

SCHEDULE A: Applications with Recommendation

13/0735

Item No: 25

Date of Committee: 15/11/2013

Appn Ref No:
13/0735

Applicant:
Mr H McDevitt

Parish:

Date of Receipt:
01/10/2013

Agent:
Jobs Worth Doing

Ward:

Location:

56 Colville Street, Carlisle, CA2 5HT

Proposal: Erection Of Conservatory To Rear Elevation

REPORT

Case Officer: Barbara Percival

1. Recommendation

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

2. Main Issues

- 2.1 Impact of the proposal on the living conditions of neighbouring residents
- 2.2 Whether the proposal is appropriate to the dwelling
- 2.3 Impact of the proposal on the floodplain
- 2.4 impact of the proposal on biodiversity

3. Application Details

The Site

- 3.1 Number 56 Colville Street is a two storey end of terrace property located on the western side of Colville Street close to its junction with Colville Terrace. An access lane runs along the property's northern boundary and continues along its western boundary with St James' Park beyond that. The application site's rear yard area is enclosed by a brick wall approximately 2.8 metres in height.

The Proposal

- 3.2 This application seeks Full Planning Permission for the erection of a conservatory within the rear yard area. The submitted drawings illustrate that the conservatory would have a dwarf wall constructed of red facing bricks with white upvc double glazed windows and door with a polycarbonate roof.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of the occupiers of seven neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP2, CP5, H11 and LE27 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:

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

- 6.2 The proposal seeks permission for the erection of a conservatory within the rear yard area of 56 Colville Street. Given the position of the proposed extension in relation to neighbouring residential properties together with the existing 2.8 metre high boundary walls, the proposal will not have a detrimental impact on the living conditions of adjoining occupiers on the basis of loss of light, overlooking or over dominance.

2. Whether The Proposal Is Appropriate To The Dwelling

- 6.3 The scale and height of the conservatory is comparable to the existing property and the existing single storey extension. Furthermore, the conservatory would be constructed from materials which will harmonise with the existing dwelling, and would employ similar detailing. Accordingly, the proposal would complement the existing dwelling in terms of design and materials to be used.

3. Impact Of The Proposal On The Floodplain

- 6.4 The property is located within Flood Zones 2 and 3 of the Environment Agency's Flood Map. The Environment Agency, therefore, request that applicants acknowledge such and provide a simple Flood Risk Assessment (FRA). The applicant has provided the FRA and acknowledged that there is a Flood Risk and outlined the measures to be taken; however, in this instance the proposal will not significantly affect the Flood Zone to warrant a refusal of the application.

4. Impact Of The Proposal On Biodiversity

- 6.5 The Councils GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. As the proposed development seeks permission to extend an existing dwelling with minimum disturbance to vegetation, it is unlikely that the development would harm a protected species or their habitat. However, an Informative should be included within the Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed

Conclusion

- 6.6 In overall terms the proposal does not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking and unreasonable loss of daylight or sunlight. The scale and design of the proposed conservatory is acceptable in relation to the dwelling nor would it have a detrimental impact on biodiversity or the floodplain.
- 6.7 In all aspects the proposal is compliant with the objectives of the relevant adopted Local Plan policies. Accordingly, the application is recommended for approval.

7. Planning History

- 7.1 There is no relevant planning history.

