

## SCHEDULE A: Applications with Recommendation

13/0548

Item No: 10

Date of Committee: 11/10/2013

**Appn Ref No:**  
13/0548

**Applicant:**  
Mr & Mrs Aston

**Parish:**  
Dalston

**Date of Receipt:**  
15/07/2013 23:00:07

**Agent:**  
Brier Associates

**Ward:**  
Dalston

**Location:**

Beech House, Stockdalewath, Dalston, Carlisle,  
CA5 7DN

**Proposal:** Erection Of 5no. Timber Holiday Lodges

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### REPORT

**Case Officer:** Shona Taylor

#### 1. Recommendation

- 1.1 It is recommended that this application is granted subject conditions.

#### 2. Main Issues

- 2.1 Whether The Principle of Development Is Acceptable
- 2.2 The Impact On The Landscape Character
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Impact Of The Proposal On The Listed Building
- 2.5 Impact Of The Proposal On Highway Safety

#### 3. Application Details

##### The Site

- 3.1 The application site is within the curtilage of Beech House, Stockdalewath, a Grade II Listed 18th Century farmhouse, with associated Listed outbuildings. The property is a two storey, three bay house, constructed from coursed red sandstone on a chamfer red plinth, with V-jointed calciferous sandstone quoins. The roof is graduated greenslate, with coped gables and kneelers and features 19th Century brick chimney stacks. The various outbuildings

are constructed from mixed sandstone rubble walls, with welsh slate roofs, with lower courses partly sandstone slate.

- 3.2 The site is currently used as a garden area, adjacent to the access to the property. It is bounded by the access track, post and rail fencing and trees and hedges. It is accessed via an existing access lane leading from the County Highway down to Beech House.

## **Background**

- 3.3 This application has been brought before the Development Control Committee for determination due to the receipt of an objection from the Parish Council.

## **The Proposal**

- 3.4 The application is seeking Planning Permission for the erection of five number timber holiday lodges. The block plan which accompanies this application outlines that the lodges will be single storey detached buildings, laid out informally, and each have a footprint of 66 square metres.
- 3.5 The plans show that the lodges will be clad externally with cedar timber boards and shingles, allowing the walls to weather and blend in with the natural surroundings. The applicants agent has stated that the main design approach has been to develop high quality design, incorporating modern and innovative technologies. Walls are super insulated, with triple glazed windows, the dwellings south facing principal elevation has been maximised for solar gain, and rainwater harvesting is being considered.

## **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 two neighbouring properties. In response two letters of objection have been received. The grounds of objection are summarised as;
1. neighbours would not want to see anymore traffic generated on these inadequate country roads;
  2. there is sufficient holiday accommodation within the immediate vicinity, including one already at Beech House, more would be out of keeping with the village;
  3. concerns are raised about the continual development and further applications for proposed development at Beech House;
  4. the level of charges for the existing self catering accommodation are out of reach for many, and it is believed it is used as corporate hospitality by the parent group;
  5. all other holiday accommodation in the area has been through conversion of traditional buildings, these lodges are out of keeping;
  6. there is no apparent benefit to the local population or the area and any future development will adversely affect the local community.

## 5. Summary of Consultation Responses

Cumbria County Council - Highways & Transport: - no objections subject to the inclusion of one condition;

Dalston Parish Council: - Object to the proposal; there is a degree of creep outside of the village boundary. There are concerns about the effect on the landscape and amenity. The development will be prominent and obtrusive and not in keeping with the main house or its surroundings;

Cumbria Constabulary (Crime Prevention): - has raised comments for the applicant to consider;

Local Environment - Environmental Protection: - no objections;

United Utilities: - no objections, however, if possible the site should be drained on a separate system.

## 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, CP5, CP12, CP17, EC11, EC16, LE12 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following issues.

#### 1. The Principle Of Development

- 6.2 The location of this type of operation in the rural area must be justified. Policy DP1 of the Local Plan requires that development proposals will be assessed against their ability to promote sustainable development. Outside of the specified settlements, development proposals will be assessed against the need to be in the location specified.
- 6.3 The applicant has stated that the holiday lodges would complement the existing holiday let, which was granted in 2011. Since the granting of the previous applications, (barn conversions to holiday let and office use) the Government has published the National Planning Policy Framework (NPPF) which is a material planning consideration.
- 6.4 Paragraph 19 of the NPPF states *"The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system."*
- 6.5 Sustainable development is defined in the NPPF as *"positive growth – making economic, environment and social progress..."*. This is also reiterated in Paragraph 28 of the NPPF, which states *"Planning Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development"*.

