

## SCHEDULE A: Applications with Recommendation

13/0752

Item No: 22

Date of Committee: 15/11/2013

**Appn Ref No:**  
13/0752

**Applicant:**  
Cubby Construction  
Limited

**Parish:**  
Irthington

**Date of Receipt:**  
18/09/2013

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Stanwix Rural

**Location:**

Land adjacent Lime Tree House, Irthington, Carlisle,  
CA6 4NN

**Proposal:** Erection Of 1no. Detached Dwelling

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### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether the principle of development is acceptable
- 2.2 Impact of the development on the character of the area
- 2.3 Whether the proposal would lead to the loss of best and most versatile agricultural land
- 2.4 Whether the scale and design of the dwelling is acceptable
- 2.5 Impact of the proposal on the living conditions of neighbouring residents
- 2.6 Impact of the proposal on highway safety
- 2.7 Whether the method of disposal of foul and surface water are appropriate
- 2.8 Impact of the proposal on biodiversity
- 2.9 Impact of the proposal on existing trees
- 2.10 Impact of the proposal on the buffer zone on the Hadrian's Wall World Heritage Site
- 2.11 Other matters

#### 3. Application Details

## **The Site**

- 3.1 The application site, part of a large field, is located on the southern side of the road which runs through the centre of Irthington. Extending to approximately 0.087 hectares in area, the application site is a gap in an otherwise built up roadside frontage.
- 3.2 The application site, currently serving as a temporary access by United Utilities whilst upgrading the drainage system, is bounded along its northern boundary by a sandstone wall. Lime Tree House and its associated barn is located along part of its western boundary. An electricity substation and two mature trees, one of which is protected by a Tree Preservation Order, are located immediately to the east. Pasture House and its domestic curtilage is located beyond that. Open aspects form its southern boundary.

## **Background**

- 3.3 Available planning records for the same field indicate that in 1980, Full Planning Permission was refused for the erection of three dwellings with a subsequent appeal dismissed (application reference 80/0249).
- 3.4 A further application was received in 2002, for the erection of a dwelling adjacent to Gatesgarth (to the east of the application site). This application was refused by Members of the Development Control Committee at its meeting on the 31st January 2003. The reasons for refusal being:
- Reason: The proposal would result in the extension of development into the open land to the rear of the street frontage and beyond the village margins and would thus be contrary to the provisions of Criterion 1 and Criterion 5 of Policy H5 of the Carlisle District Local Plan.
- Reason: The proposed site forms part of an area of open amenity land within the centre of the village and its' development would thus be contrary to the provisions of Policy E50 of the Carlisle District Local Plan which seeks to protect important amenity areas in villages from inappropriate development.
- 3.5 A subsequent appeal against the refusal was allowed. The Inspector found that the main issue was the effect of the proposed development on the character and appearance of the surrounding rural area. In that regard, Members had felt that the extension of the plot by addition of part of the field to the rear would erode the importance of an area of visual amenity. The Inspector did not concur with that view and noted that the re-definition of the rear boundary would actually accord with the adjacent rear boundaries of existing neighbouring houses. The Inspector believed that the sites development would be well related to nearby housing and would not detract from the open land to the rear.
- 3.6 The Inspector further noted the objectives of the then Interim Housing Policy Statement to ensure that development only takes place within sustainable

settlements, where there was good public transport, provision of local facilities and a local need. However, as the document had not been subject to public consultation it was too early in the Local Plan review process for it to carry substantial weight, the Inspector therefore had not relied upon it.

