Of The Dwelling Is Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Impact Of The Proposal On Highway Safety
- 2.5 Impact Of The Proposal On Biodiversity
- 2.6 Method of Disposal of Foul And Surface Water

3. Application Details

The Site

- 3.1 Members will recall that this application was deferred at a previous meeting of this Committee to allow Members the opportunity to visit the site.
- 3.2 The application site is located approximately 700 metres south of the A689 Carlisle to Brampton Road, along an unadopted and privately maintained

access road. Park Barns has been established from the conversion of barns into residential properties at Park Barns Farm.

- 3.3 The application site, equating to approximately 1450 square metres, enclosed by hedgerows and trees, forms part of the domestic curtilage and tennis court of Park Barns. The site has open aspects to the north, south and east whilst Park Barns and a further residential property Park Barns Cottage are located along its western boundary.

The Proposal

- 3.4 The application seeks Full Planning Permission for the erection of one dwelling. The submitted drawings illustrate a two storey property, the overall length of which, including the garage, would be 18.6 metres with a maximum width of 11.6 metres. The maximum ridge height of the dwelling would be 8 metres.
- 3.5 The accommodation would comprise of a lounge, hall, w.c., cloakroom, garden room, kitchen/dining room, office, utility and garage with 1no. ensuite bedroom, 3no. bedrooms, bathroom and snug above.
- 3.6 The proposed materials would be random stone work to the front elevation with render to the rear and side elevations under a recycled Welsh slate roof. The quoins, cills and lintels would be natural stone whilst the windows and doors would be timber.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of four neighbouring properties. In response, one e-mail of objection has been received.
- 4.2 The e-mail identifies the following issues:
1. questions the method of disposal of foul sewage.
 2. insufficient capacity for disposal of foul sewage into existing septic tank.
 3. previous instances of foul sewage drainage problems.
 4. possible damage by construction traffic to existing lane and hedges.
- 4.3 Revised application forms and drawings were subsequently received illustrating the disposal of foul drainage to a package treatment plant. No new representations as result of these revised details were received.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no

objection subject to the imposition of a condition;
Clerk to Brampton PC, Unit 2 - The Old Brewery: - no comments;
Local Environment - Environmental Protection: - no objection subject to the imposition of a condition;
Cumbria County Council - Drainage: - no response received.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP1, CP2, CP3, CP4, CP5, CP12, H1 and T1 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Whether The Principle of Development Is Acceptable
- 6.2 The main issue to establish in the consideration of this application is the principle of development. Since the adoption of the Local Plan, the National Planning Policy Framework (NPPF) has been published by the Government and is a material consideration in the determination of this application.
- 6.3 Paragraph 215 of the NPPF highlights that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). Accordingly, in respect of this application whilst the development should be considered against Local Plan policies, the Council's Local Plan (in respect of the issue of housing) cannot be considered up to date under the NPPF.
- 6.4 When assessing the application site against the foregoing policies, Park Barns itself is located in an isolated rural location. The Design and Access Statement together with the Contamination Desk Top Study refers to the application site and the surrounding residential dwellings as *"a cluster of residential properties ... converted from former agricultural buildings"*. This description of Park Barns is under pinned by available planning records as there are historic records for the conversion of barns into residential properties at Park Barns Farm. The Electoral Role indicates that there is a total of six residential properties, namely: Dairy Cottage, South House, Granary House, Stable Cottage, Park Barns and Park Barns Cottage (annotated as North House on the submitted Ordnance Survey extract). The permanent retention of a mobile home was approved in December 2012 (application reference 12/0824) in relation to a worker managing land at The Barn.
- 6.5 Whilst it is acknowledged that this is a small group of dwellings, located on what was a former farmstead, Park Barns can not be considered either a village or a settlement. Accordingly, it can not be considered in the context of the NPPF as part of a group of smaller settlements to support services nearby. Furthermore, given the rural nature of the District there are many farmsteadings which are similar to the Park Barns complex. As Members are

aware, whilst each application is to be dealt with on its own merits there are concerns for the sustainability of development if new dwellings were to be developed in relation to farmsteadings without a justified need.

- 6.6 In light of the foregoing, the proposal is required to be assessed against those policies for isolated new homes in the countryside. The NPPF outlines that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: the essential need for a rural worker to live permanently at or near their place of work in the countryside; or where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or the exceptional quality or innovative nature of the design of the dwelling.