- 6.6 Policy EC16 of the Local Plan states that proposals for tourism development in Carlisle and elsewhere will be supported where they contribute towards the economic and physical regeneration of an area. The holiday units would help to support both the new enterprise and the wider area as a whole due to their proximity to Stockdalewath, Raughton Head, which is a Local Service Centre, as well as Dalton and Carlisle. As such, the principle of the development is considered to be acceptable.

## **2. The Impact On The Landscape Character**

- 6.7 Policy EC11 of the Local Plan states that any new buildings within the rural area should be well related to an existing group of buildings to minimise their impact and ensure they blend satisfactorily into the landscape through suitable materials, design and siting.
- 6.8 In relation to the potential landscape or visual impact, it should be noted that the topography of the land is such that the application site slopes down away from County Highway. In addition, the existing landscaping, consisting of hedging, provides additional screening along the boundaries. Given these factors, the visual amenity and character of the area would be sufficiently protected.

## **3. Impact On Living Conditions Of Neighbouring Residents**

- 6.9 The proposal is located within a former farm steading with the nearest residential property located a significant distance away. Accordingly, given the orientation of the property with adjacent residential properties together with the proposed level of use, it is considered that the proposal is unlikely to have a detrimental impact on the living conditions of occupiers of adjoining properties through loss of privacy or unacceptable levels of noise or disturbance.

## **4. Impact Upon The Listed Building**

- 6.10 The proposal involves no alterations to the appearance of the Listed Building. The topography of the land is such that the proposal would have no additional impact upon the building. As such the character and appearance of the Listed Building will not be detrimentally affected by the proposal.

## **5. Impact On Highway Safety**

- 6.11 The site is served by an access road which also serves other residential properties within the former farmstead. Cumbria County Council, as Highways Authority, has been consulted and have raised no objections subject to the imposition of a condition. In such a context, although neighbours have raised concerns, it is considered that the proposal is unlikely to have a detrimental impact on highway safety.

## **Conclusion**

- 6.12 The principle of continued economic growth is supported by the NPPF and by

Local Plan policies. It is not considered that the erection of the holiday lodges would detract from the landscape character of the surrounding area; nor would they adversely affect the amenity of those persons who will occupy the neighbouring residential properties. In all aspects the proposal is compliant with the requirements of the relevant Local Plan policies and those of the NPPF, as such the application is recommended for approval subject to conditions.

## **7. Planning History**

- 7.1 The following applications have been granted at the site:
- 7.2 11/0096 Demolition Of Redundant Outbuildings And Conversion/Change Of Use Of 2No. Existing Barns To Provide 1No. Holiday Let, 1No. Commercial Office, Private Link Section Between Office And Beech House And New Vehicular Site Access
- 7.3 11/0097 Demolition Of Redundant Outbuildings And Conversion/Change Of Use Of 2No. Existing Barns To Provide 1No. Holiday Let, 1No. Commercial Office, Private Link Section Between Office And Beech House And New Vehicular Site Access (LBC)
- 7.4 11/0840 Proposed Carport And Biomass Boiler House; Change Of Use Of Land To Provide Private Horse Training Arena
- 7.5 11/0841 Proposed Carport And Biomass Boiler House (LBC)
- 7.6 11/1028 Removal Of Barn Roof To Enable The Replacing Of Its Structure And Raising Of Door Head Lintel (LBC)
- 7.7 11/1111 Enlargement Of Main Barn Entrance, Erection Of External Balcony And Rebuilding Of Retaining Wall (LBC)

## **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;
  - 2. the site location plan received 16th July 2013;
  - 3. the proposed site plan received 16th July 2013;
  - 4. the proposed floor plans and elevations received 16th July 2013;

5. the design and access statement received 16th July 2013;
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.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

4. The lodges shall be used for holiday let accommodation and for no other purpose (including any other purpose in Class C of the Schedule to the Town and Country Planning [Use Classes] Order 1987), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

**Reason:** The site is within an area, where to preserve the character of the countryside it is the policy of the Local Planning Authority not to permit additional residential development and to ensure compliance with Policy EC11 of the Carlisle District Local Plan 2001-2016.