- 3.7 The Inspector concluded that Irthington was a sustainable settlement and noted from her visit that *"the village is served by public transport and included (at that time) essential local facilities such as a school and post office. Consequently, it was concluded that small-scale residential development, on sites that would be suitable for housing in terms of PPG3, would be acceptable in principle within Irthington"*.
- 3.8 In 2006, a revised application was approved under Delegated Powers for the dwelling previously allowed on appeal. The site area remained unaltered but the amended details related to a footprint of a smaller dwelling albeit that the design and finishes proposed (stone, render and slate roof) were identical to the approved scheme. The intended position of the proposed dwelling within the site was essentially the same and access remained unchanged.
- 3.9 The Delegated Powers report outlining that planning policy governing the location of new dwellings in the rural area principally set out under Policy H5 of the adopted District Local Plan but was further guided by the emerging provisions of the then Carlisle District Local Plan (Redeposit Draft), notably Policy H1. It identified the rural settlements within the District that were considered to be acceptable locations for additional housing development, subject to the criteria identified within the Policy being satisfied. Irthington was included within those settlements regarded as Local Service Centres for the purposes of Policy H1 and, accordingly, small scale development that met the criteria was generally appropriate. The report outlined that the site was centrally located, well contained, with the development of a single dwelling, relating well to the scale, form and character of the village. Concluding that the siting and design of the proposed house would not adversely impact upon adjacent or nearby dwellings or be harmful to the general attractiveness of Irthington.
- 3.10 Members should be aware that planning history can be regarded as a material consideration. In addition, 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.

## **The Proposal**

- 3.11 This application seeks Full Planning Permission for the erection of a detached dwelling and garage. The submitted drawings illustrate a two storey property, the maximum length of which would be 13.8 metres with a maximum width of 19.5 metres (including the single storey elements). The maximum ridge height of the dwelling would be 7.5 metres.
- 3.12 The accommodation would comprise of a dining/sitting room, hall, dining/kitchen, living room, utility, w.c. and double garage with 1no. ensuite bedroom, 3no. bedrooms and bathroom above. Access would be via the

existing temporary access track, currently serving the United Utilities construction site, additional in-curtilage parking/turning space would also be provided to serve the proposed dwelling.

- 3.13 The proposed materials would be clay facing brick with random stone work to the single storey garage projection under a natural slate roof with terracotta ridge tiles. The quoins, cills and lintels would be Artstone whilst the windows and doors would be white upvc. The submitted Design and Access Statement highlighting that the general character and appearance of the proposed dwelling has been designed to reflect those of the dwellings in the immediate vicinity.
- 3.14 The existing roadside sandstone wall and entrance would be retained and realigned to achieve the required visibility splays. A new section of wall would continue along part of the eastern boundary adjacent to the garage then be replaced by a 1.8 metre high timber boarded fence extending southwards adjacent to and beyond the substation. The remaining boundaries would consist of new native hedgerows with a stock proof fence beyond that.

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

- 4.1 This application has been advertised by the direct notification of five neighbouring properties and the posting of a Site Notice. In response, two e-mails of objection have been received.
- 4.2 The e-mails identifies the following issues:
1. loss of privacy;
  2. impact on highway safety;
  3. loss of water pressure; and
  4. concerned that an old river bed runs through the field with the field flooded during the 2005 floods.

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

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections subject to the imposition of four conditions and an Informative;

Clerk to Irthington PC: - the site is outwith the current building line and may be a possible flood risk;

Cumbria County Council - Drainage: - no objection in principle, site not in surface water flood zone, prefer all soakaways to rear of site, has trial pits for soakaways been done?

Local Environment - Environmental Protection: - no objections subject to the imposition of a condition;

Carlisle Airport: - no objection to the proposal;

English Heritage - North West Region: - do not believe that this proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site. In addition, although potentially visible from the World Heritage Site, do not believe that it would harm the ability to appreciate and understand Roman military planning and land use. In light of this, do not believe that this proposal would harm the setting of the World Heritage Site;

Hadrians Wall Heritage Limited: - no response received;

United Utilities - (for water & wastewater comment): - no objections to the proposed development but the following points need to be noted: if possible this site should be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system UU may require the flow to be attenuated to a maximum discharge rate determined by UU.

## **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, LE7 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 for Members 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 14 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking"*. For decision-taking the NPPF highlights that this means: *approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"*.
- 6.4 This is further reiterated in paragraph 215 of the NPPF which 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.

- 6.5 Paragraph 55 of the NPPF outlines that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The application site is located on the southern side of the road which runs through the centre of Irthington which has a high level of services consisting of a Church, School and Public House. Accordingly, Irthington is considered to be a sustainable location, therefore, the principle for the development of the site for housing is consistent with the objectives of the NPPF.

