

## SCHEDULE A: Applications with Recommendation

14/0414

Item No: 09

Date of Committee: 25/07/2014

**Appn Ref No:**  
14/0414

**Applicant:**  
Mr Percival

**Parish:**  
Wetheral

**Agent:**  
Positive Planning Solutions

**Ward:**  
Wetheral

**Location:** Land Part Field 6259, Scotby, Carlisle

**Proposal:** Erection Of 1no. Dwelling (Revised Application)

**Date of Receipt:**  
19/05/2014

**Statutory Expiry Date**  
14/07/2014

**26 Week Determination**

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### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

- 1.1 It is recommended that this application is refused.

#### 2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale & Design Would Be Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Dwellings

#### 3. Application Details

##### The Site

- 3.1 This application is seeking planning permission for the erection of a dwelling on part of OS field no.6259, Ghyll Road, Scotby. The application site lies in the south-west corner of a field at the end of Ghyll Road and would lie adjacent to an existing agricultural building. A track runs along the northern boundary of the site, with a track, which is a public bridleway, also running along the western boundary. Both of the tracks are separated from site by hedgerows. A field gate provides access to the site from Ghyll Road. A large detached bungalow, Meadowbank, which sits on an elevated site, lies

to the west of the application site, with a further bungalow (26 Ghyll Road) being located to the north-west.

## **Background**

3.2 In May 2013, an application for the erection of a dwelling on this site was refused for the following reason:

"The application site lies outside the settlement boundary of Scotby in the corner of a field and is separated from the existing dwellings on Ghyll Road by a track. It is physically and visibly separated from the built form of the settlement and intrudes into the open countryside. The dwelling would be a large detached two-storey property and the size and scale of the dwelling would not in keeping with the surrounding properties and would have an adverse impact on the character of the 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 have put been forward by the applicant that would justify a new dwelling in this location. The proposal is, therefore, contrary to Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016, Criterion 1 of Policy CP5 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the National Planning Policy Framework".

3.3 A subsequent appeal was dismissed. The Inspector considered that a dwelling on this site would effectively extend the built-up area into the countryside, spreading an urban type of development beyond the intersection of Ghyll Road with the two bridleways, which is a natural boundary to the village. He also considered that the proposed house, which would be adjacent to a low, modern agricultural shed that lies within the field would appear much higher and more prominent and it would be incongruous in an essentially agricultural setting. Moreover, it would not relate well in scale to the bungalows that line both sides of Ghyll Road as its eastern end, especially the smaller bungalows on the northern side of the road. The Inspector concluded that the proposed house would represent an intrusion of urban form into the open countryside around Scotby and, by virtue of its scale and prominent position, it would not relate well to the character and appearance of either the landscape of the area or the other dwellings in the vicinity.

## **The Proposal**

3.4 The proposal is seeking planning permission for the erection of a detached dwelling on this site. The front elevation would have the appearance of a dormer bungalow, with the rear elevation being two-storey. The proposed dwelling would face the properties on the northern side of Ghyll Road. The front elevation would contain two small pitched roof dormer windows, a small pitched roof porch and would contain an integral garage. The rear elevation would be two-storey and would contain a two-storey gable, which would have a Juliette balcony. It would have a ridge height of 7.4m and would be constructed of red multi bricks under a grey tiled roof.

- 3.5 The dwelling would contain an open plan kitchen/ dining area, a lounge, a study, a utility and a w.c. to the ground floor, together with an integral garage, with the first floor containing four bedrooms (one en-suite) and a bathroom. A patio would be provided to the rear and side of the dwelling, with a large garden being provided to the east. A large parking and turning area would be provided to the front of the dwelling and this would be accessed
- 3.6 The existing hedgerows around the site would be retained and strengthened and new hedgerow would be planted on the southern and eastern boundaries. Foul drainage would go into the existing foul sewer on Ghyll Road, with surface water discharging via a soakaway.
- 3.7 The proposal would provide the applicants with a self build dwelling. It would be occupied by the applicant's daughter, who would be on hand to assist in the husbandry of the animals kept by the applicant.
- 3.8 The application is accompanied by a Planning Statement. This notes that the revised proposal reduces the size of the dwelling to better reflect the cul-de-sac of generally single-storey properties. The previous scheme was for a two-storey dwelling. It also notes that the revised scheme moves the dwelling within the site in order to provide a setting which relates more to providing a stop vista at the head of the existing cul-de-sac.