- 6.7 The application seeks Full Planning Permission for a new dwelling in an isolated rural location with no special circumstances as detailed in the NPPF put been forward by the applicant that would justify a new dwelling in this location. The proposal is, therefore, contrary to Policy CP1, Criteria 2 of Policy CP5, Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the National Planning Policy Framework.

2. Whether The Scale And Design Of The Dwelling Is Acceptable

- 6.8 The submitted drawings illustrate that the proposed dwelling would be of a similar scale and massing to those of its immediate neighbours. The Design and Access Statement, submitted as part of the application, indicates that the proposed materials would also complement the existing dwellings. Furthermore, the proposal would achieve adequate amenity space and off-street parking.

3. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.9 Given the relationship of the site to the nearest residential dwellings, Park Barns and Park Barns Cottage, any dwelling on this site would achieve the Council's minimum distances between dwellings as stated in the Council's Supplementary Planning Document 'Achieving Well Designed Housing'.

4. Impact Of The Proposal On Highway Safety

- 6.10 The application site is accessed via an unadopted and privately maintained access road, approximately 700 metres from the A689 Carlisle to Brampton road. Cumbria County Council, as Highways Authority, has been consulted and raise no objections subject to the imposition of a condition. Accordingly, the proposal would not have any significant highways/traffic implications.

5. Impact Of The Proposal On Biodiversity

- 6.11 The Council's GIS Layer has identified that there is the potential for several

key species to be present within the vicinity. Using the guidance issued by Natural England, the development is unlikely to harm a protected species or their habitat.

6. Method of Disposal of Foul And Surface Water

- 6.12 Revised drawing have been received which now illustrate that foul drainage would go to a package treatment plant whilst surface water would go to a soakaway. Whilst the principle is acceptable further details would be required to assess the suitability of the proposals.

Conclusion

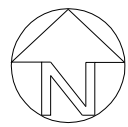
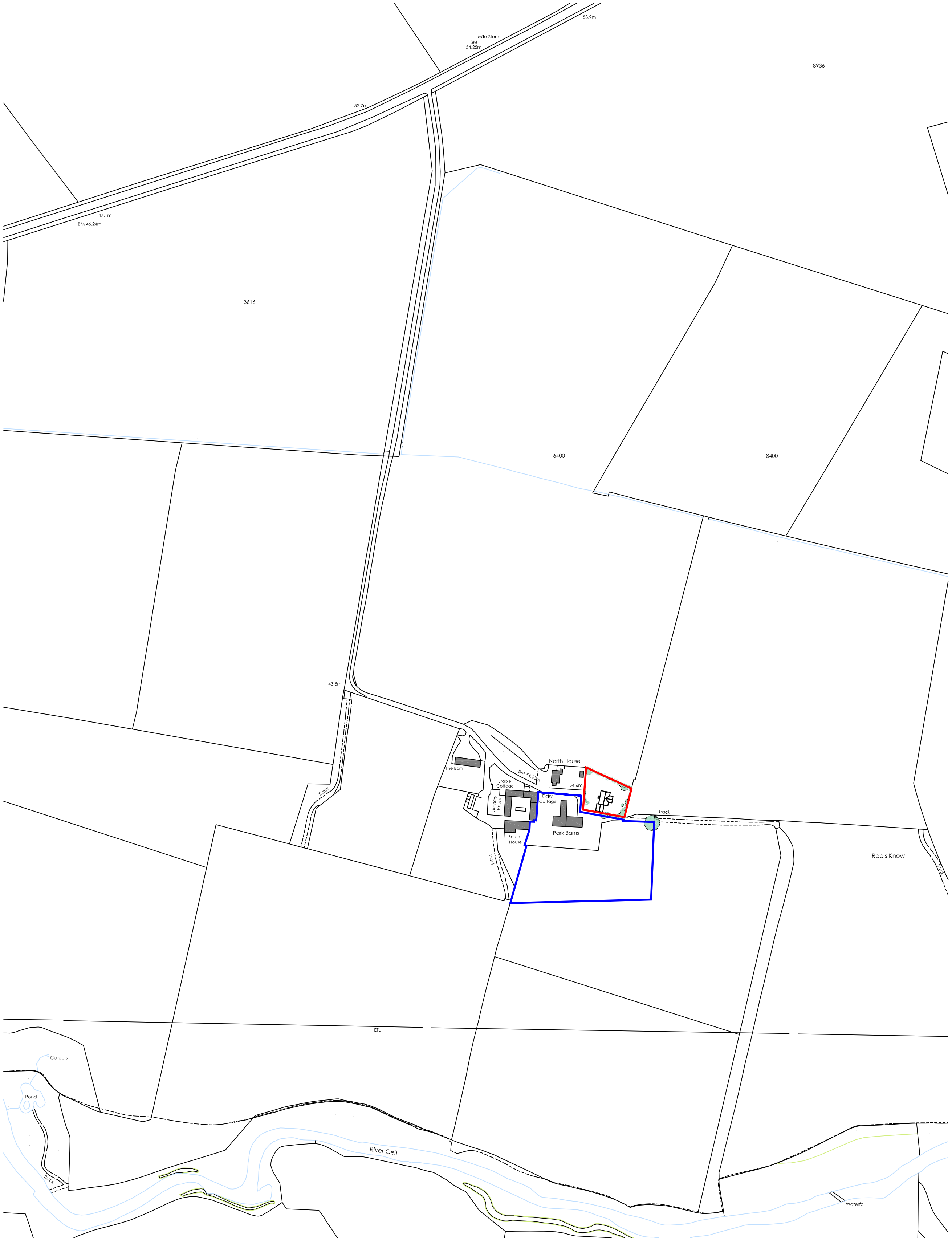
- 6.13 In overall terms, the proposed site is located in a remote rural location and the erection of a dwelling on this site would, therefore, form a prominent intrusion into the open countryside and would have an adverse impact on the character of the area. The proposal is, therefore, contrary to Policy CP1, Criteria 1 and 2 of Policy CP5, Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the NPPF.