## **2. Impact Of The Development On The Character Of The Area**

- 6.6 The Cumbria Landscape Character Guidance and Toolkit (March 2001) identifies that the site falls within the Cumbria Landscape Character Sub-Type 8b 'Broad Valleys'. The toolkit advises that key characteristics of this landscape are: wide and deep valleys with open floodplain's; rural farmland comprising significant areas of improved pasture; pockets of scrub, woodland and coniferous plantations; hedges and stone walls form a matrix of field boundaries; roads and railway lines often follow the linear valley contours.
- 6.7 The application site is a gap within an area of otherwise developed roadside frontage. Lime Tree House and its associated barn is located immediately to the east. An electricity sub-station, electricity poles and two mature trees, one of which is protected by a Tree Preservation Order (TPO), are located to the west with Pasture House and its domestic curtilage beyond that. The northern boundary of the application site is delineated by the roadside sandstone wall with a building plot and other residential properties to the north separated by the road which runs through the centre of the village. To the south of the application site are open aspects. A temporary access has been formed within the application site to afford access to the drainage improvement works currently being undertaken by United Utilities.
- 6.8 The submitted drawings illustrate that due to the topography of the land together with the location of the proposed dwelling within the site would result in the ridge line of the proposed dwelling being lower than the ridge lines of its immediate neighbours, Lime Tree House and Pasture House. The existing temporary access would afford access to the application site with the existing roadside wall modified and extended to provide recessed visibility splays to serve the proposed dwelling. The two mature trees would be retained and protected during any construction works. The remaining boundaries would be a combination of sandstone walls, 1.8 metre high wooden fences or hedgerows.
- 6.9 In summary, it is inevitable that there will be some impact on the character of the area given that the application site is currently an open field. In mitigation however; the house would be at a lower level than the adjacent highway with the existing roadside wall retained. Planting is also proposed along the

application site's western, southern and eastern boundaries. In light of the foregoing assessment, although the development would be visible from public viewpoints, it is well related to the built form of Irthington and would not result in a discordant feature within the streetscene to such an extent to warrant refusal of the application.

### **3. Whether the Proposal Would Lead To The Loss Of The Best And Most Versatile Agricultural Land**

- 6.10 It is accepted that the proposal would lead to the loss of agricultural land. The Agricultural Land Classification identifies this land as Grade 3, Grades 1 and 2 being of the highest quality. Grade 3 land is common both within the immediate vicinity of the application site and within the District as a whole. As such, it is not considered that the loss of this small area of agricultural land would provide grounds for refusal of the application.

### **4. Whether The Scale And Design Of The Dwelling Is Acceptable**

- 6.11 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy CP5 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing.
- 6.12 In respect of the layout of the development, Irthington is predominantly linear in form; however, there is no definitive building line. The site layout is dictated by the need to maintain an easement of the mains sewer that runs through the western section of the application site together with the crown spread of the adjacent trees to the east of the site. Furthermore, although the topography of the site is such that the dwelling would be lower than the existing highway, the domestic curtilage of the site and the footprint of the dwelling would be similar to that of its neighbour, Pasture House.
- 6.13 The proposed dwelling respects the local vernacular in terms of its design, scale and massing, whilst the choice of materials would also harmonise with its immediate neighbours. In light of the foregoing assessment, the resultant impact of the development on the streetscene would not be obtrusive or be detrimental to the character of the area.

### **5. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents**

- 6.14 Policies within the Local Plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. One of the criterion being that the living conditions of the occupiers of adjacent residential properties are not adversely affected by proposed developments. This is echoed and reinforced in Local Plan policies together with the City Council's Supplementary Planning Document (SPD) 'Achieving Well Designed Housing'. The SPD outlines that in order to protect against privacy

loss a minimum of 21 metres between primary facing windows and 12 metres between any walls and primary windows should be achieved.

- 6.15 The proposed dwelling would be so orientated so as to not only meet but exceed the minimum distances as outlined in the aforementioned SPD. The application site is also at a lower level than the adjacent road. Given the physical relationship of the application site with adjacent properties, the occupiers of neighbouring properties would not suffer from an unreasonable loss of daylight or sunlight. Furthermore, the siting, scale and design of the development will not adversely affect the living conditions of the occupiers of the neighbouring properties by virtue of loss of privacy or over-dominance.

