

SCHEDULE A: Applications with Recommendation

17/0086

Item No: 11

Date of Committee: 17/03/2017

Appn Ref No:
17/0086

Applicant:
Mr Steven Tickner

Parish:
Carlisle

Agent:

Ward:
Belah

Location: 27 Naworth Drive, Carlisle, CA3 0DD

Proposal: Erection Of Single Storey Rear And Side Extension To Provide Kitchen And Store

Date of Receipt:
06/02/2017

Statutory Expiry Date
03/04/2017

26 Week Determination

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 biodiversity
- 2.4 Other Matters

3. Application Details

The Site

- 3.1 Number 27 Naworth Drive is a detached dormer bungalow located on the southern side of Naworth Drive. The boundaries of the property consist of close boarded wooden fences and beech hedges approximately 1.8 metres in height.

The Proposal

- 3.2 The proposal seeks Full Planning Permission for the erection of single storey side and rear extension to provide a kitchen and store.

4. Summary of Representations

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

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections.

6. Officer's Report

Assessment

- 6.1 Section 54a of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP6, HO8 and GI3 of the Carlisle District Local Plan 2015-2030. The City Council's Supplementary Planning Document (SPD) 'Achieving Well Designed Housing' is a material planning consideration.

- 6.3 The proposal raises the following planning issues:

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

- 6.4 Given the position of the proposed extension in relation to neighbouring residential properties, 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 to warrant refusal of the application.

2. Whether The Proposal Is Appropriate To The Dwelling

- 6.5 The scale and height of the proposal is comparable to the existing property. The extension would be constructed from materials which will match 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 Biodiversity

- 6.6 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 is recommended within the Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

4. Other Matters

- 6.7 Members should also be aware that although the Applicant is an employee of the City Council he has not been involved in the determination of the application outside of his role as Applicant.

Conclusion

- 6.8 In overall terms, the proposal does not adversely affect the living conditions of adjacent properties by poor design or overdominance. The scale and design of the proposed extension is appropriate to the dwelling and would not form a discordant feature within the streetscene. In all aspects the proposal is compliant with the objectives of the relevant adopted Local Plan policies.

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.

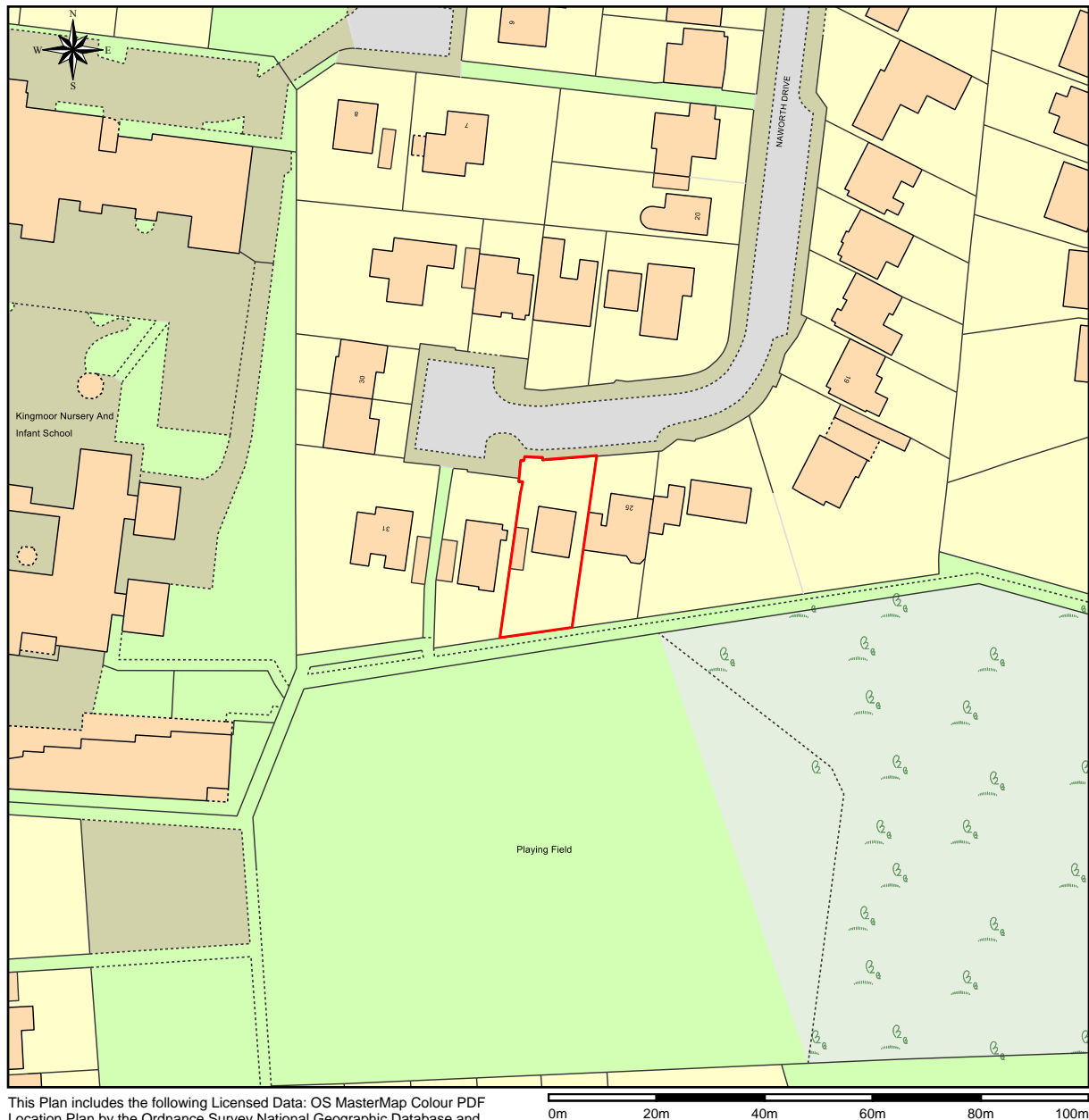
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form received 1st February 2017;
2. the site location plan received 1st February 2017;
3. the block plan received 1st February 2017;
4. the proposed floor plans received 6th February 2017 (Drawing No. 16-188-DWG001 Rev D);
5. the proposed elevations received 6th February 2017 (Drawing No. 16-188-DWG002 Rev C);
6. the existing elevations received 6th February 2017 (Drawing No. 16-188-DWG003 Rev A);
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.