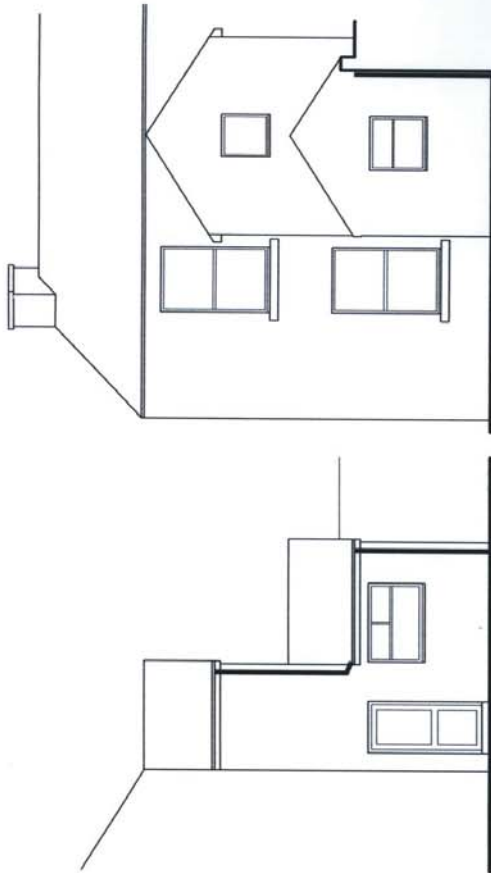
8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

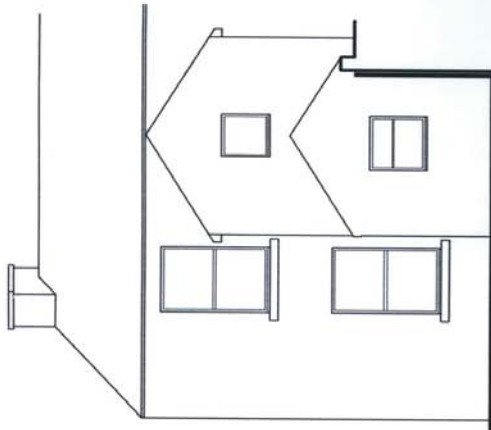
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
1. the submitted planning application form received 16th September 2013;
 2. the Flood Risk Assessment received 1st October 2013;
 3. the plans and elevations received 16th September 2013 (Drawing Number 42372/1);
 4. the Notice of Decision; and
 5. any such variation as may subsequently be approved in writing by the Local Planning Authority.

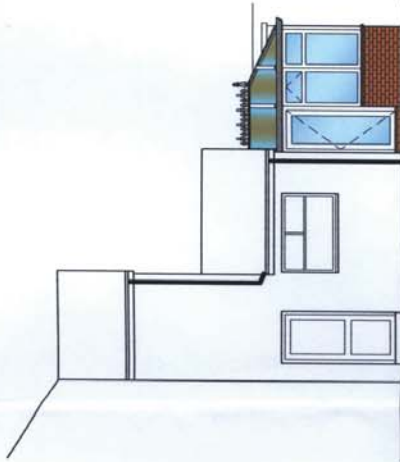
Reason: To define the permission.