5. The lodges shall not be used at any time as sole and principal residences by any occupants.

**Reason:** The site is within an area, where to preserve the character of the countryside it is the policy of the Local Planning Authority not to permit additional residential development and to ensure compliance with Policy EC11 of the Carlisle District Local Plan 2001-2016.

6. The lodges shall not be used as a second home by any person.

**Reason:** The site is within an area, where to preserve the character of the countryside it is the policy of the Local Planning Authority not to permit additional residential development and to ensure compliance with Policy EC11 of the Carlisle District Local Plan 2001-2016.

7. The lodges shall not be let to any person or connected group of persons for a period exceeding eight weeks in any one calendar year.

**Reason:** The site is within an area, where to preserve the character of the countryside it is the policy of the Local Planning Authority not to permit additional residential development and to ensure

compliance with Policy EC11 of the Carlisle District Local Plan 2001-2016.

8. A bound register of all occupants of the holiday let accommodation hereby approved shall be maintained at all times and shall be made available for inspection by the Local Planning Authority on request. The register shall comprise consecutively numbered pages which shall be kept in order, and each entry shall contain the name and address of the principal occupier together with the dates of occupation.

**Reason:** The site is within an area, where to preserve the character of the countryside it is the policy of the Local Planning Authority not to permit additional residential development and to ensure compliance with Policy EC11 of the Carlisle District Local Plan 2001-2016.

9. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to a private treatment plant/septic tank has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To prevent pollution of the water environment and to ensure compliance with Policy CP11 of the Carlisle District Local Plan 2001-2016.

10. No lodge shall be occupied until the access and parking facilities have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

**Reason:** To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

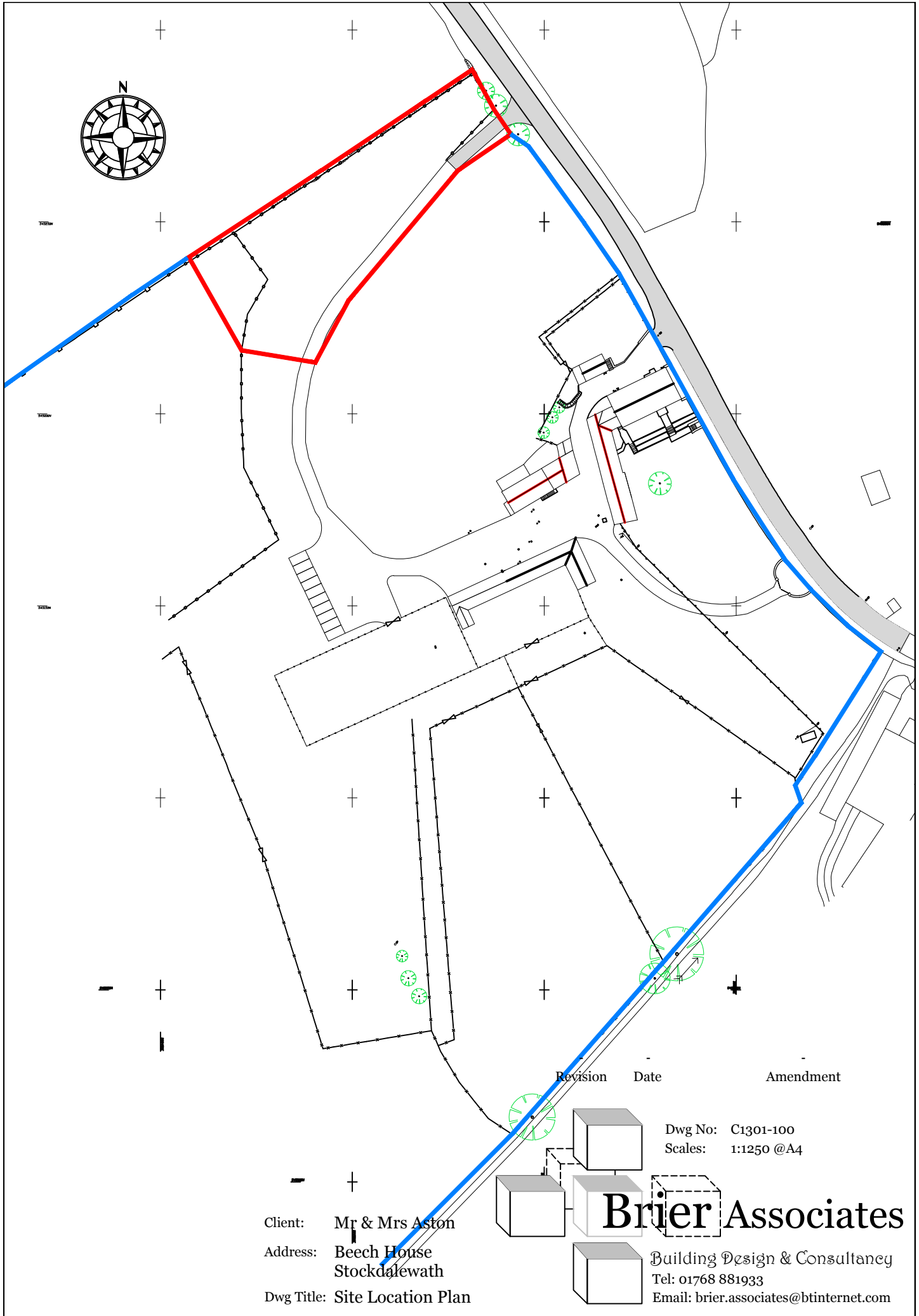
Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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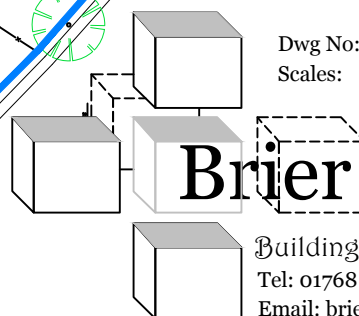