Location Plan 27 Naworth Drive, CA3 0DD



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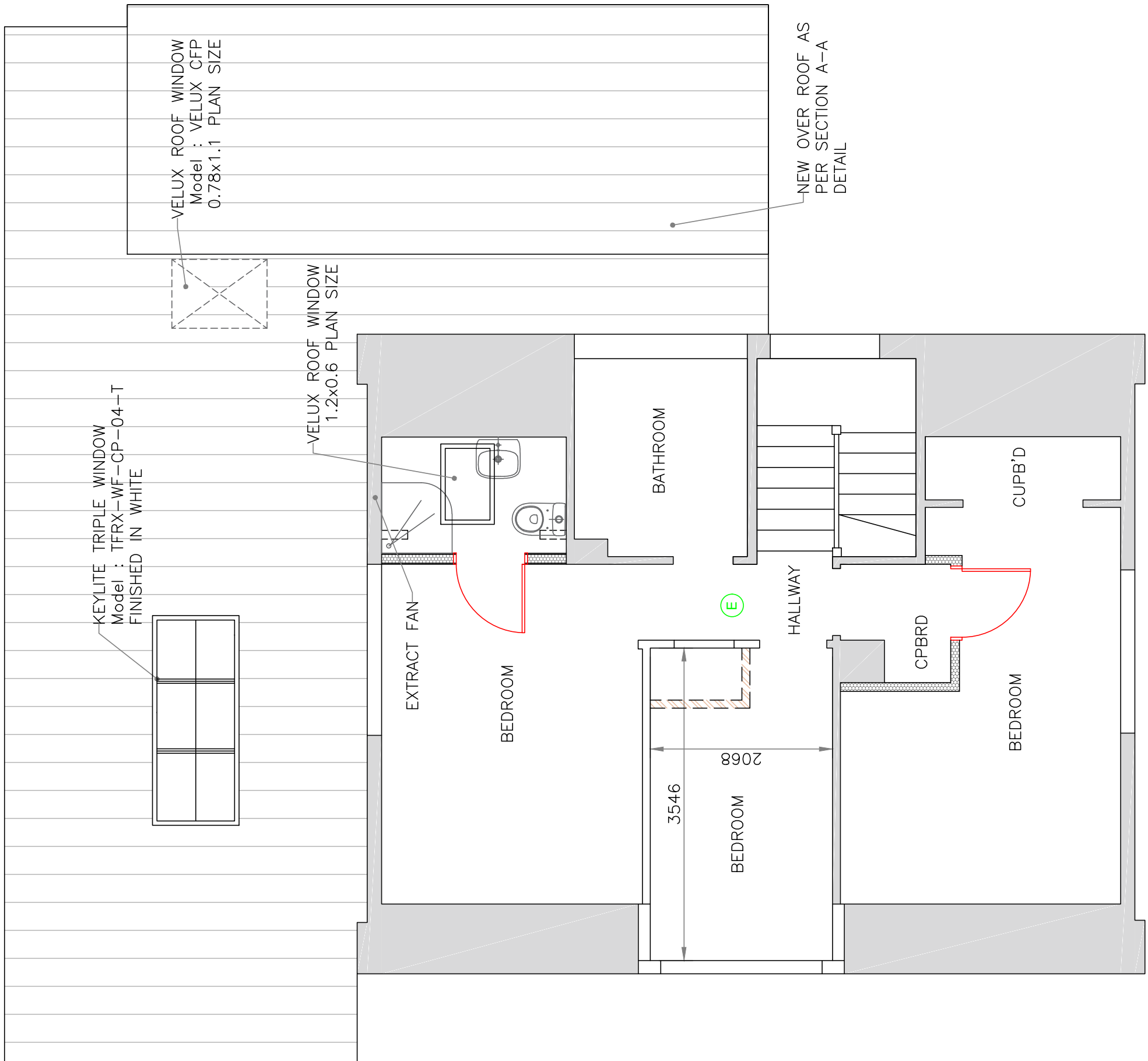
Site Plan/Block Plan 27 Naworth Drive