## **6. Impact Of The Proposal On Highway Safety**

- 6.16 The proposal involves the utilisation of an existing field access to serve the proposed development, currently being used as a temporary access road by United Utilities during drainage improvement works. Objections have been raised in respect of highway safety citing the potential impact that the additional traffic from the proposed development would have on the highway safety especially during school times.
- 6.17 Cumbria County Council, as Highways Authority, has been consulted and raise no objections to the proposal subject to the imposition of four conditions and an informative in order to achieve adequate visibility splays, access, drainage and parking provision. The concerns of the objectors have been noted; however, given that the Highways Authority do not share these concerns it would be difficult to substantiate a refusal of the application on highway grounds.

## **7. Whether The Method of Disposal of Foul And Surface Water Are Appropriate**

- 6.18 In order to protect against pollution, Policy CP12 seeks to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application form, submitted as part of the application, outlines that foul sewage would be to the Mains Sewer whilst surface water would be to a soakaway. The Parish Council and an objector raises objections to the proposal in respect of the potential for the development to impact on existing flooding issues.
- 6.19 United Utilities has been consulted and has no objection to the proposal subject to only foul drainage connected into the foul sewer.
- 6.20 As previously outlined, surface water is to be disposed of via a soakaway within the domestic curtilage of the proposed dwelling. Cumbria County Council, as Lead Flood Authority, has been consulted and has raised no objections to the development. They have however indicated that they would prefer all soakaways to the rear of the site and have asked if trial pits for soakaways have been undertaken. In such circumstances a condition has been imposed within the Decision Notice requesting further drainage details.
- 6.21 The Parish Council and an objector have expressed concerns in respect of



historic and existing flooding issues within the vicinity. In respect of historic flooding, Members should be aware that the Environment Agency's Flood Maps indicate that the site lies outwith the area affected by the floods of 2005. The Environment Agency's Maps also illustrate that the site is also outside Floods Zones 2 and 3 which are located to the south of application site. Cumbria County Council has also indicated that the site is not within a surface water flood zone.

## **8. Impact Of The Proposal On Biodiversity**

- 6.22 The Councils 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 would not harm protected species or their habitat; however, an Informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

## **9. Impact Of The Proposal On Existing Trees**

- 6.23 Immediately to the east of the application site are two mature trees, a Sycamore and Lime tree. The Sycamore tree is protected under TPO 45. The City Council's Landscape Architect/Tree Officer has visited the site and confirmed that there is no objection to the proposal subject to the imposition of a condition ensuring their protection during construction works.

## **10. Impact Of The Proposal On Buffer Zone On The Hadrian's Wall World Heritage Site**

- 6.24 Policy LE7 of the Local Plan seeks to protect the Buffer Zone on Hadrian's Wall World Heritage Site from developments which would have an unacceptable impact on its character and/or setting. Development within or adjacent to existing settlements, established farmsteads and other groups of buildings will be permitted, where it is consistent with other policies of the Development Plan.
- 6.25 The proposal seeks permission for the erection of a dwelling of similar scale and design to other properties with the village envelope of Irthington. English Heritage has been consulted and do not believe that the proposal would impact directly on any archaeological remains from the Hadrian's Wall World Heritage Site. In addition, although potentially visible from the World Heritage Site, English Heritage do not believe that it would harm the ability to appreciate and understand Roman military planning and land use.

## **11. Other Matters**

- 6.26 An objector has raised concern in respect of the potential for loss of water pressure should the application be approved. This issue however, is not a material planning consideration. Furthermore, United Utilities has not raised any concerns.

## **Conclusion**

- 6.27 The principle of development of the site is acceptable under the provisions of the NPPF. The scale and design of the dwelling is acceptable and would not have a significant detrimental impact on the character of the area, the buffer zone on the World Heritage Site or the living conditions of the occupiers of neighbouring properties. Adequate parking and access provision can be achieved whilst the method of disposal for foul and surface water is acceptable subject to the imposition of relevant conditions. The proposal would also retain existing mature trees and would not have a detrimental impact on biodiversity.
- 6.28 In overall terms, the proposal is considered to be compliant under the provisions of the NPPF and the objectives of the relevant Local Plan policies. Accordingly, the application is recommended for approval.