#### **4. Summary of Representations**

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to five neighbouring properties. In response, three letters of support (including two from the same household) and one letter of objection have been received. The letters of support make the following points:
- the proposal provides housing for a local family;
  - it does not affect the environment of Ghyll Road or interfere with the surrounding countryside;
  - the new house is in a very logical place to build a property;
  - it is important that new houses are built to support the village and its economy;
  - the attractive design and situation will enhance the Ghyll Road mix of modern, old and converted dwellings;
  - the access to the site will be unobtrusive and will cause no interruption to traffic flow;
  - providing a family home for a local family will ensure village life continues to evolve for many years to come.
- 4.2 The letter of objection makes the following points:
- entrance to the development would be onto main turning area for residents of Ghyll Road;
  - greenfield site;

- adjacent to bridle path.

## **5. Summary of Consultation Responses**

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;  
Wetheral Parish Council: - support - no observations;  
Cumbria County Council - (Highway Authority - Footpaths): - the development should be adjacent to Public Bridleway 138013 and must not be obstructed before or after the development has been completed;  
Local Environment - Environmental Protection: - no objections, subject to conditions;  
Northern Gas Networks: - no objections;  
United Utilities: - only foul drainage should go to the sewer, with surface water draining in the most sustainable way. Permeable paving should be used for driveways and other hard-standing areas.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, CP3, CP5, CP12 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following issues.
1. Whether The Proposal Is Acceptable In Principle
- 6.2 Whilst it is acknowledged that Scotby is a Local Service Centre, the site is physically and visibly separated from the existing dwellings on Ghyll Road by an existing track and is poorly related to the existing settlement. This view was shared by the Inspector when he dismissed an appeal in January 2014, which sought permission for a dwelling on this site. He considered that a dwelling on this site would effectively extend the built-up area into the countryside, spreading an urban type of development beyond the intersection of Ghyll Road with the two bridleways, which is a natural boundary to the village and it would be incongruous in an essentially agricultural setting. He concluded that the proposed house would represent an intrusion of urban form into the open countryside and would not relate well to the character and appearance of the landscape of the area.
- 6.3 In light of the above, it is clear that a proposed dwelling in this location would lead to an unacceptable intrusion into the countryside and would not sit well with the built form of the settlement. The proposal is, therefore, contrary to Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016. Whilst the National Planning Policy Framework (NPPF) states that Local Planning Authorities should apply a presumption in favour of sustainable development, the harm created by a dwelling in this location would override this.
- 6.4 Whilst it is noted that the proposal would provide the applicants with a self build dwelling and it would be occupied by the applicant's daughter, who

would be on hand to assist in the husbandry of the animals kept by the applicant in the adjacent barn and field, these matters are not sufficient enough to outweigh the harm created by a dwelling in this location. Members should note that the applicant has not applied for an agricultural worker's dwelling.

6.5 The NPPF states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances. No special circumstances have put been forward by the applicant that would justify a new dwelling in this location.

6.6 In light of the above, the proposal is contrary to Criterion 1 of Policy H1 and Paragraph 55 of the NPPF.

## 2. Whether The Scale & Design Would Be Acceptable

6.7 The front elevation of the dwelling would have the appearance of a dormer bungalow, with the rear elevation being two-storey. The dwelling would have a ridge height of 7.4m. The adjacent properties are conventional bungalows and the size and scale of the proposed dwelling would not in keeping with the surrounding properties and would have an adverse impact on the character of the area.

6.8 In dismissing the appeal for a dwelling on this site, the Inspector noted that the proposed house, which would be adjacent to a low, modern agricultural shed that lies within the field, would appear much higher and more prominent and it would be incongruous in an essentially agricultural setting. Whilst the height of the dwelling has been reduced from 9.1m to 7.4m it would still be higher than the agricultural building to the east and would not relate well in scale to the bungalows that line both sides of Ghyll Road as its eastern end, especially the smaller bungalows on the northern side of the road.

6.9 The proposal would, therefore, be contrary to Criterion 1 of Policy CP5 of the Carlisle District Local Plan 2001-2016.

## 3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Dwellings

6.10 The front elevation of the dwelling would face the side elevation of 26 Ghyll Road but would be a minimum of 23m away. Meadowbank, which sits at an elevated position, would be over 35m away from the proposed dwelling. The proposal would not, therefore, have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

## Conclusion

6.11 In overall terms, the proposed site forms part of a field and is not well related to the existing dwellings in Ghyll Road. Erecting a large two-storey 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 Criterion 1 of Policy H1 and Criterion 1 of Policy CP5 of the Carlisle District Local Plan 2001-2016 and Para 55 of

the NPPF.