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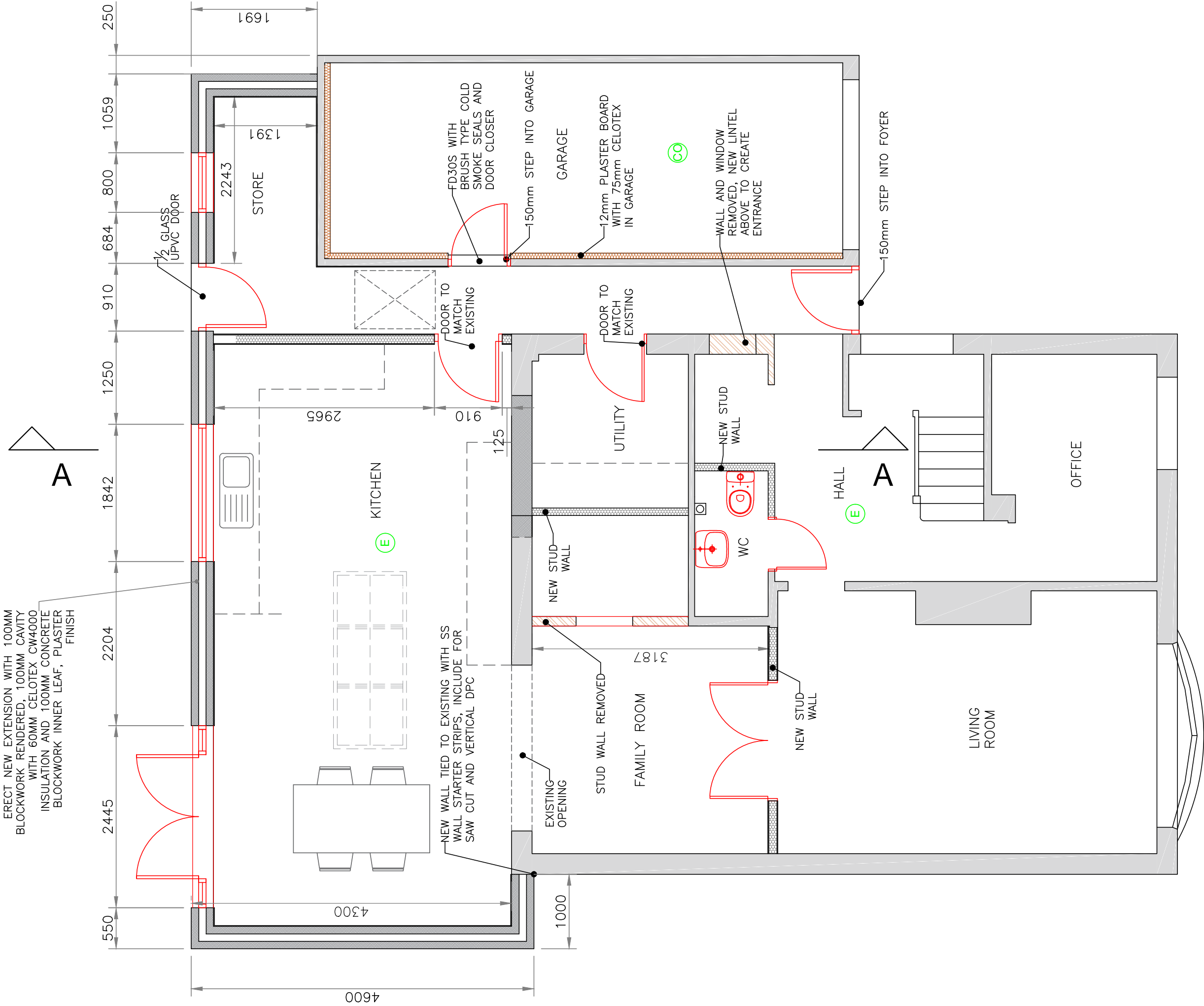
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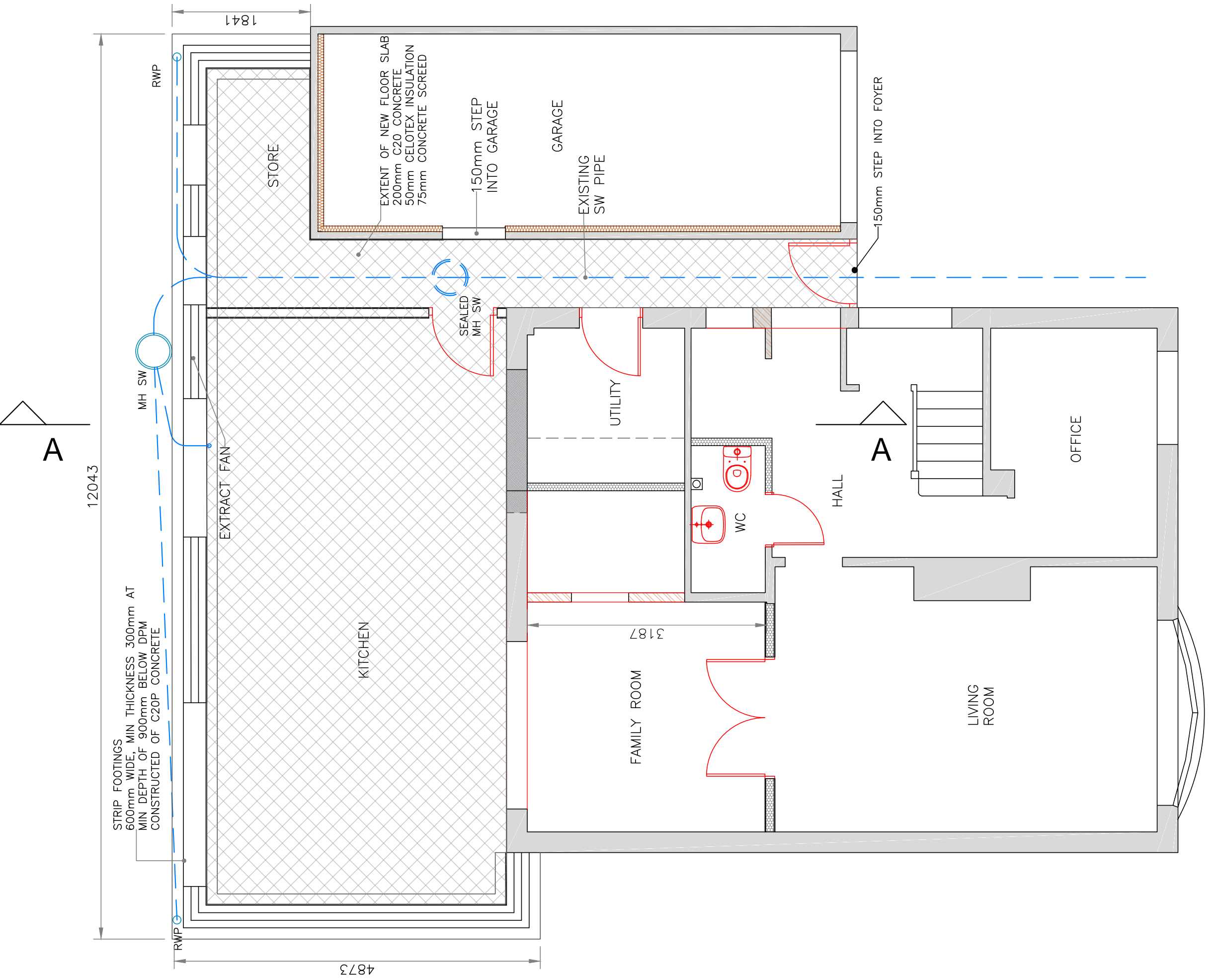
FIRST FLOOR
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NOTES