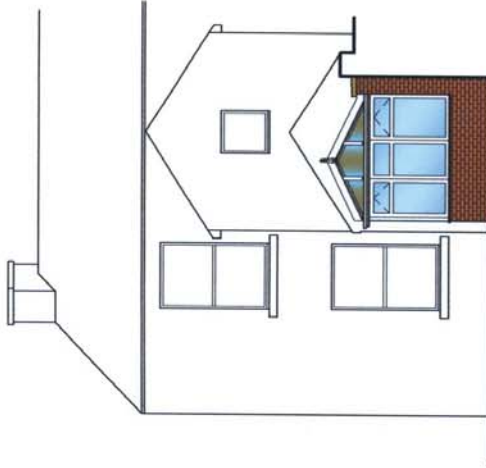
North Elevation as existing 1:100



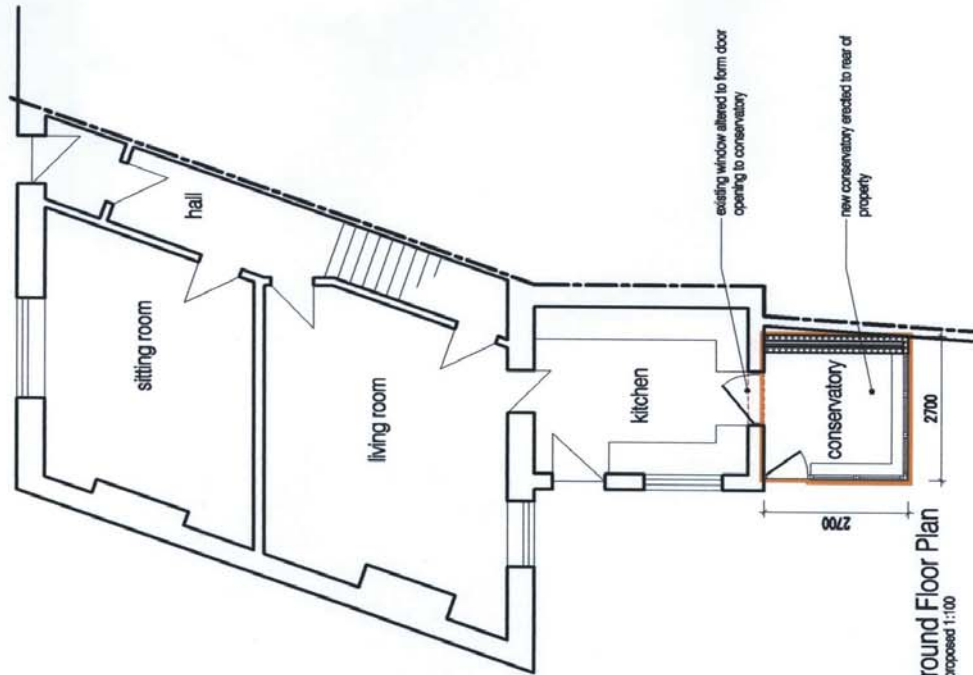
West Elevation as existing 1:100



North Elevation as proposed 1:100



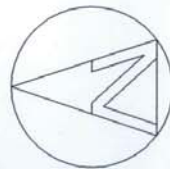
West Elevation as proposed 1:100



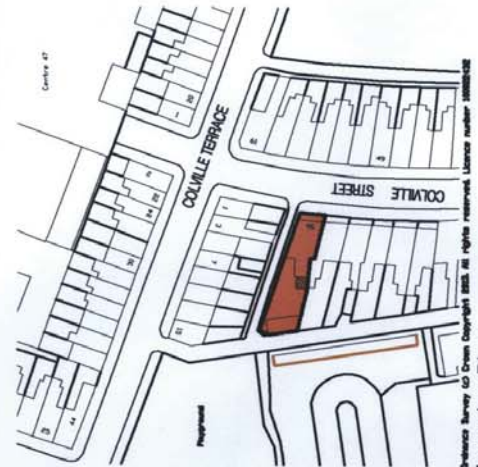
Ground Floor Plan as proposed 1:100

PLANNING NOTES

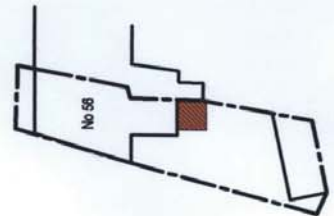
Conservatory erected to rear of property comprising:
 Roof - White upvc clad extruded aluminium rafters with bronze polycarbonate glazing.
 Door & Windows - White upvc framed double glazed.
 Walls - Red facing brick to match existing



line of existing garden wall omitted for clarity



Location Plan Scale 1:1250



Block Plan As Proposed 1:500

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 16 SEP 2013
 13/0735

South Elevation as proposed 1:100

jobworthdoing
 Drawing Office, Block 10, Unit 8
 Marshmore Ind. Est., Highways, MK1 8SL
 Tel: 01494 754857 Fax: 01494 851150

Proposed Conservatory
 at: 56 Colville Street, Carlisle
 for: Mr McDavitt

PLANS & ELEVATIONS

| | | | | |
|------------|----------|----------|----------|----------------------|
| drawing no | revision | drawn by | date | scale |
| 42372/1 | - | TQ | sep 2013 | 1:100, 1:500, 1:1250 |