Revision      Date      Amendment

Client: **Mr & Mrs Aston**  
Address: **Beech House  
Stockdalewath**  
Dwg Title: **Site Location Plan**

Dwg No: **C1301-100**  
Scales: **1:1250 @A4**

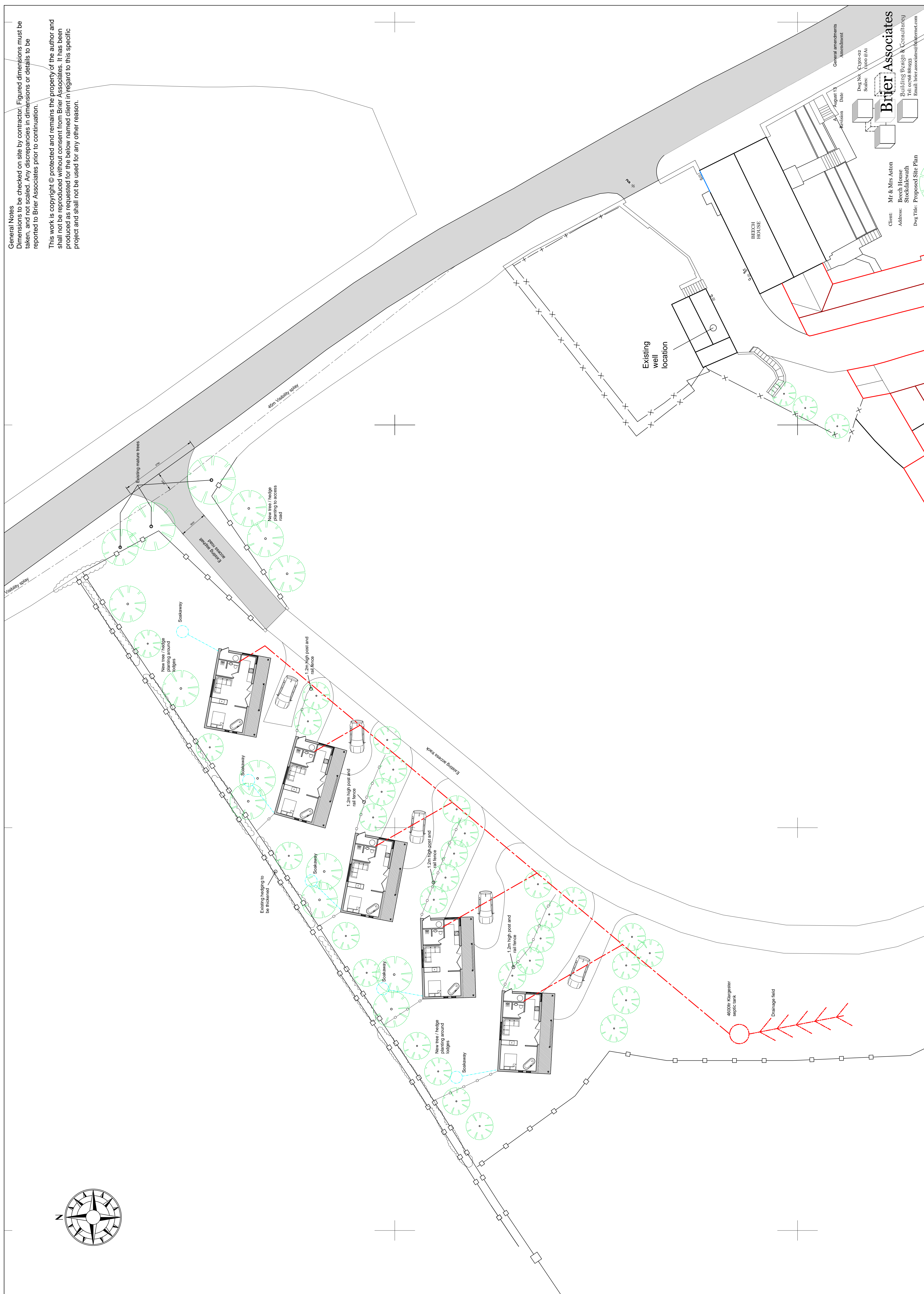


**Brier Associates**

Building Design & Consultancy  
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General Notes  
Dimensions to be checked on site by contractor. Figured dimensions must be taken, and not scaled. Any discrepancies in dimensions or details to be reported to Brier Associates prior to continuation.

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General amendments  
Amendment