## **7. Planning History**

- 7.1 In May 2013, planning permission was refused for the erection of a dwelling on this site (13/0231). A subsequent appeal was dismissed.

## **8. Recommendation: Refuse Permission**

1. **Reason:** The application site lies outside the settlement boundary of Scotby in the corner of a field and is separated from the existing dwellings on Ghyll Road by a track. It is physically and visibly separated from the built form of the settlement and intrudes into the open countryside. The dwelling would be a detached one-and-a-half-storey/ two-storey property and the size and scale of the dwelling would not in keeping with the surrounding properties and would have an adverse impact on the character of the 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 have put been forward by the applicant that would justify a new dwelling in this location. The proposal is, therefore, contrary to Criterion 1 of Policy H1 of the Carlisle District Local Plan 2001-2016, Criterion 1 of Policy CP5 of the Carlisle District Local Plan 2001-2016 and Paragraph 55 of the National Planning Policy Framework.
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NY 4455

# SITE LOCATION PLAN

DRAWING N° GR/DWELL/SLP

SCALE 1:2500

RECEIVED

19 MAY 2014

2014/04/14

N

RECEIVED

21 MAR 2013

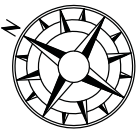
13/02/31

Scotby

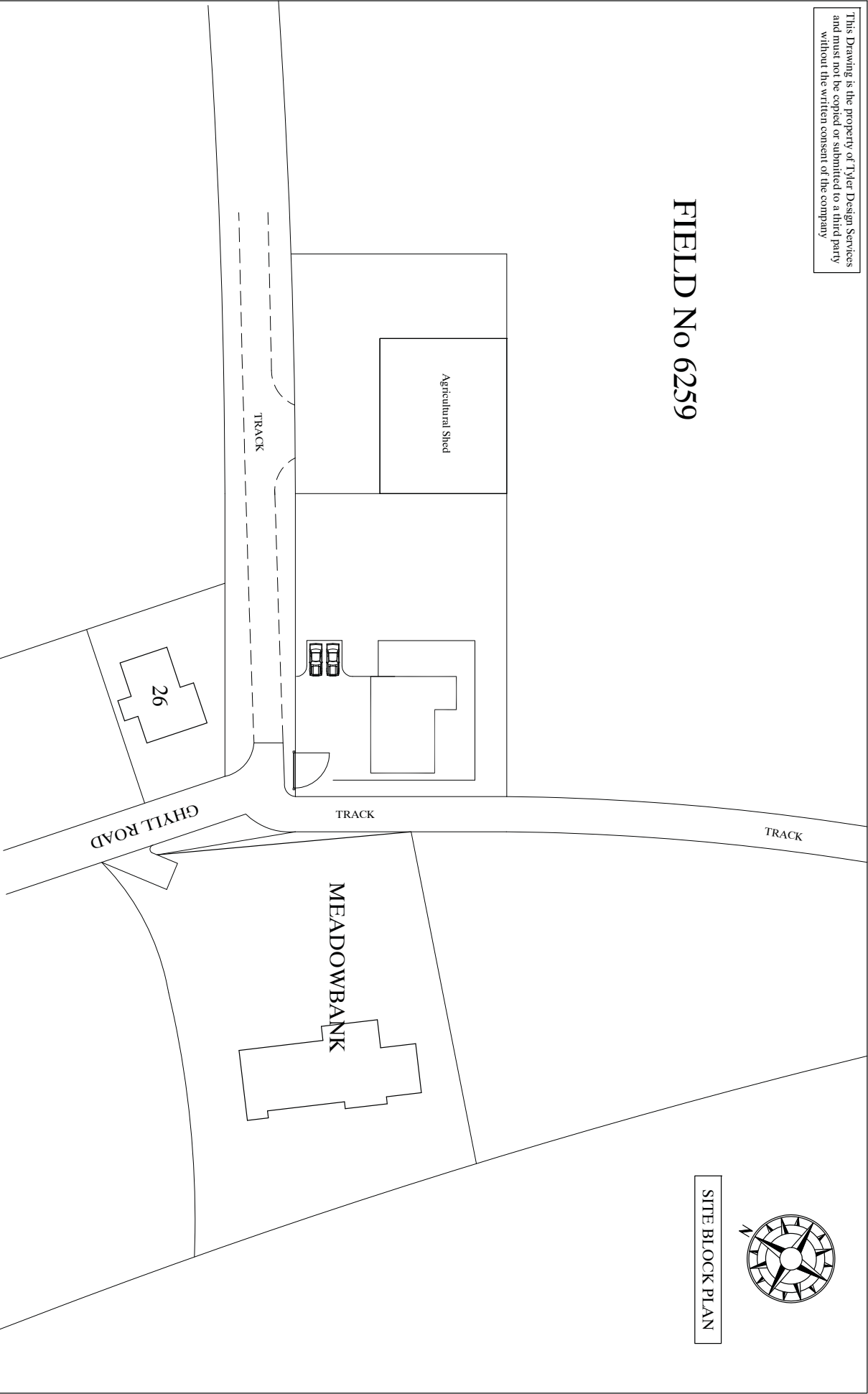


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# FIELD No 6259



SITE BLOCK PLAN



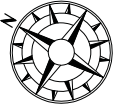
Rev.	Date	Description
A	01 / 01 / 13	Original Issue

Proposed New 4 Bedroom detached Dwelling complete with attached single Garage  
Land to Part Field No 6259 - adjacent to Ghyll Road, Scooby,  
Carlisle, Cumbria CA4 8BR for Mr. R. W. Percival.

Drawn By	G. Tyler
Scale	1:500
Date	1st January 2013
Drawing No	GR / DWELL / SBP1 Rev B



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### Site Layout Plan

Scale - 1 : 200

New Thorn Hedge  
Reasonable dense at base and growing to a height of approximately 1.2 Metres - but some reinforcement / replanting required  
Hedge to be regularly trimmed and maintained

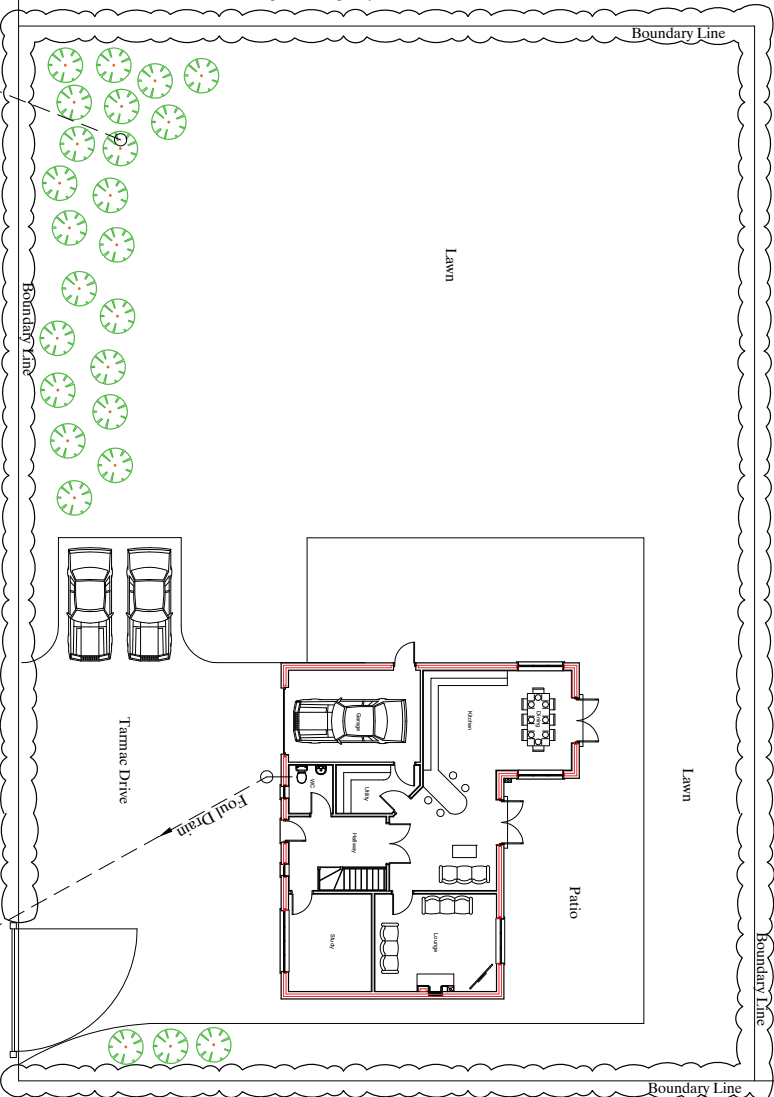
HOUSE MATERIALS  
Windows & Doors - Upvc White Double Glazed  
Roof - Grey Tiles  
Walls - Red Clay facing brick Multi Red / Brown  
Artificial Stone Clis & Heads to windows

Well maintained Thorn Hedge  
Reasonable dense at base and growing to a height of approximately 1.2 Metres - but some reinforcement / replanting required  
Hedge to be regularly trimmed and maintained

Surface water to Existing Ditch

Well maintained Thorn Hedge  
Reasonable dense at base and growing to a height of approximately 1.2 Metres - but some reinforcement / replanting required  
Hedge to be regularly trimmed and maintained

Existing Sewer in "Chyll Road"



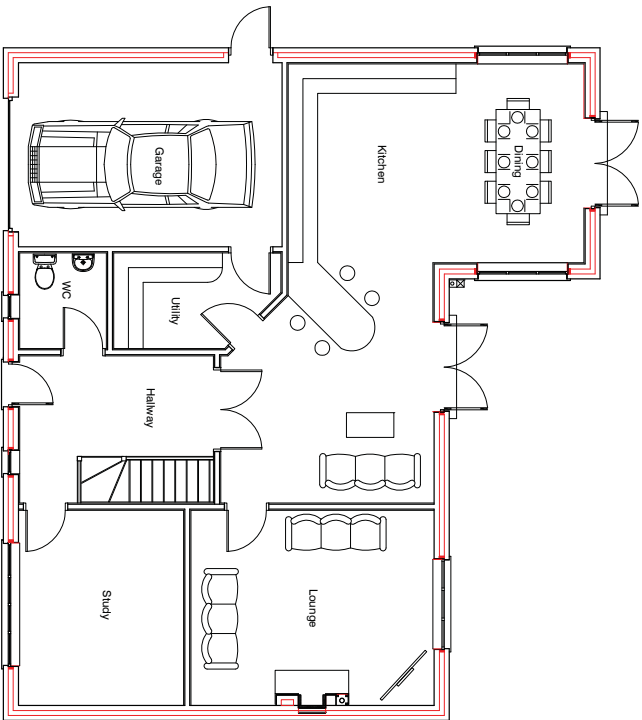
### Proposed New 4 Bedroom detached Dwelling complete with attached single Garage

at Land adjacent to "The Millions" Ghyll Road, Scotby ,  
Carlisle, Cumbria CA4 8BR for Mr. R.W. Percival.

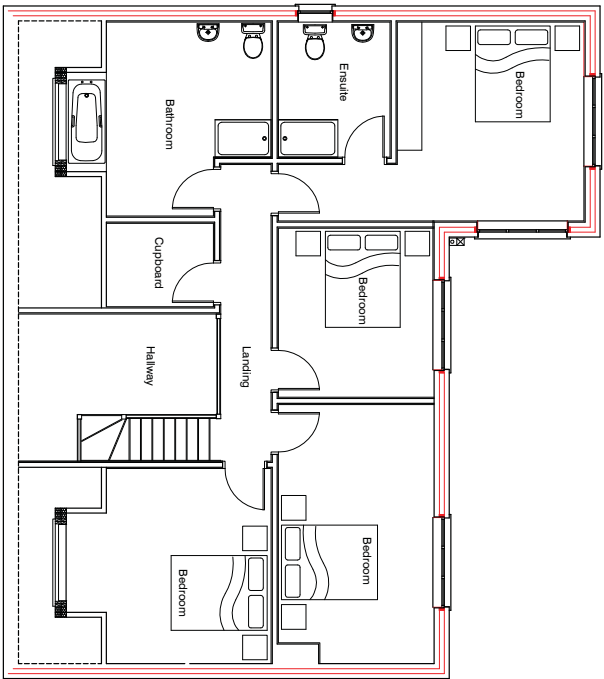
B	01 / 05 / 14	Amended
A	01 / 04 / 14	Original Issue
Rev.	Date	Description

Drawn By	G. Tyler
Scale	1:200
Date	1st April 2014
Drawing No	GR / DWELL / SL Rev B

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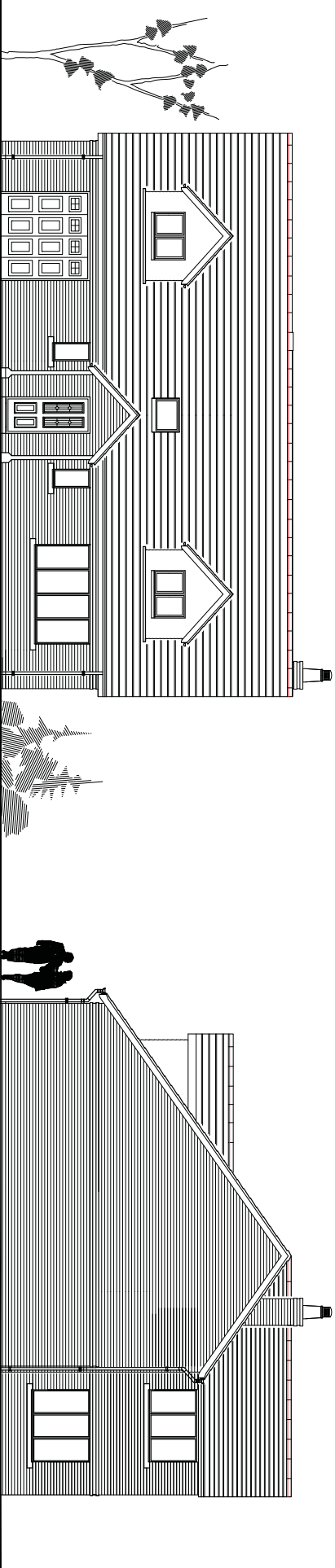
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

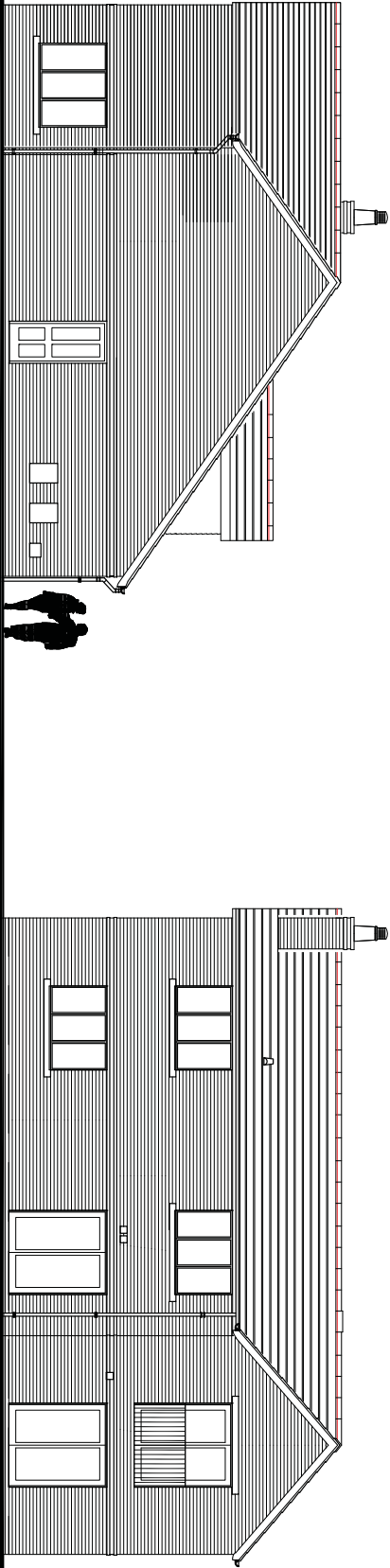
B	01 / 04 / 14	Amended Dwelling
Rev.	Date	Description
<div>Proposed New 4 Bedroom detached Dwelling complete with attached single Garage at Land adjacent to "The Mill Holmes" Ghyll Road, Scotby , Carlisle, Cumbria CA4 8BR for Mr. R. W. Percival.</div>		
Drawn By		G.Tyler
Scale		1:100
Date		1st April 2014
Drawing No		GR / DWELL / FP1
		Rev B

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Proposed Front Elevation

Proposed Side Elevation



Proposed Side Elevation

Proposed Rear Elevation

B	01 / 04 / 14	Amended Dwelling	
Rev.	Date	Description	
Proposed New 4 Bedroom detached Dwelling complete with attached single Garage at Land adjacent to "The Mill Holmes" Ghyll Road, Scotby , Carlisle, Cumbria CA4 8BR for Mr. R.W. Percival.			
Drawn By		G:Tyler	
Scale		1:100	
Date		1st April 2014	
Drawing No		GR / DWELL. / ELEV	
		Rev B	