7. Planning History

- 7.1 In 1999, Full Planning Permission was granted for change of use of part field from agricultural to domestic and erection of a building to form covered swimming pool (application reference 99/0295).
- 7.2 In 2002, Full Planning Permission was granted for extension over existing utility room to provide play room (application reference 02/0535).
- 7.3 In 2005, Retrospective Full Planning Permission was granted for construction of a pond and decking area in paddock area (application reference 05/1134).
- 7.4 In 2006, Full Planning Permission was granted for extension to provide additional living accommodation and external terrace (application reference 06/0462).

8. Recommendation: Refuse Permission

1. **Reason:** The application site is located in the remote rural area. The National Planning Policy Framework (NPPF) states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances. No special circumstances as detailed in the NPPF have put forward by the applicant that would justify a new dwelling in this location. The proposal is, therefore, contrary to Policy CP1, Criterion 2 of Policy CP5, Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the National Planning Policy Framework.



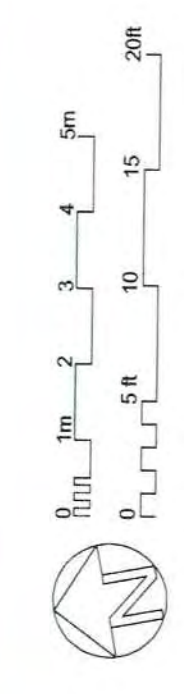
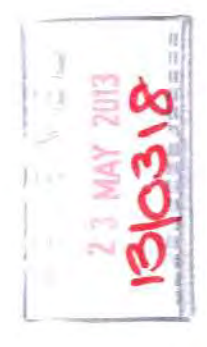
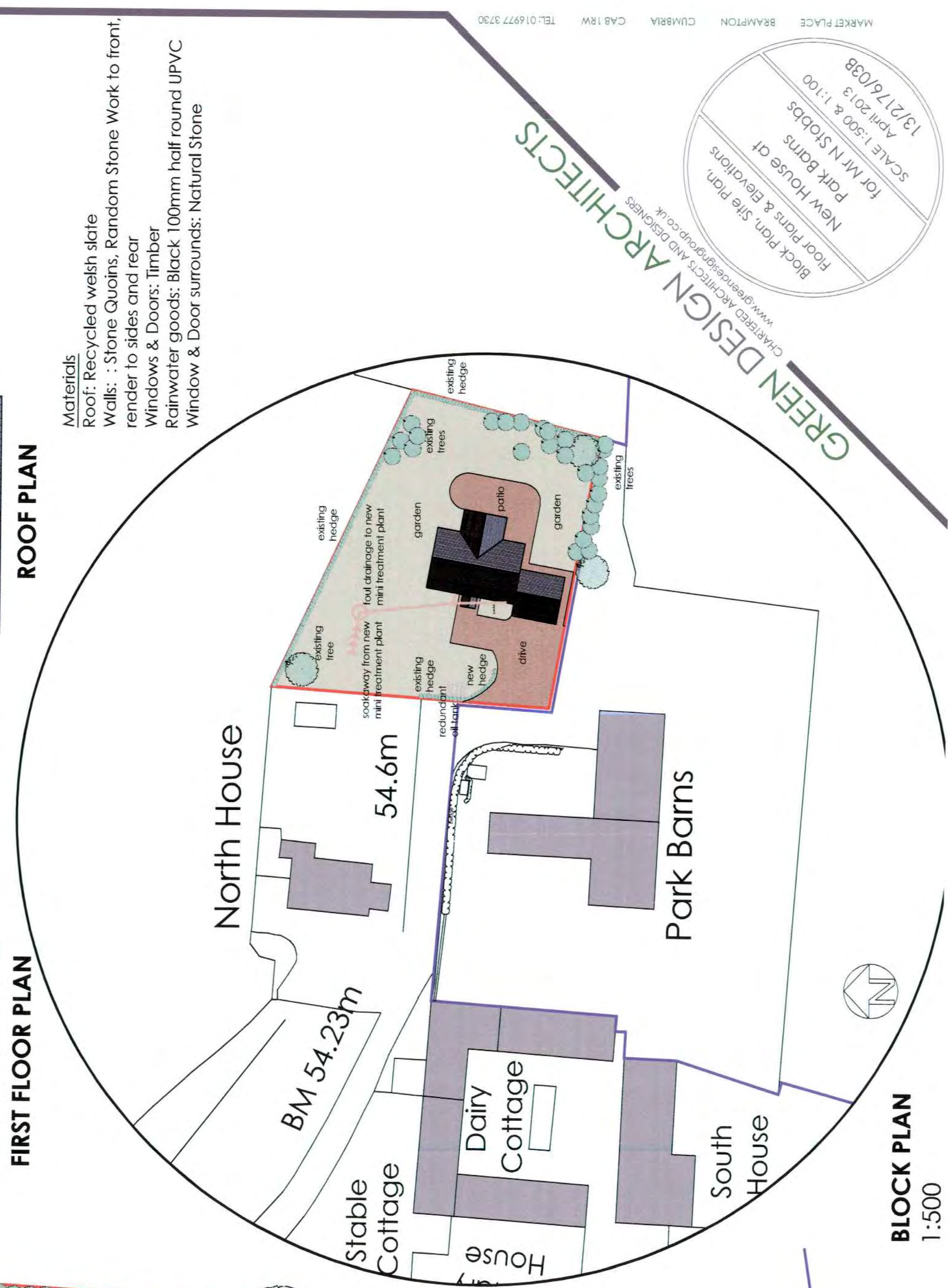
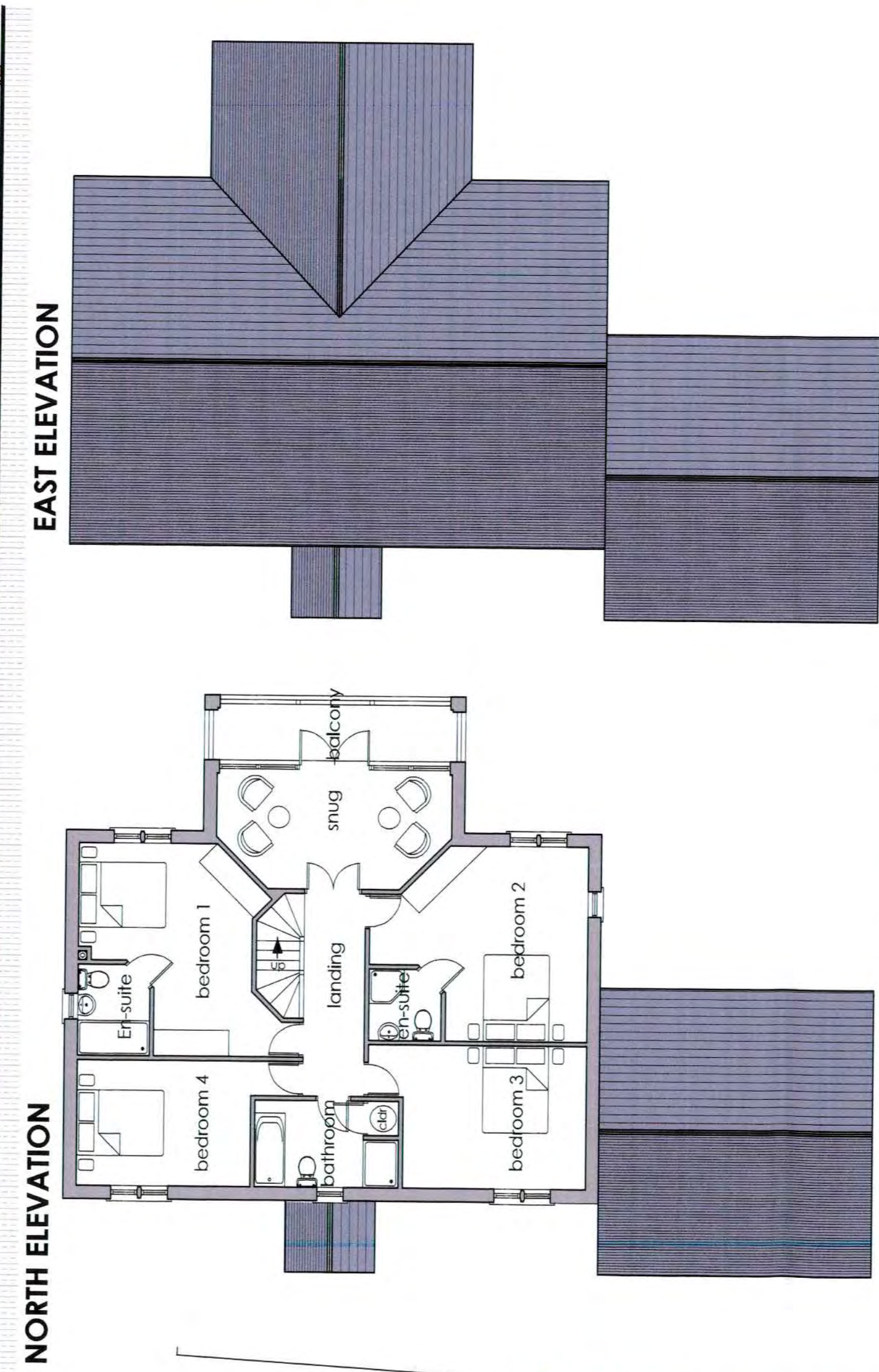
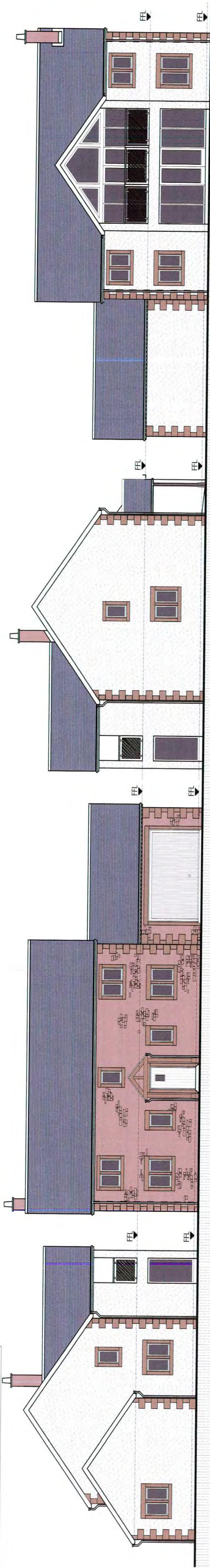
LOCATION PLAN

D	C	RV	DATE	DESCRIPTION

GREEN DESIGN ARCHITECTS
CHARTERED ARCHITECTS AND DESIGNERS
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ID	C	REV	DATE	DESCRIPTION
		B	20.05.2013	Drainage amended.



SITE & GROUND FLOOR PLAN