August 13  
Revision Date

Brier Associates

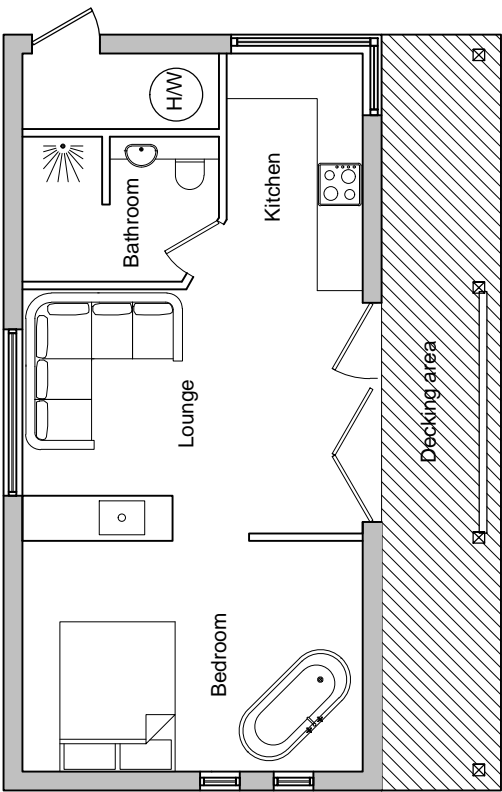
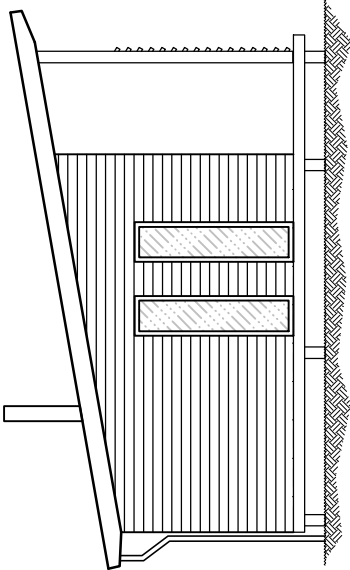
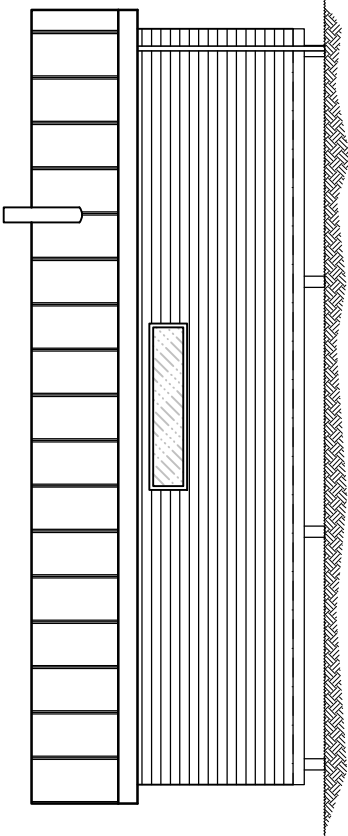
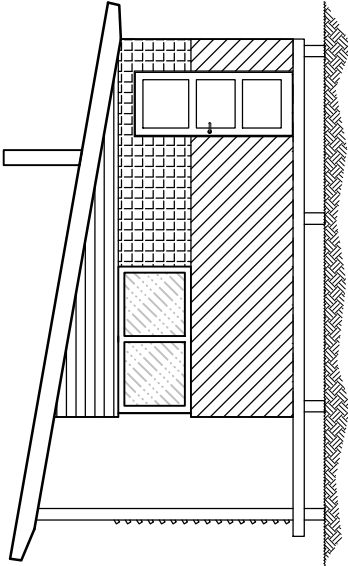
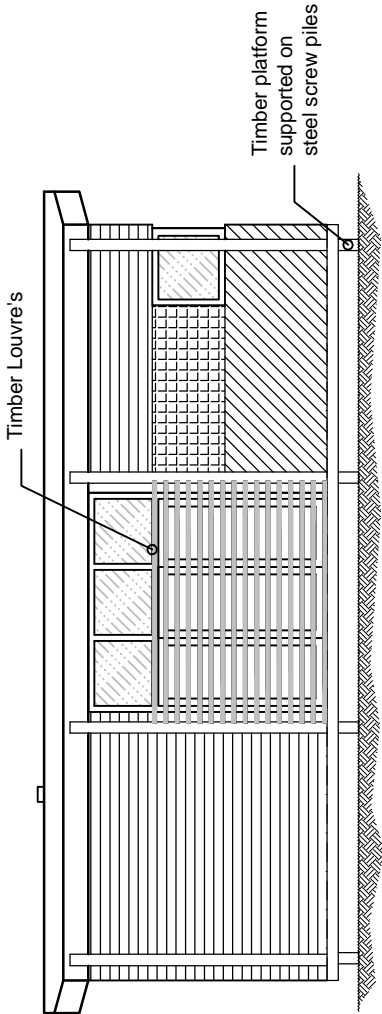
Client: Mr & Mrs Aston  
Address: Beech House  
Stockdalewath  
Drawing Title: Proposed Site Plan

Dwg No: C1301-02  
Scales: 1:100 @A1

General Notes

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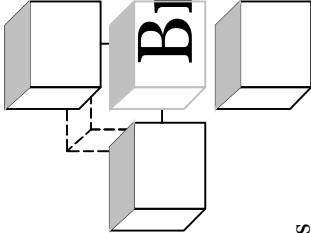
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PROPOSED MATERIALS

- Walls - Timber clad with combination of panels and cedar shingles
- Windows - Painted timber windows
- Roof - Tata Colour coat urban sheeting in Grey green
- Rainwater goods - Hidden gutter with grey green downspout

Revision      Date      Amendment



Dwg No: C1301-01  
Scales: 1:100 @A3

Client: Mr & Mrs Aston  
Address: Beech House  
Stockdalewath  
Dwg Title: Proposed Lodge Plans

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