1. All dimensions to be measured and checked on site
2. 31 x 6mm M.S. lateral supports to be provided to new roofs at peak, ceiling joist and rafter level at gable walls at 2000mm c/c
3. Signage to be provided to all new doors and windows
4. Cavity to be closed at head of wall.
5. Include for vertical D.P.C.'s to all new external window and door reveals.
6. Depth of foundations to be determined according to nature of ground, site conditions and existing foundations – if in clay to be min 900mm deep.
7. Include for mastic fillets around door and window frames externally.
8. 100mm thickness of wall up to 1350mm span, and 2 no 18mm dia rods over 1350mm span.
9. Wallplates to be fixed to walls at 1500mm c/c with galvanised M.S.
10. Include for stainless steel wall ties spaced 750mm apart horizontally and 450mm vertically (225mm at opening jambs).
11. Include for Thermabate or similar insulated cavity closers to new windows and door reveals, heads and cills to prevent cold bridging.
12. New doors/windows to be double glazed with inner panes having low 'E' coating, gap between panes to be min 16mm.
13. Any new glazed door and screens within 300mm of a door to be insulated with Thermabate or similar insulated cavity closers above floor level.
14. Foundations to be taken down below invert level of drains.
15. New doors to be 2000mm high and 900mm wide.
16. New doors with more than 50% glazing to have min 'U' value of 1.50W/sqm degrees k, and other new doors to have a min 'U' value of 1.50W/sqm degrees k.
17. All Drainage to be to local Authority's approval
18. All Drainage pipes to be laid according to manufacturer's instructions
19. New Drainage pipes to be Hepworth 'supersave' or similar, drainage laid at 1 in 40 fall approx connected into existing system, class D bedding in garden
20. New doors/windows to be taken down below invert level of drains below the drain and the wall intelled over, include for masking opening around pipe with rigid sheet material to prevent ingress of rain or vermin.
21. Pipes to be fixed in position to be agreed 2no self contained mains operated smoke alarms
22. Sanitary Fittings to have deep seal traps and waste pipes to have 150mm above external ground level
23. All utility facilities at all changes in direction
24. S & VP's to be Hepworth 110mm dia. UPVC with easy bend at foot, and to terminate min 900mm above window heads. Min. gradient for branch manifold discharge pipes to be 9mm per metre.
25. Sanitary Fittings to have deep seal traps and waste pipes to have 150mm above external ground level
26. Crushing strength of blockwork to be 7N/mm2 to be minimum
27. 150mm above external ground level
28. Structural timber to be C16 grade.

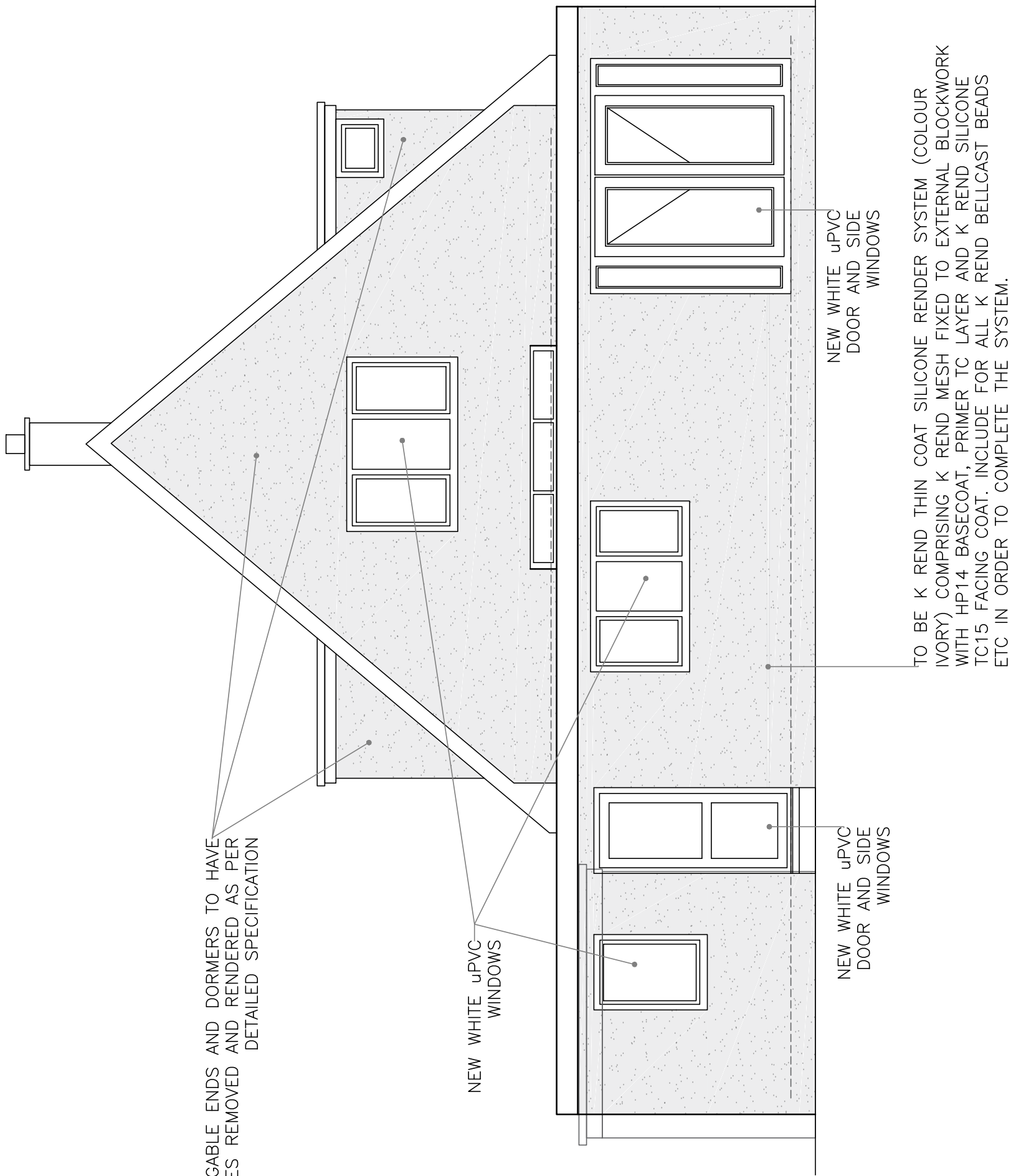


GROUND FLOOR
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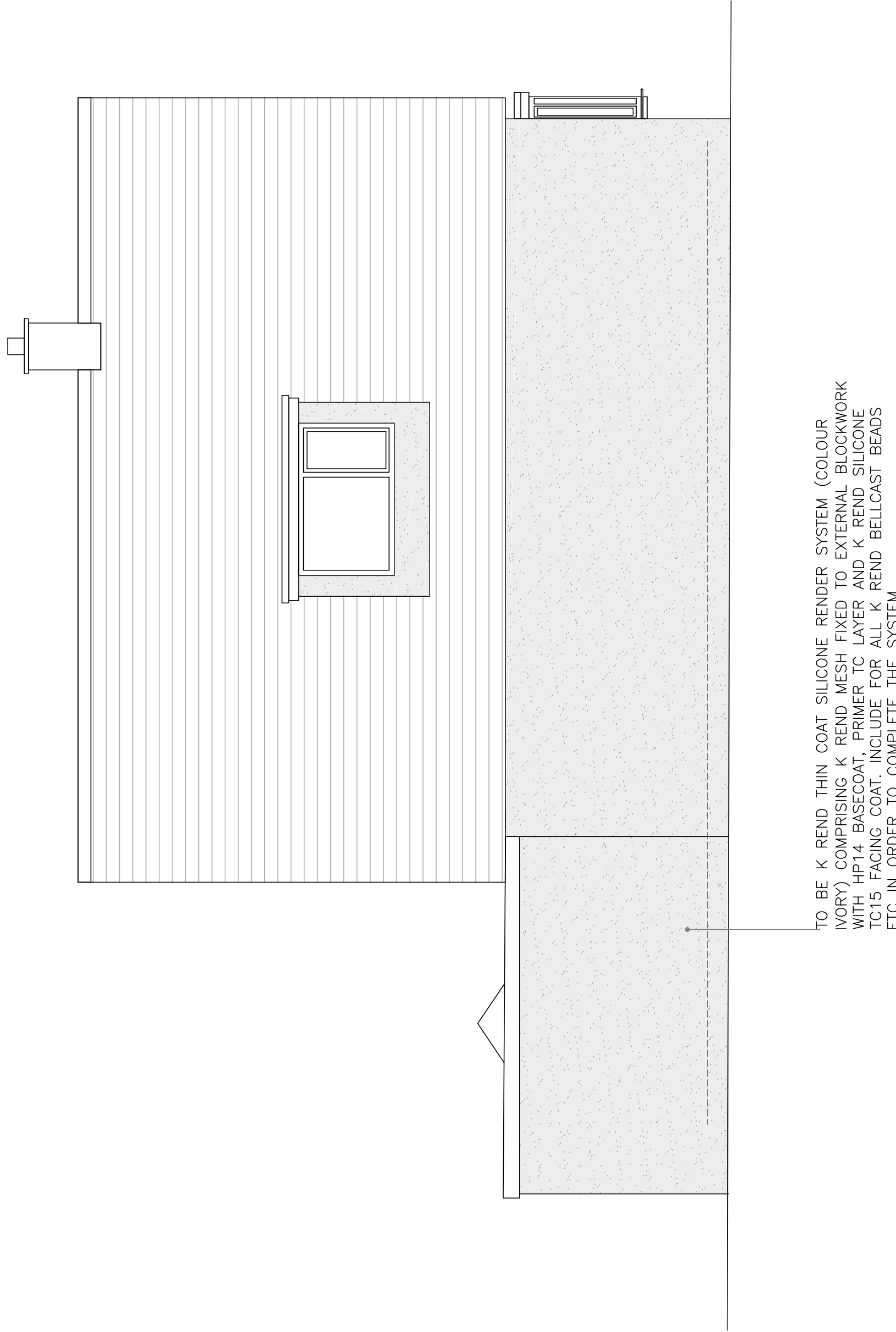


FOUNDATION PLAN
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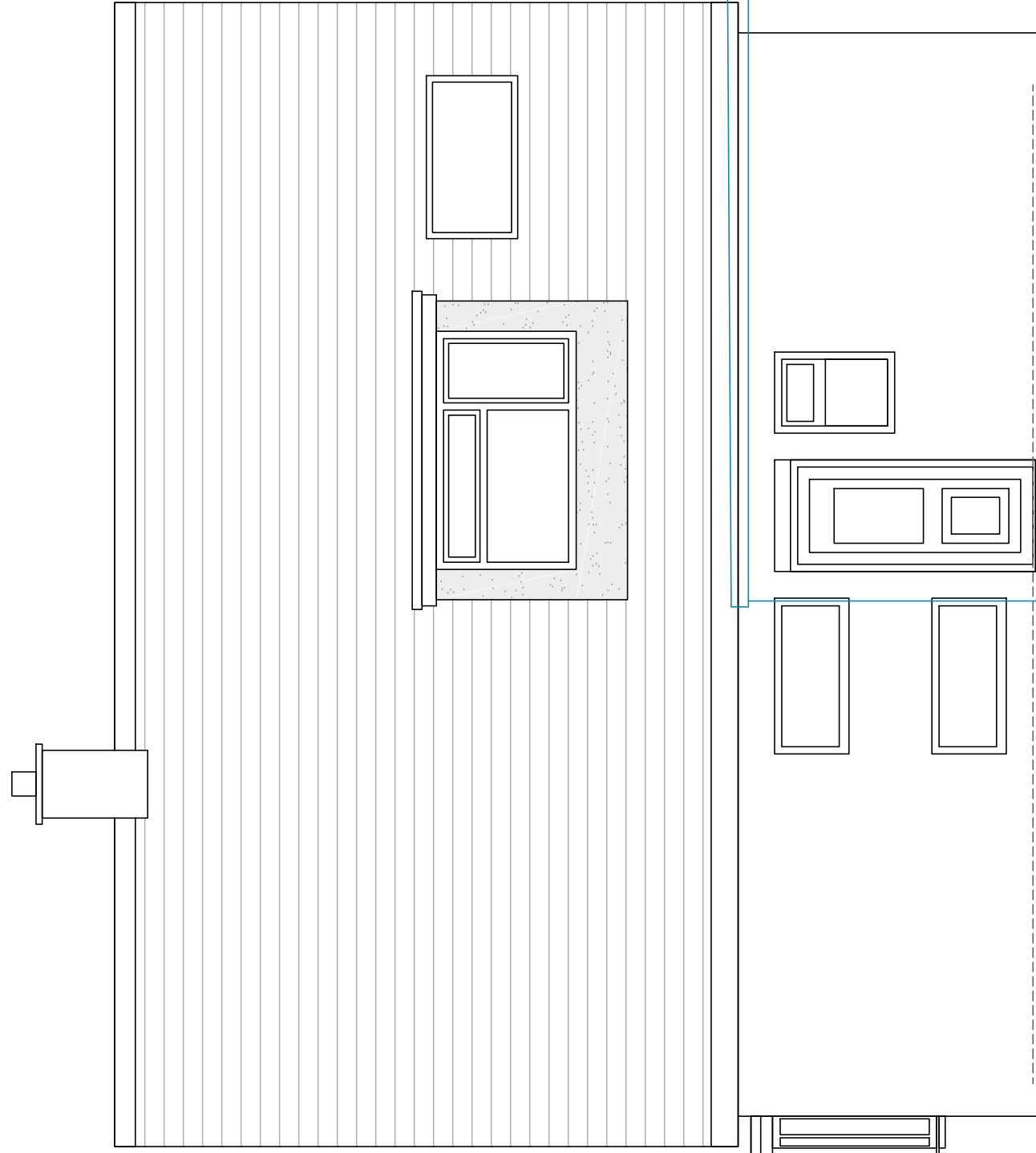
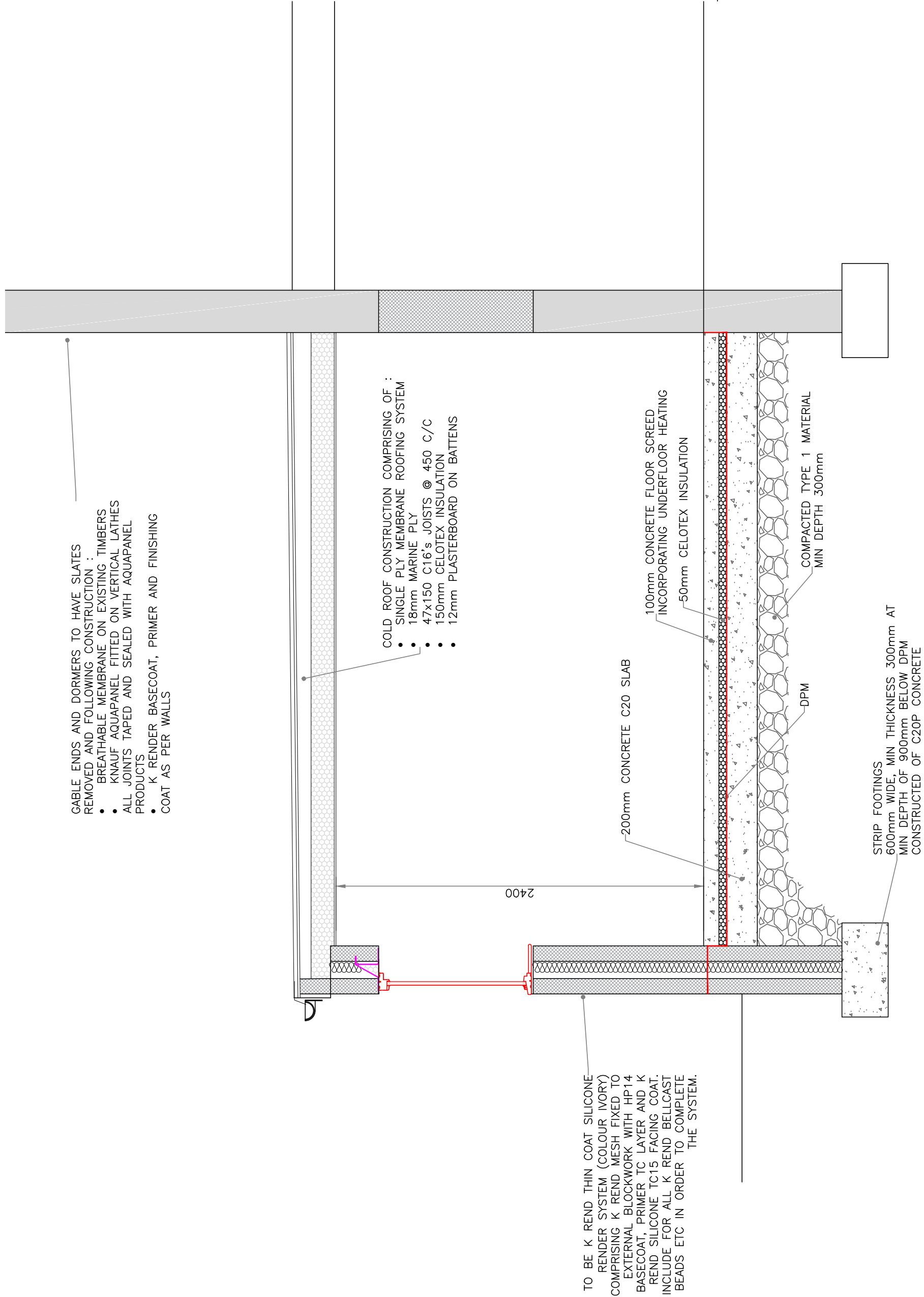
ENGINEER	CLIENT	PROJECT
Kingmoor CONSULTING 146 LORRY HILL ROAD CARLISLE T: 01228 915900 E: hello@kingmoor.co	27 NAWORTH DRIVE CARLISLE, CUMBRIA	PROPOSED REAR EXTENSION SHEET 1 OF 2
SCALE	STATUS	FOR CONSTRUCTION
AS NOTED	FOR CONSTRUCTION	
PAPER SIZE	DRAWN BY	C. AMERS
A1	C. AMERS	
PROJECT PHASE	DATE	DEC 2016
CONSTRUCTION	DATE	DEC 2016
DRAWING NUMBER	REVISION	
16-188-DWG001		D



REAR ELEVATION
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SIDE ELEVATION
SCALE 1:50



SIDE ELEVATION
SCALE 1:50

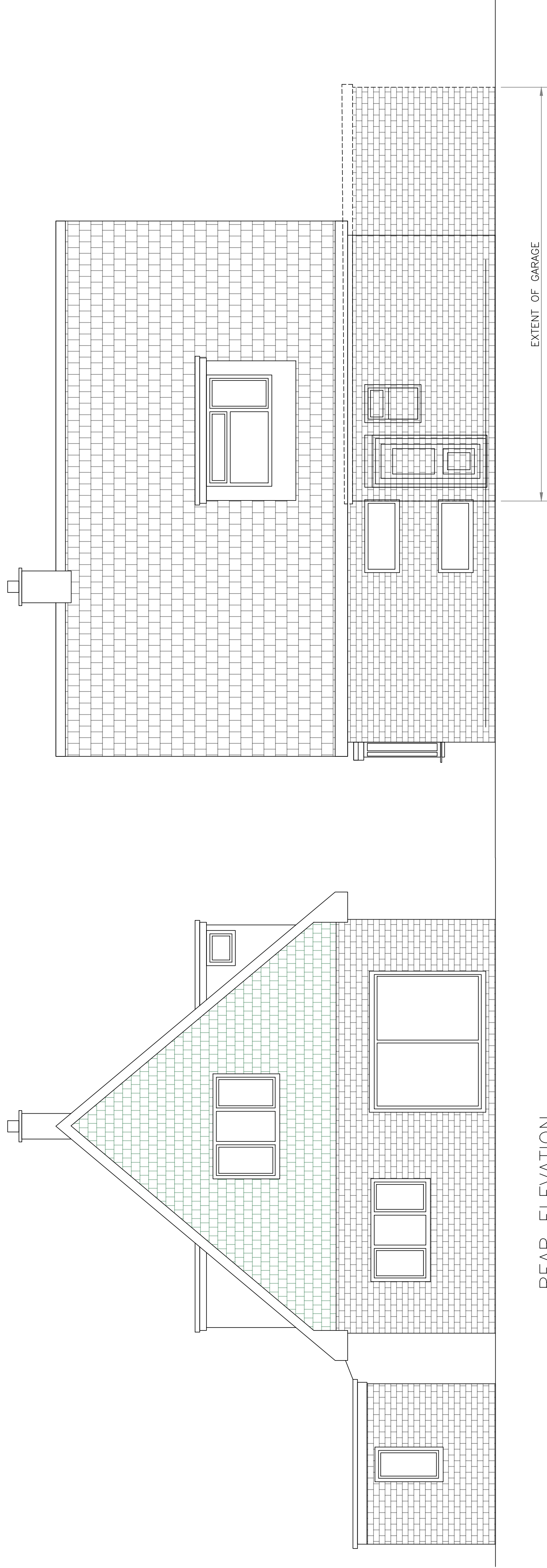
ENGINEER
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146 LORRY HILL ROAD
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CLIENT

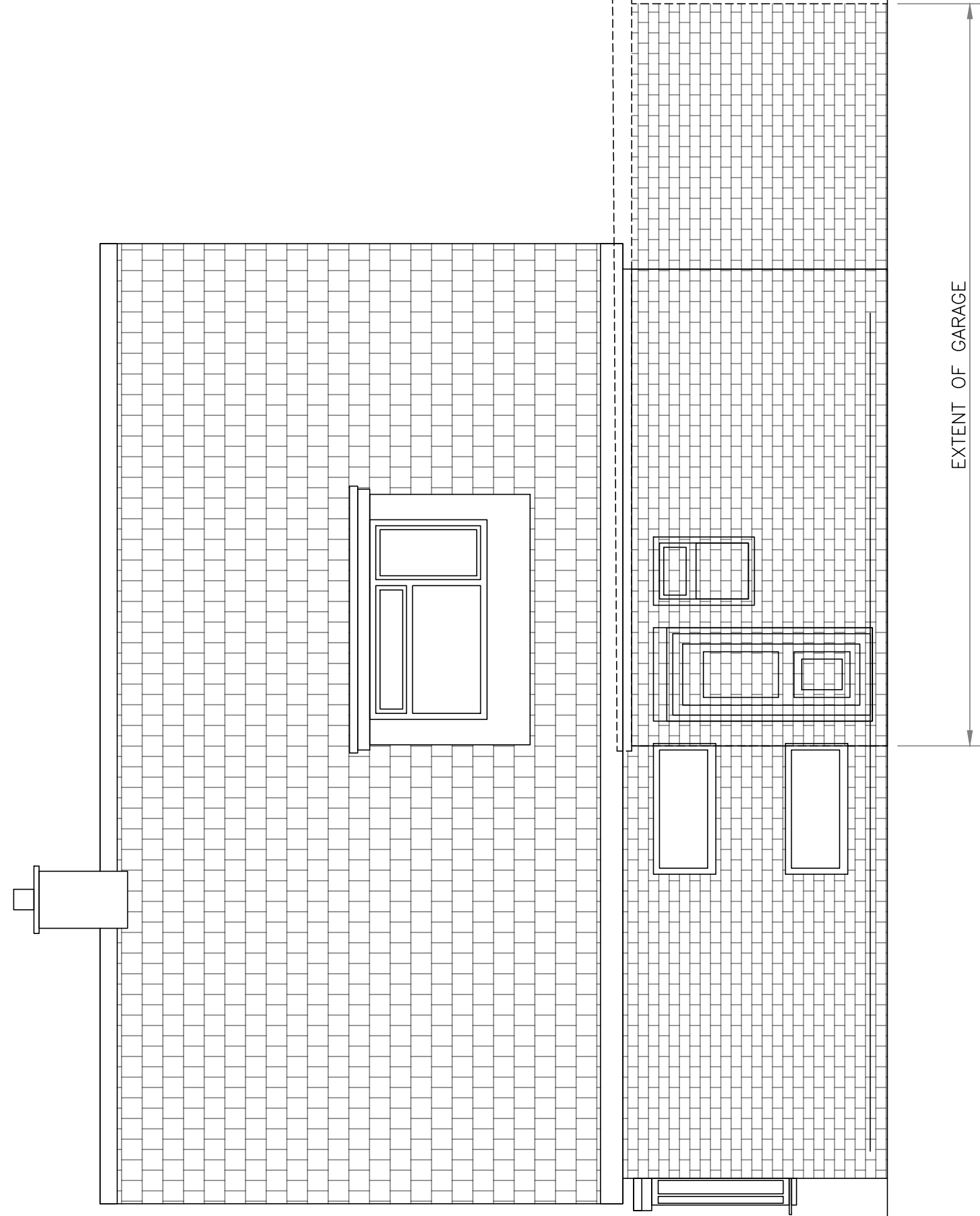
27 NAWORTH DRIVE
CARLISLE, CUMBRIA

TITLE
PROPOSED REAR EXTENSION
SHEET 2 OF 2

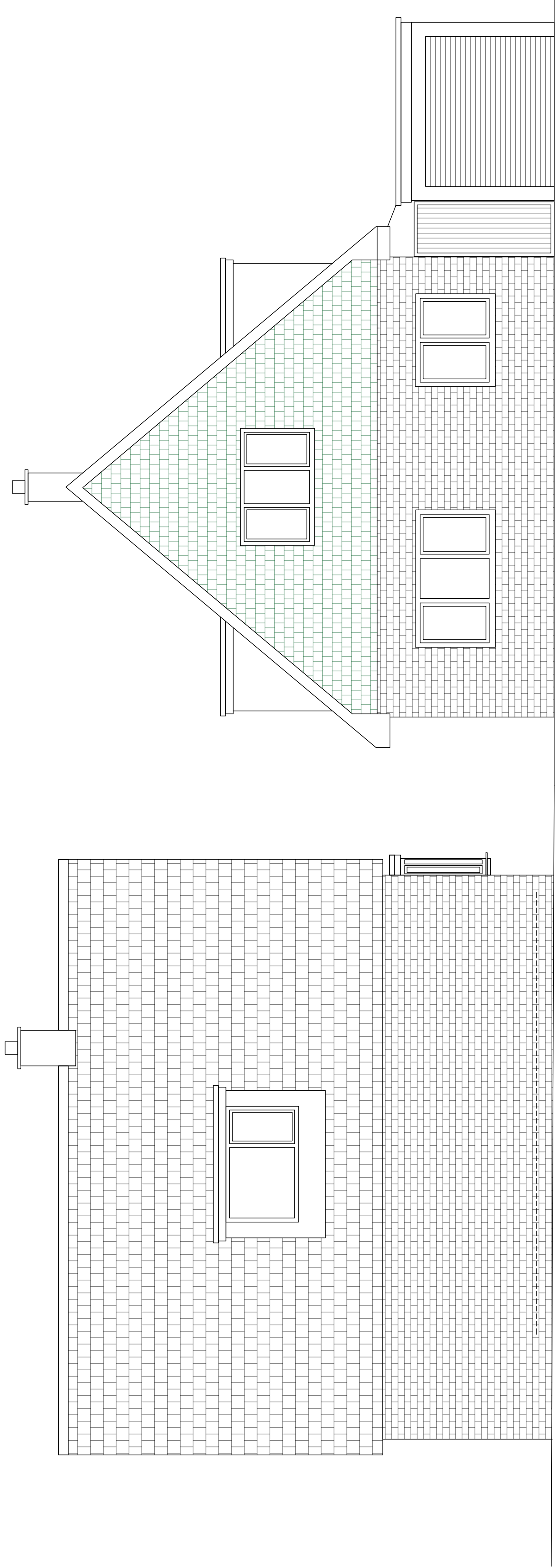
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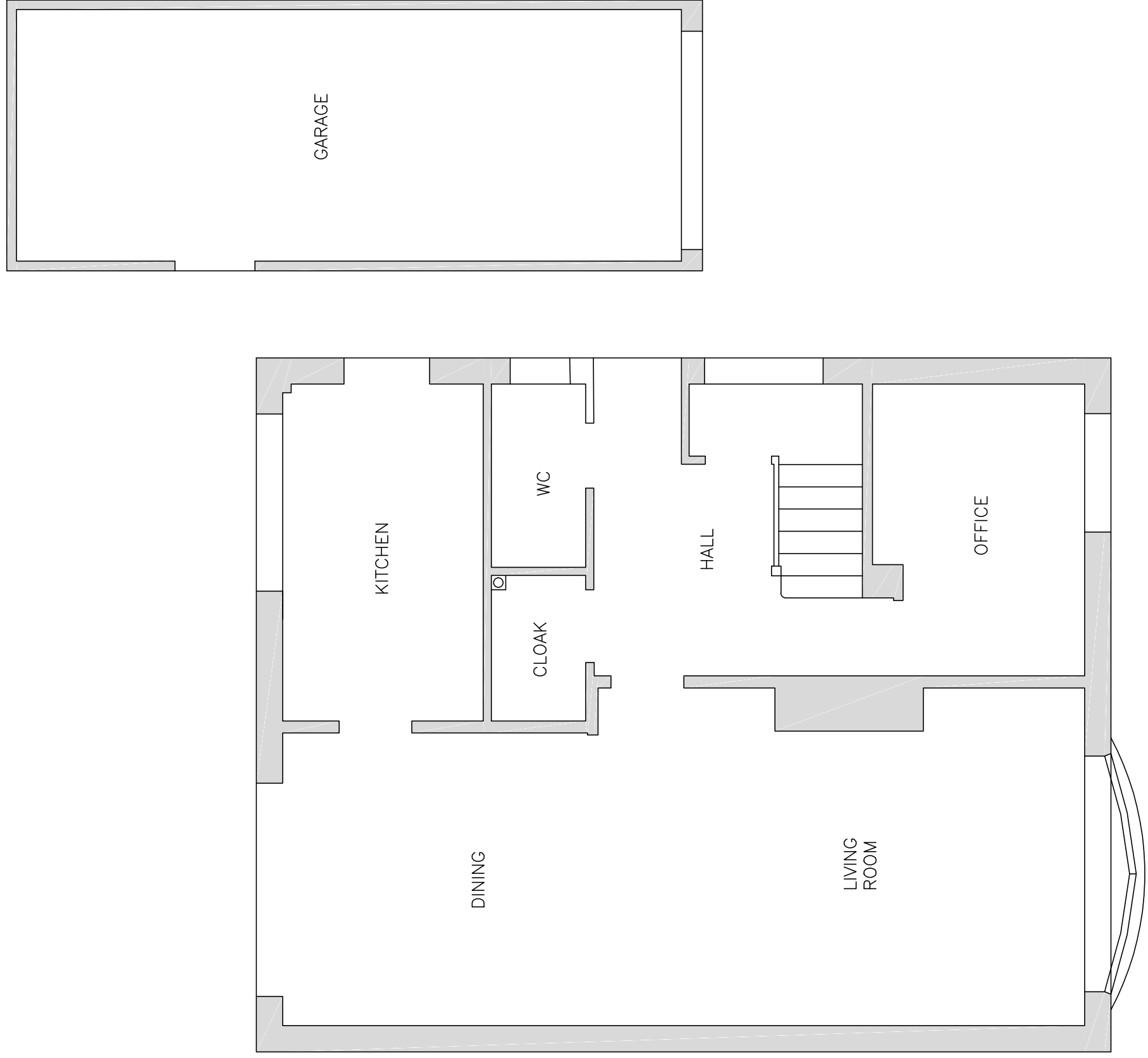


SIDE ELEVATION
SCALE 1:50




SIDE ELEVATION
SCALE 1:50

FRONT ELEVATION
SCALE 1:50



PLAN
SCALE 1:50

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PROJECT		27 NAWORTH DRIVE CARLISLE, CUMBRIA			
TITLE		EXISTING ELEVATIONS			
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