## **7. Planning History**

- 7.1 In 1980, Full Planning Permission and a subsequent appeal dismissed for the erection of three dwellings (application 80/0249).

## **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 18th September 2013;
  2. the Planning Statement received 18th September 2013;
  3. the location plan received 18th September 2013 (Drawing Number 13050-00);
  4. the Tree Survey Schedule received 18th September 2013;
  5. the proposed plans and elevations received 18th September 2013 (Drawing Number 13050-01);
  6. the proposed site plan and block plan received 18th September 2013 (Drawing Number 13050-02);
  7. the Notice of Decision; and
  8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Notwithstanding any description of materials in the application no development shall be commenced until samples or full details of materials to be used externally on the dwellings have been submitted to and approved by

the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

**Reason:** To ensure that materials to be used are acceptable and in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. Notwithstanding any description of the hard or soft landscaping works in the application no development shall take place until full details of the hard and soft landscaping works, including the type and species of all planted material, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of the dwelling. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2005 shall be erected around the trees and hedges to be retained at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires should be lit, no equipment, machinery or structure shall be attached to or supported by a retained tree or hedge, no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

**Reason:** In order to ensure that adequate protection is afforded to all trees to be retained on site in support of Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

6. Notwithstanding any description of boundary treatments in the application no development shall be commenced until particulars of the height and materials of any new screen walls and boundary fences to be erected has been submitted to and approved in writing by the Local Planning Authority and the development thereafter carried out in accordance therewith.

**Reason:** In the interests of privacy and visual amenity in accordance with Policy H2 of the Carlisle District Local Plan 2001-2016.

7. Prior to the commencement of development, a scheme for foul and surface water drainage (inclusive of how the scheme shall be maintained and managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme submitted for approval

shall be in accordance with the principles set out in the planning application proposing surface water from the site discharging into a soakaway. The development shall be occupied until the drainage scheme has been constructed in accordance with the approved details. For the avoidance of doubt, neither surface water, land drainage, nor highway drainage shall connect into the public sewerage system (directly or indirectly). The development shall be completed, maintained and managed in accordance with the approved details.

**Reason:** To ensure a satisfactory means of foul and surface water disposal, in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. The development shall not commence until visibility splays providing clear visibility of 33 metres measured along the nearside channel lines of the public road from a position 1.8 metres inset from the carriageway edge, on the centre line of the access, at a height of 1.05 metres, have been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be permitted to grow so as to obstruct the visibility splays.

**Reason:** In the interests of highway safety. To support Local Transport Plan Policies: LD7 and LD8.

9. The dwelling shall not be occupied until the access and parking facilities have been constructed in accordance with the approved plan. These facilities shall be retained 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. To support Local Transport Plan Policies: LD5, LD7 and LD8.

10. The whole of the vehicular access area bounded by the carriageway edge and the highway boundary shall be constructed and drained to the specification of the Local Highways Authority.

**Reason:** In the interests of road safety. To support Local Transport Plan Policies: LD5, LD7 and LD8.

11. The access and parking/turning facilities, including the visibility splays, shown on the Plan, shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway. Once complete they shall be retained capable of use thereafter and shall not be altered without the prior consent of the Local Planning Authority

**Reason:** The carrying out of building work without the provision of these

facilities is likely to lead to inconvenience and danger to road users. Retention of the facilities ensures an appropriate standard of parking and access for as long as the use continues. To support Local Transport Plan Policies: LD5, LD7 and LD8.

12. 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.

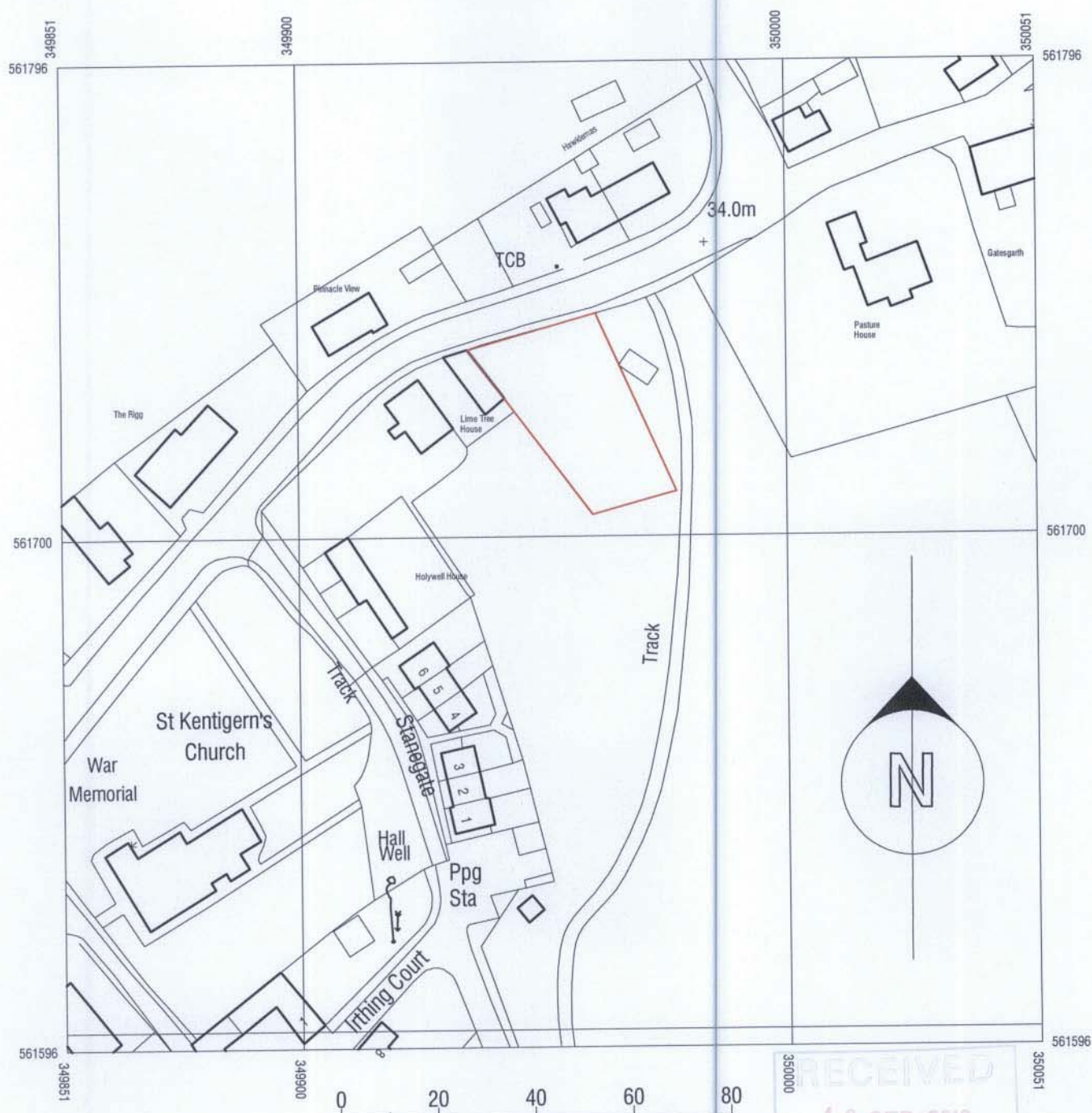
Site investigations should follow the guidance in BS10175.

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.

<b>Reason</b>	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 in accordance with Policy CP13 of the Carlisle District Local Plan 2001-2016.
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revision	Rev.	Date	Description	Revised by
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Project	Site adjacent to Lime Tree House, Irthington			
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Drawing	Location Plan			
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Client	Mr J Cubby			
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LOCATION

**ARCHITECTS**  
**PLUS**

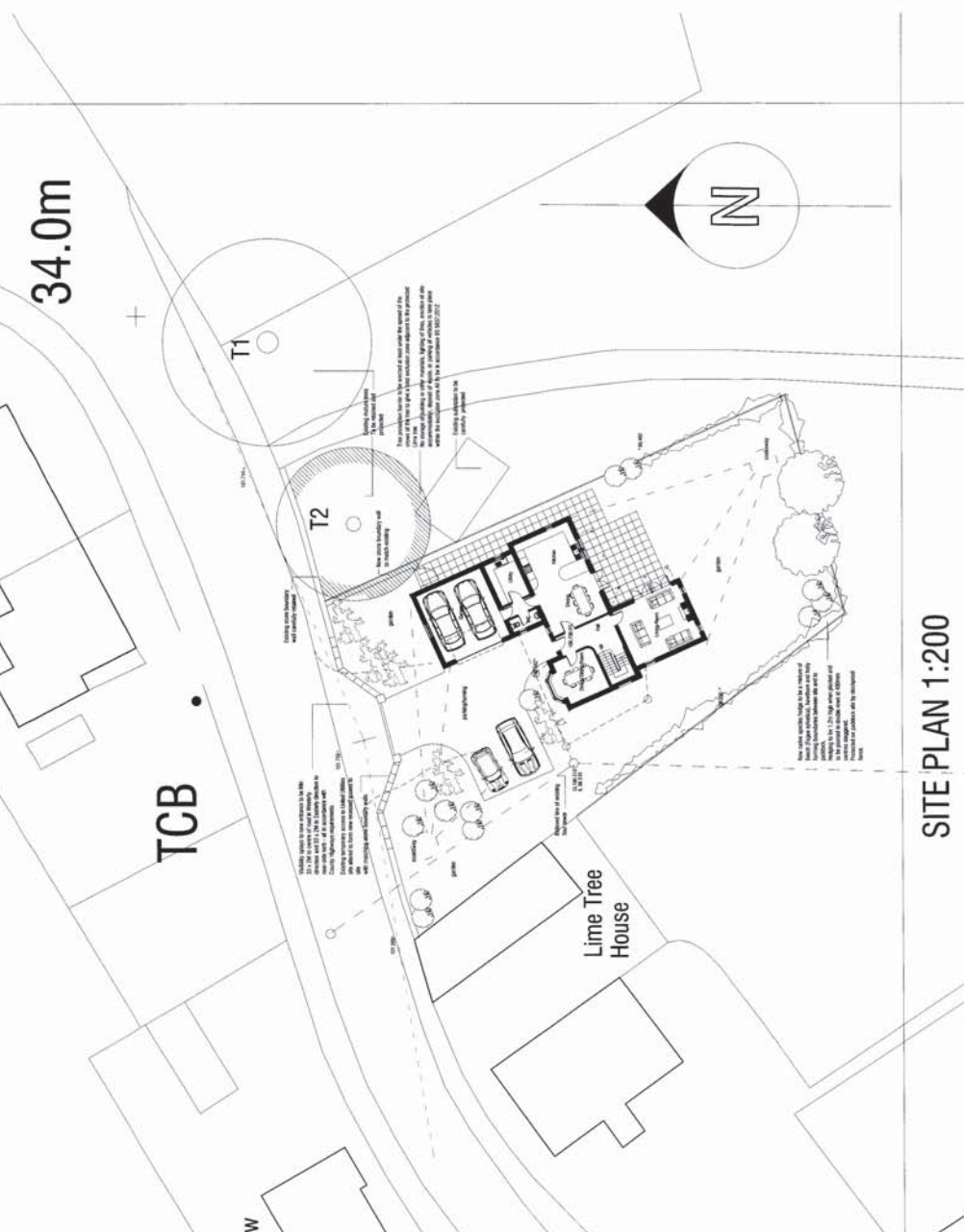
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# PLANNING ARCHITECTS PLUS

Project  
New dwelling on land adjacent to  
Lime Tree House, Irthington

Client  
J Cubby

Proposed Site Plan and  
Block Plan

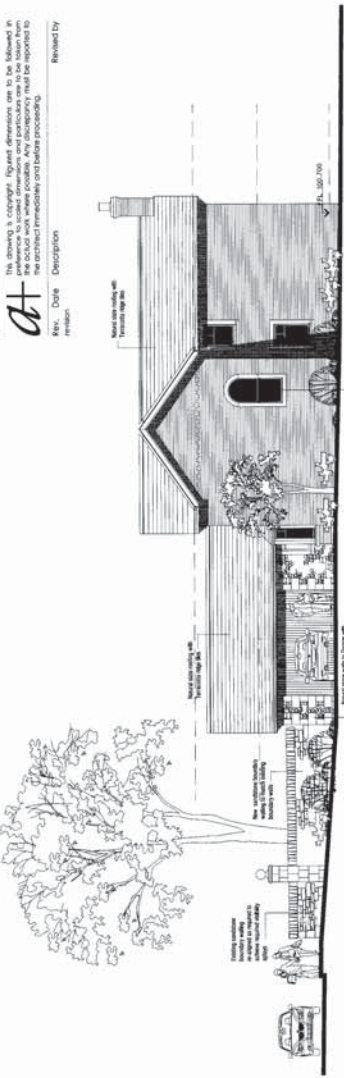
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1:500				

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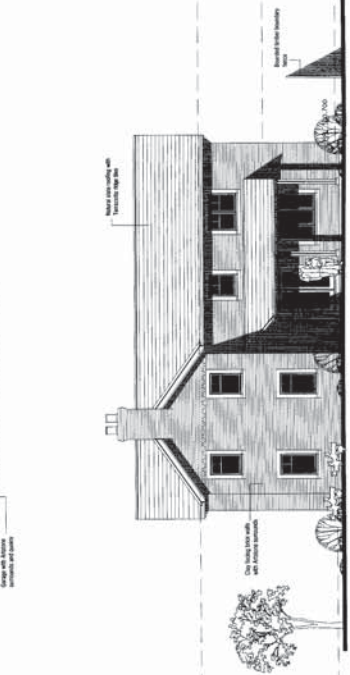




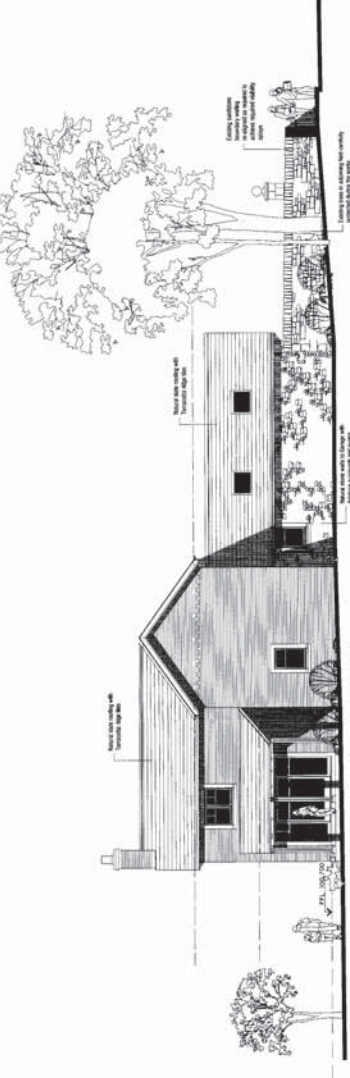
NORTH- WEST ELEVATION



**SOUTH-WEST ELEVATION**



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION


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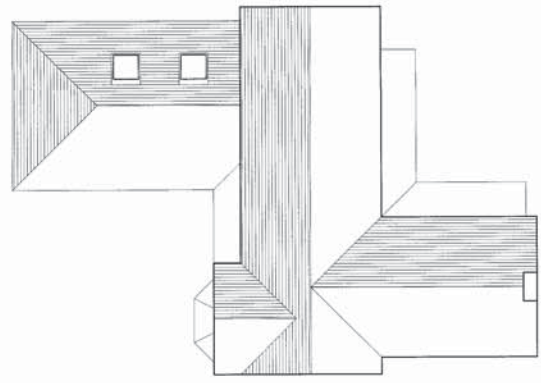
1310752

PRELIMINARY

ARCHITECTS

PLU S

Project	New dwelling on site adjacent to Lime Tree House, Iffrington				
Client	J Cubby				
Drawing	Proposed Plans & Elevations				
Scale	1:100	Date	09/13	Drawn	DB
				Comp. No.	P01
				Number	13050-01
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ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN