

SCHEDULE A: Applications with Recommendation

17/0905

Item No: 08

Date of Committee: 05/01/2018

Appn Ref No:
17/0905

Applicant:
Story Homes

Parish:
Wetheral

Agent:

Ward:
Wetheral

Location: Land west of Steele's Bank, Wetheral, Carlisle

Proposal: Erection Of 41no. Dwellings, Including Open Space, Landscaping, Drainage And Road Infrastructure (Reserved Matters Application Pursuant To Outline Approval 15/0886)

Date of Receipt:
26/10/2017

Statutory Expiry Date
25/01/2018

26 Week Determination
26/04/2018

REPORT

Case Officer: Barbara Percival

1. Recommendation

- 1.1 It is recommended the application is approved subject to completion of a deed of variation to a Section 106 agreement. If the deed of variation is not completed within a reasonable time, then Authority to Issue is requested to Corporate Director of Economic Development to refuse the application. The deed of variation to the Section 106 agreement to consist of the following obligations:

a) reference to this application.

2. Main Issues

- 2.1 Whether the principle of development is acceptable
- 2.2 Whether the scale and design of the proposed dwellings are acceptable and the impact on the character and appearance of the area
- 2.3 Impact of the proposal on the living conditions of neighbouring residents
- 2.4 Provision of affordable housing
- 2.5 Impact of the proposal on highway safety
- 2.6 The proposed method for the disposal of foul and surface water drainage
- 2.7 Impact of the proposal on existing trees and hedgerows
- 2.8 Impact of the proposal on biodiversity

3. Application Details

The Site

- 3.1 This application relates to 1.6 hectares of grazing land located on the western side of the B6263. The site has housing along its northern and eastern boundaries; agricultural fields to the south and west; Ashgate Cemetery is located adjacent to the north-western corner of the application site. The Wheatsheaf Public House is located 120 metres to the north and Wetheral Village Community Hall is located 50 metres to the south. The boundary of Wetheral Conservation Area lies approximately 100 metres to the north east of the proposed access to the application site
- 3.2 The site is approximately 64 metres AOD in the north-eastern corner and slopes down to 58.58 metres AOD in the south-western corner. Mature trees, located within the adjacent cemetery overhang, the north-western corner of the application site with sporadic hedging along sections of the northern, eastern and southern boundaries. A power line crosses the north-western corner of the site. The site falls within Flood Zone 1 i.e. a less than 1 in 1,000 annual probability of river or sea flooding. Approximately 230 metres to the west of the site there is a field drain which flows in a northerly direction towards the Pow Maughan.

Background

- 3.3 The application site is identified under Policy HO1 in the local plan as Allocated Site R20 'Land west of Steele's Bank, south of Ashgate Lane, Wetheral'.
- 3.4 In November 2015, Members of the Development Control Committee granted outline planning permission with all matters reserved for the development of up to 50 dwellings with associated amenity space, hardstanding and ancillary works (application reference 15/0086). The decision was subsequently issued on the 1st September 2016 following the completion of a section 106 agreement in respect of: provision of affordable housing; the management/maintenance of on site open space (inclusive of any attenuation basin); the payment of a commuted sum towards off-site recreational facilities and associated works; payment towards the provision of a footway linking to the playing fields on the opposite side of the road; and the payment of an education contribution towards expanding Cumwhinton Primary School and towards transportation of secondary school children.
- 3.5 There are two associated applications one of which precedes this application and the other of which follows in the schedule, application references 17/0907 and 17/0906 respectively. The preceding application, application reference 17/0907, seeks the variation of condition 22 (visibility splay requirements) of outline planning permission 15/0886 to be amended from 2.4 metres by 60 metres to 2.4 metres to 45 metres. The other associated application (application reference 17/0906) seeks full planning permission for

the change of use of agricultural land to public open space, formation of suds pond and installation of pumping station (in association with Story Homes proposed development for 41no. dwellings).

The Proposal

- 3.6 This application seeks permission for the erection of 41no. dwellings, including provision of open space, landscaping, drainage and road infrastructure (reserved matters application pursuant to outline planning approval 15/0886).
- 3.7 The submitted documents and drawings illustrate that the proposed dwellings would consist of a combination of different ten house types. The proposed housing includes a mixture of terraced, semi-detached and detached dwellings finished in a range of complementary materials. Parking provision for each dwelling would have as a minimum 2 spaces per dwelling with many of the larger properties served by additional parking provision within garages.
- 3.8 The associated infrastructure to serve the development in the form of public open space, the formation of a SUDs pond together with the installation of a pumping station is subject of a separate application, application reference 17/0906 which follows in the schedule. The infrastructure is outwith the red line drawing of the application site, subject of this application; however, it is considered appropriate to make reference to the proposed drainage methods during the assessment of this application.
- 3.9 Vehicular access to the proposed development would be via a new access taken from the adjacent B6263 county highway. As Members will be aware, the variation of condition 22 (Visibility Splay Requirements) Of Outline Planning Permission 15/0886 To Permit The Visibility Splays To Be Amended From 2.4 metres by 60 metres To 2.4 metres by 45 metres was subject of the preceeding application (application reference 17/0907).

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of sixty-seven neighbouring properties and posting of Site and Press Notices. In response, three representation of objection has been received.
- 4.2 The representations identify the following issues:
1. the scheme does not provide any bungalows;
 2. Wetheral should have its own school to relieve pressure on existing schools;
 3. questions ability of existing sewer network;
 4. the existing road width should not be reduced in width;
 5. potential parking problems within the site which may result in congestion with cars turning off the B6263;
 6. increase in traffic and potential impact on highway safety;

7. exacerbation of pressures on existing school places and doctors surgeries;
8. development should include provision for affordable housing.

5. Summary of Consultation Responses

Natural England - relating to protected species, biodiversity & landscape: - the advice provided in our previous response applies equally to this amendment although Natural England made no objection to the original proposal. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal;

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

Northern Gas Networks: - no objections to the proposals, however, there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then it is required that the promoter of these works to contact Northern Gas Networks directly to discuss their requirements in detail. Should diversionary works be required these will be fully chargeable;

Carlisle Airport: - no response received;

Wetheral Parish Council: - objection - the new development should meet the housing needs Policy HO 10, the POPI data (July 2017) highlights the significant projected increase in the number of older people aged 65 by 36% to 2030, and this is true of Wetheral village with a need for bungalows for residents wanting to down size. The original application 15/0886 offers 12 x 2 bed dwellings with bungalows along the rear of Ashgate lane. Members request that the developer considers the inclusion of bungalows in this location. A market need has been shown in the area; in Cumwhinton & Great Corby where the bungalows have been sold at a premium, higher than the average of the District;

Cumbria Constabulary - North Area Community Safety Unit: - it is apparent that crime prevention has been considered in the design of this development and thus demonstrates compliance with Policy CM 4 of the Local Plan and generally concur with the comments in the submitted Design and Access Statement. However, believe the proposed measures could be enhanced as follows:

Landscaping - the delineation of public and private space could be strengthened by utilising the planting scheme to establish the front garden curtilages of each dwelling (some dwellings already incorporate this measure); and

Public Open Space and associated footpath - the POS is well addressed by Units 28-32. Yet the pedestrian link to it passes between the gables of Units 17 and 32, which have only obscured windows (bathrooms) overlooking. It would have been beneficial to utilise 'dual-aspect' house types at this point;

Cumbria County Council - (Archaeological Services): - no objections and do not wish to make any comments or recommendations;

Local Environment, Waste Services: - no objection in principle to the proposed layout;

Planning - Access Officer: - no objections;

United Utilities - (for water & wastewater comment): - no objections subject to the imposition of an informative;

Economic Development - Housing Development Officer: - the applicant's schedule of accommodation, detailed within the Planning, Design and Access statement, confirms that 12 units (30% of the 41 units in the application site) will be affordable, in accordance with Local Plan Policy HO 4. The affordable tenure mix: 6 units for affordable rent (Hawthorn 2-bed semi/ terraces (64.8 m²)) and 6 units for low cost home ownership (Kingston 3 bed semi/ terraces (78.6 m²)) is also compliant with Policy HO 4. It should be noted that the Hawthorn is borderline on the recommended space standards for consultation, and the York is a few square metres below the suggested standard. These standards have not been adopted at this time, but it is requested that the applicant takes this into consideration for future applications, and the unit sizes may present an issue for local Housing Associations. The application would have benefited from an element of bungalows - since there is a significant identified need for this type of accommodation, for both open market and affordable housing.

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 SP2, SP6, HO1, HO4, IP3, IP4, IP5, IP6, IP8, CC5, CM4, CM5, GI1, GI3, GI4 and GI6 of the Carlisle District Local Plan 2015-2030. Further material considerations are the Supplementary Planning Documents (SPDs) adopted by the City Council, 'Achieving Well Designed Housing' and 'Trees and Development'.
- 6.3 The proposal raises the following planning issues:

1. Whether The Principle of Development Is Acceptable

- 6.4 The application site is identified under Policy HO1 in the local plan as Allocated Site R20 'Land west of Steele's Bank, south of Ashgate Lane, Wetheral'.
- 6.5 In November 2015, Members of the Development Control Committee granted outline planning permission with all matters reserved for the development of up to 50 dwellings with associated amenity space, hardstanding and ancillary works (application reference 15/0086). The decision was subsequently issued on the 1st September 2016 following the completion of a section 106 agreement in respect of: provision of affordable housing; the management/maintenance of on site open space (inclusive of any attenuation basin); the payment of a commuted sum towards off-site recreational facilities

and associated works; payment towards the provision of a footway linking to the playing fields on the opposite side of the road; and the payment of an education contribution towards expanding Cumwhinton Primary School and towards transportation of secondary school children.

- 6.6 Accordingly, given that the application is an allocated site within the local plan and is subject of an extant outline planning permission for the development of up to 50no. dwellings, the principle of the erection of 41no. dwellings is acceptable.

2. Whether The Scale, Layout And Design Of The Dwelling Is Acceptable And The Impact On The Character And Appearance Of The Area

- 6.7 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 SP6 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.
- 6.8 This reserved matters application seeks approval in respect of appearance, landscaping, layout and scale. The submitted documents and drawings outlining that the proposed development would consist of a mixture of 10no. differing two storey house types consisting of a mixture of terraced, semi-detached and detached properties. The proposed materials include tumbled red stone facing elevations at the Steele's Bank road frontage to plots 1 and 40. Elsewhere within the development, the walling materials would consist of a combination of 'Heritage Blend Brick', 'Hampton Rural Brick' facing bricks (both with marigold mortar finish) together with K-rend buttermilk smooth rendered. The proposed dwellings would also incorporate quoins together with a mixture of roof materials including slate. There would be a combination of boundary treatments including low stone wall boundary treatments characteristic to the village. Within prominent public realm areas, window and door openings are to be finished with artstone surrounds.
- 6.9 The proposed layout incorporates a variety of differing house types, which, aesthetically, will add variety to the layout of the development and help to integrate it within the village as a whole. Three detached dwellings (plots 1, 40 and 41) would provide a focal point when entering the development. The remainder of the dwellings would have frontages onto the developments' access road with the exception of the detached dwellings occupying plots 28-32. The aforementioned dwellings would overlook the proposed public open space and SUDs infiltration basin (subject of application 17/0906).
- 6.10 Each of the dwellings would have individual garden/amenity spaces with hard and soft landscaping together with differing boundary treatments complementing the varied house types and finishes. The resultant layout would help to promote and encourage the creation of a community.

Furthermore, the proposed orientation of the dwellings would create natural surveillance opportunities with the distinction between public and semi-public space clearly defined, both of which will act as a deterrent to potential offenders and reduce the likelihood for crime.

- 6.11 The proposed landscaping scheme includes native species hedges, shrub planting, streetscape trees, tall specimen shrubs and flowering ground cover concentrated along the access roads and high profile corners and focal points to create bold colourful displays and partially enclose some of the front gardens to give some semi-privacy and variety within the estate. Rear garden trees are included where space restricts front garden trees for streetscape enhancement and screening. Gardens will include some feature planting of flowering shrubs and perennials. Screen walling, fencing and house gables facing the access roads will be visually softened with climbing shrubs. The low feature wall flanking the access road will have medium height shrubs behind to add colour and interest. Marginal planting around the infiltration basin and public open space will also be undertaken which will help to integrate the area into the proposed development.
- 6.12 In overall terms, the differing house types, use of materials, existing and proposed landscaping together with the boundary treatments would help to successfully integrate the development into the local vernacular. Accordingly, the scale, layout and design of the development is acceptable and would not adversely affect the character of appearance of the area.

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

- 6.13 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 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.
- 6.14 The proposed dwellings would be so orientated so as to not only meet but exceed the minimum distances as outlined in the aforementioned SPD between primary windows of the proposed dwellings and those of neighbouring residential properties, thereby, mitigating for unacceptable loss of privacy. Due to the topography of the site, the existing dwellings along the northern boundary of the site are a lower level, therefore, the proposal might have the potential to result in an over-bearing and over-dominant affect on the occupiers of existing dwellings. In this respect, Summerfield and Plot 13 are the closest in distance in respect of this section of the application site. Plot 13 would be 4.47 metres higher than the rear projection of Summerfield; however, in mitigation any perceived over-dominance effect would be minimal due to the intervening distances between the two dwellings (24.5 metres). Furthermore, it is the gable elevation of Plot 13 which would face the rear

elevation of Summerfield, softened by the existing planting within the garden of Summerfield beyond which would be the proposed 1.8 metre high wooden fence of the development.

- 6.15 It is inevitable, the development of the site, should Members approved the application, would lead to an increase in noise and disturbance to the occupiers of neighbouring properties than its previous use as an agricultural field. In mitigation, a Construction Environmental Management Plan details proposed working practices to alleviate any unacceptable impact on the living conditions of the occupiers of adjacent properties. Furthermore, condition 12 attached to outline planning approval 15/0886, restricts construction hours between: 0730 hours and 1800 hours on Monday to Friday; 0730 hours and 1300 hours on Saturdays; and not at all on Sundays or Bank Holidays.

4. Provision Of Affordable Housing

- 6.16 The application site is identified within Policy HO4 of the local plan as being within Affordable Housing Zone A. The aforementioned policy requires a 30% affordable housing contribution and stipulates that the affordable housing provision should be 50% affordable/ social rent (usually through a Housing Association) and 50% intermediate housing (usually discounted sale at a 30% discount from market value through the Council's Low Cost Housing Register).
- 6.17 The City Council's Housing Development Officer in the consultation response highlights that in respect of housing need the Council's most recent Strategic Housing Market Assessment (SHMA) from September 2014 identified the need for 295 affordable homes per annum across Carlisle District, including 68 p.a. in the Carlisle Rural East Housing Market Area, which encompasses the application site. The housing need by property type and tenure identified in the SHMA is made up by: tenure - 70% affordable/ social rent and 30% intermediate; and property type - 70% 1-2 bed properties and 30% 3/ 3+ bed properties. The Housing Development Officer stating that in his experience 2-bed houses, 2-bed bungalows, as well as 3-bed houses are usually popular with Housing Associations; while smaller 3-bed houses, followed by 2-bed houses are generally the most popular unit types with people on the Council's Low Cost Home Ownership register
- 6.18 In respect of older persons' accommodation, bungalows were identified as a priority in the SHMA due to the ageing population. Projecting Older People Population Information Systems (POPPI) data projects a 37% increase in the population aged 65 or over in Carlisle between 2017 and 2035 (including a 94% increase in people aged 85 and over). Accordingly, it is recommended that the scheme includes an element of bungalows (or other property types suitable for older persons) for both open market and affordable housing, developed to adaptable and flexible design standards, enabling people to continue to live independently in their own homes for longer.
- 6.19 The submitted Planning, Design and Access statement and drawings identifies that the proposal accords with the objectives of Policy HO4 of the local plan as 12no. of the proposed dwellings would be affordable (30% of the

overall number of dwellings within the application site). The affordable tenure mix of: 6 two storey dwellings for affordable rent (dwelling type: Hawthorn 2-bed semi/ terrace) and 6 two storey dwellings for low cost home ownership (dwelling type: Kingston 3 bed semi/ terrace) is also compliant with the objectives of Policy HO4 of the local plan. The Housing Development Officer concludes by highlighting that the application would have benefited from an element of bungalows given that there is a significant identified need for this type of accommodation, for both open market and affordable housing, as evidenced by POPPI.

- 6.20 Wetheral Parish Council also objections to the application due to the absence of bungalows within the proposed development. The Parish Council also citing POPPI data and the need for bungalows for those residents wishing to 'down-size'. Highlighting that the outline application incorporated bungalows and requests that the developer incorporates bungalows within this current application as market need has shown that within the Parish bungalows have been sold at a premium.
- 6.21 The applicant acknowledges that no bungalows have been included within the development; however, there was no explicit requirement for bungalows within the outline planning permission and that the layout illustrating the possible incorporation of 2no. bungalows was illustrative only. The applicant considers the proposal as put forward is in accordance with Policies HO1 and HO10 of the local plan, paragraph 50 of the NPPF together with the draft SPD 'Affordable and Specialist Housing'.
- 6.22 To support the submitted scheme, the applicant highlights that the proposal incorporates a varied mix of 2, 3, 4 and 5 bed properties of different sizes with the development providing 12no. affordable units in accordance with Policy HO4 and are of a type that would help meet local need. All of the two storey properties have level access and are compatible for elderly living need. The staircases in all properties being able to accommodate a stair lift to overcome first floor access. Further potential ground floor adaptations are also possible to those properties with integral garages as all dwellings have insulated walls and floors. The garage floors are also raised to accommodate potential new drainage connections beneath. Such possible internal adaptations would not compromise overall parking space with ample external parking provided in accordance with Cumbria Highway guidance.
- 6.23 To further support of the development, the applicant has also reviewed the existing bungalow provision in the Wetheral village. Of a total of 466 dwellings, 61 of these are bungalows (including dormers) which equates to existing bungalow stock provision in the village of 13%. In terms of recent evidence of demand for bungalows in the village, publicly available research with estate agencies demonstrates 11 bungalows for sale during 2017, 6 of which sold and 5 remain unsold (of which 2 smaller bungalows have been unsold for over 12 months with current guide prices £240,000 and £299,000 respectively). This the applicant considers illustrates a mixed demand for bungalows in the village.
- 6.24 In consideration of the application, a judgement, therefore, has to be made as to whether the proposals satisfies the objectives of the NPPF and local plan.

In this respect, paragraph 50 of the NPPF outlines that local planning authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy HO1 also makes it clear that in bringing forward housing allocations, developers will need to demonstrate that their proposals contribute to the overall mix of dwelling types, sizes and tenures which will help meet identified local housing need and the development of mixed and sustainable communities.

- 6.25 The proposal would provide 12no. dwellings for affordable rent and low cost home ownership (6no. 2 bed units affordable rents and 6no. 3 bed units for low cost home ownership) which the Housing Development Officer has confirmed is compliant with Policy HO4 of the local plan. The remaining dwellings would provide for a range of differing types and sizes. The proposal does not include bungalows; however, the proposed dwellings would be capable of adaptation and could respond to the changing needs of individuals and families who reside in them at different stages of their lives. Furthermore, the Housing Development Officer has subsequently confirmed that the proposal falls below the threshold contained within the draft SPD 'Affordable and Specialist Housing' which would require the provision of bungalows within housing developments. No weight can be afforded to the aforementioned draft SPD as the consultation period has just ended. The benefit of the affordable units to be provided within the development outweighs the absence of bungalows within the application site.
- 6.26 The views of the Parish Council are respected; however, in overall terms the proposal accords with the objectives of Policy HO4 of the local plan.

5. Impact Of The Proposal On Highway Safety

- 6.27 The submitted drawings illustrate the provision of a single vehicular access to serve the proposed development which would provide visibility splays of 2.4 metres by 45 metres. Works within the B6263 county highway are also proposed to include: the provision of footways at the entrance to the application site; provision of dropped kerbs with tactile surfaces; and a 'gateway feature' at the southern approach to the village. The Supporting Transport Statement outlining that the access junction to the site would narrow the carriageway of Steele's Bank, together with a gateway feature at the location of the change in speed limit to the south of the site, which would encourage vehicles to travel at the imposed 30mph speed limit. The proposed access also includes footways around the bellmouth and pedestrian crossing facilities to ensure safe crossing for pedestrians to the existing footway on the eastern side of Steele's Bank. This will ensure safe pedestrian links to the facilities available in the centre of the village to the north and to the community centre to the south and was considered as part of the outline planning application.
- 6.28 The Planning, Design and Access Statement highlighting that: *"the internal road layout with square features helps to reduce car dominance and calm traffic flow. The layout has been purposefully designed so as to preclude the need for obtrusive hard street obstacles. The end result shall be a development that will conform to Manual for Streets and the*

existing/emerging Cumbria Highways design guidance".

- 6.29 Each of the dwellings would have as a minimum two parking spaces with some of the larger dwellings also having integral garages. Visitors parking spaces have also been incorporated within the layout. The submitted documents and drawings detailing the provision of 113 available parking spaces for residents and visitors above the calculated guidance target of 111.5 spaces as required under the existing/emerging Cumbria Design Guide.
- 6.30 Cumbria County Council, as Highway Authority, has been consulted and raise no objections to the proposal as the layout conforms to the requirements of the Cumbria Design Guide. In light of the views of the Highway Authority, it is unlikely that the proposal would have a detrimental impact on highway safety.

6. The Proposed Method For The Disposal of Foul and Surface Water Drainage

- 6.31 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development. The submitted drawings and documents illustrate that the foul water from the proposed dwellings would connect into the existing combined sewer with surface water disposed of via infiltration. The proposed foul and surface water drainage systems are to be located on land out with the application site and is subject of a separate application (application reference 17/0906 which follows in the schedule); however, for clarity, it is still considered appropriate to assess the proposed methods as part of this application.
- 6.32 In respect of foul water drainage, Policy IP6 of the local plan requires applicants to ensure that the impact of development on infrastructure has been considered in liaison with the statutory sewerage undertaker. The submitted Flood Risk Assessment and Drainage Design Report identifies that the foul water drainage from the site will connect into an existing United Utilities (UU) 150mm diameter combined sewer in Steele's Bank, via a new adopted pumping station. The report goes on to detail that due to the site topography, it will be necessary to connect 38no. dwellings within the proposed development to the foul water pumping station, located to the south of the infiltration basin, which would then connect to the mains sewer by a rising main. The remaining three dwellings, plots 1, 40 and 41, would be served by a gravity system, also connected to the main public sewer. The report details that the pumping station and the foul sewers are to be adopted by UU under a Section 104 agreement in respect of the Water Industry Act 1991.
- 6.33 The applicant has provided evidence within the aforementioned report that a pre-development enquiry has been submitted to UU who have confirmed that the proposals are acceptable and that there is sufficient capacity in the drainage network to accommodate the development. UU has also been formally consulted by the City Council in respect of this application and raise no objections to the proposed foul drainage system; however, in its general comments advise that should the applicant wish to progress a Section 104 agreement then advises that no works shall commence on site until such time

that the Section 104 agreement has been completed. As the agreement is out with planning legislation, it is recommended that should Members approve the application that the advice of UU should be drawn to the attention of the applicant by way of an informative within the decision notice.

- 6.34 Policy CC5 of the local plan outlines that development proposals should prioritise the use of sustainable drainage systems managed at source, not transferred; and discharged in the following order of priority: into the ground (infiltration at source); attenuated discharge to a surface water body; attenuated discharge to surface water sewer, highway drain or another drainage system; and as a last resort attenuated discharge to a combined sewer.
- 6.35 The submitted Flood Risk Assessment and Drainage Design Report outlines that an intrusive ground investigation found that the excavations within the application site encountered fluvioglacial deposits consisting of dense, slightly cobbly, gravelly silty fine to medium grained sand to varying depths overlaying weathered sandstone. Infiltration tests was successful within the fluvioglacial deposits in the southwest quarter of the site, therefore, concluded that this area within the site would be suitable for infiltration type surface water drainage. Accordingly, in line with the surface water hierarchy the proposed development would be served by an infiltration basin on land to the west of the application site.
- 6.36 Infiltration basins are flat bottomed, landscaped depressions that are normally dry except during and immediately following storm events. They store runoff, allowing pollutants to settle and filter out, before infiltration into the subsurface soils. The bottom of any infiltration system should be flat to provide uniform ponding and infiltration of runoff across the surface and side slopes should normally be no steeper than 1 in 3 to allow for vegetative stabilisation, mowing, access and for public safety reasons.
- 6.37 All surface water runoff from dwellings, footpaths and access roads would discharge into the infiltration basin via a series of pipes within the access roads. An exceedance overflow from the basin will be provided, allowing overland flood flows to follow the natural contours of the land towards the existing drainage channel located approximately 230 metres west of the development site. The infiltration basin has been so designed in order to accommodate a 1 in 100 year flood event plus a 40% allowance for climate change. Furthermore, in line with the objectives of Policy CC5 a maintenance company will be appointed for the maintenance of the infiltration basin.
- 6.38 Cumbria County Council, as Lead Local Flood Authority, has been consulted and raise no objections to the proposal. In overall terms, the proposals accords with the objectives of Policy CC5 of the local plan.

7. Impact Of The Proposal On Existing Trees and Hedgerows

- 6.39 Policy GI6 of the Local Plan seek to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges. In respect of new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees. This aim is further reiterated in Policy

SP6 of the Local Plan which requires all developments to take into account important landscape features and ensure the enhancement and retention of existing landscaping.

- 6.40 Furthermore, the City Council's Supplementary Planning Document (SPD) 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting it is important that these issues are considered at the very start of the planning process.
- 6.41 There are no trees within the application site; however, several mature trees within the adjacent cemetery at the north-west corner of the site overhang the application site. The submitted Landscape Management Plan and landscape plan illustrating that tree protection barriers would be erected in accordance with BS 5837:2005 'Trees in Relation to Construction' prior to commencement of any works and remain in-situ during construction works. Further measures within the report detail acceptable working practices adjacent to the root protection areas of the retained trees. In respect of the remnants of the Hawthorn hedge along the southern boundary of the site, a protection zone of 3 metres will be adhered to which will restrict traffic, material storage or level changes.

8. Impact Of The Proposal On Biodiversity

- 6.42 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. A Construction Environmental Management Plan has been submitted as part of the application which details measures to be undertaken to prevent: the introduction of disease and invasive species; measures to prevent pollution. Natural England has been consulted and raise no objections to the proposal, therefore, the development is unlikely to harm a protected species or their habitat. Condition 10 of outline planning permission 15/0886 also restricts works to any hedgerows during the bird breeding season.

9. Other Matters

- 6.43 Third parties have raised concerns about the potential to exacerbate pressure on schools places. As Members are aware the Section 106 agreement contained an obligation of a financial contribution to education.

Conclusion

- 6.44 The application site is identified under Policy HO1 in the local plan as Allocated Site R20 'Land west of Steele's Bank, south of Ashgate Lane, Wetheral'. In November 2015, Members of the Development Control Committee granted outline planning permission with all matters reserved for the development of up to 50 dwellings with associated amenity space, hardstanding and ancillary works (application reference 15/0086).

Accordingly, the principle of development of the site is acceptable.

- 6.45 The application seeks reserved matters approval for the access, appearance, landscape, layout and scale of the proposed development all of which are acceptable. Affordable housing provision would be provided in line with the objectives of Policy HO4 of the local plan. The proposal would not have an adverse impact on the living conditions of the occupiers of neighbouring properties through unacceptable loss of light, loss of privacy or over dominance. The development would not have a detrimental impact on highway safety, existing trees or biodiversity.
- 6.46 Accordingly, the proposals are considered to be compliant with the objectives of the NPPF, PPG, relevant local plan policies and SPDs
- 6.47 If Members are minded to grant planning approval it is requested that “authority to issue” the approval is given subject to the completion of a deed of variation to the original Section 106 agreement to include:

a) reference to this application.

7. Planning History

- 7.1 In 2015, outline planning approval was granted for the erection of up to 50no. dwellings with associated amenity space, hardstanding and ancillary works (application reference 15/0886).
- 7.2 There are two associated applications, one of which precedes this application within the schedule, application reference 17/0907. This application seeks the variation of condition 22 (visibility splays requirement) of previously approved permission 15/0886 to be changed from 2.4 metres by 60 metres to 2.4 metres by 45 metres.
- 7.3 The remaining application follows this application within the schedule, application reference 17/0906. Application 17/0906 seeks full planning permission for the change of use change of agricultural land to public open space, formation of suds pond and installation of pumping station (in association with Story Homes proposed development for 41no. dwellings) (application reference 17/0906).

8. Recommendation: Grant Subject to S106 Agreement

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 2, 5 (part), 6, 7, 8 (part), 9 (part), 11 (part), 16 (part), 18, 20 (part), 22 (part), 24 (part) and 26(part) attached to the outline planning consent to develop the site.
2. The development shall be undertaken in strict accordance with the approved documents for this planning permission which comprise:

1. the submitted planning application form received 20th October 2017;
2. the Planning, Design & Access Statement received 20th October 2017;
3. the Materials Schedule received 20th October 2017;
4. the Schedule of Finishes received 20th October 2017;
5. the Utilities Statement received 5th December 2017;
6. the Landscape Management Plan received 20th October 2017;
7. the Construction Environmental Management Plan received 5th December 2017;
8. the Supporting Transport Statement Final received 20th October 2017;
9. the S38 Proposed Street Lighting Design received 5th December 2017;
10. the Flood Risk Assessment and Drainage Design Report received 20th October 2017;
11. the Operation & Maintenance Plan For Sustainable Drainage Systems received 20th October 2017;
12. the letter from ID GeoEnvironmental Consulting Engineers dated 30th June 2017;
13. the Geoenvironmental Appraisal received 20th October 2017;
14. the site location plan reserved matters received 26th October 2017 (Drawing No. SL146.90.9.SL.LPRM);
15. the boundary treatments plan received 20th October 2017 (Drawing No. 20050.90.9.BT Revision B);
16. the coloured site layout received 20th October 2017 (Drawing No. 20050.90.9.CL Revision A);
17. the elevation treatment plan received 20th October 2017 (Drawing No. 20050.90.9.ET Revision C);
18. the hard surfaces plan received 20th October 2017 (Drawing No. 20050.90.9.HS Revision B);
19. the street scenes received 20th October 2017 (Drawing No. 20050.90.9.SS Revision A);
20. the general arrangements layout received 20th October 2017 (Drawing No. 20050.90.9.GA Revision A);
21. the phasing plan received 5th December 2017 (Drawing No. 20050.90.9.PP Revision -);
22. the parking provision received 20th October 2017 (Drawing No. 20050.90.9.PP Revision C);
23. the construction traffic management plan received 5th December 2017 (Drawing No. LD14-258-10.SL.CMP Revision -);
24. the landscape plan received 7th November 2017 (Drawing No. SHW-WW-01 Revision C);
25. the house type Balmoral v4 received 20th October 2017;
26. the house type Boston v4 received 20th October 2017;
27. the house type Cambridge v4 received 20th October 2017;
28. the house type Gosforth v4 received 20th October 2017;
29. the house type Hampton v4 received 20th October 2017;
30. the house type Hawthorn received 20th October 2017;
31. the house type Kingston v2.5 received 20th October 2017;
32. the house type Mayfair v3 received 20th October 2017;
33. the house type Warwick v4 received 20th October 2017;
34. the house type Wellington v3 received 20th October 2017;
35. the boundary details received 20th October 2017;

36. the external levels plan 1 of 2 received 20th October 2017 (Drawing No. K34353/A1/100 F);
37. the external levels plan 2 of 2 received 20th October 2017 (Drawing No. K34353/A1/101 F);
38. the highway longitudinal sections received 20th October 2017 (Drawing No. K34353/A1/102 A);
39. the foul and surface water drainage plan. Sheet 1 of 2 received 20th October 2017 (Drawing No. K34353/A1/200 B);
40. the foul and surface water drainage plan. Sheet 1 of 2 received 20th October 2017 (Drawing No. K34353/A1/201 B);
41. the section through infiltration basin received 20th October 2017 (Drawing No. K34353/A1/200 B);
42. the proposed S38 street lighting design sheet 1 of 2 received 5th December 2017 (Drawing No. AP0524-268-APT-HLG-0000-DR-EO-00001 Revision A);
43. the external levels plan 1 of 2 received 5th December 2017 (Drawing No. K34353/A1/01);
44. the external levels plan sheet 2 of 2 received 5th December 2017 (Drawing No. K34353/A1/02);
45. the highway longitudinal sections received 5th December 2017 (Drawing No. K34353/A1/03);
46. the external works plan sheet 1 of 2 received 5th December 2017 (Drawing No. K34353/A1/04);
47. the external works plan sheet 2 of 2 received 5th December 2017 (Drawing No. K34353/A1/05);
48. the external works construction details sheet 1 of 2 received 5th December 2017 (Drawing No. K34353/A1/06);
49. the external works construction details sheet 2 of 2 received 5th December 2017 (Drawing No. K34353/A1/07);
50. the proposed construction site access design received 5th December 2017 (Drawing No. JN1409-Dwg-0003);
51. the external works plan sheet 2 of 2 received 5th December 2017 (Drawing No. K34353/A1/05);
52. the topographic survey (layout 1 of 4) received 20th October 2017 (Drawing No. SH133);
53. the topographic survey (layout 2 of 4) received 20th October 2017 (Drawing No. SH133);
54. the topographic survey (layout 3 of 4) received 20th October 2017 (Drawing No. SH133);
55. the topographic survey (layout 4 of 4) received 20th October 2017 (Drawing No. SH133);
56. the Notice of Decision; and
57. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. The surface water drainage scheme for the development, hereby approved, shall be carried out in strict accordance with details contained within the submitted Flood Risk Assessment and Drainage Design Report and associated Operation & Maintenance Plan For Sustainable Drainage

Systems compiled by R G Parkins & Partners Limited received 20th October 2017 which illustrate surface water discharging into an infiltration basin, thereafter, the development shall be undertaken in strict accordance with the approved details. For the avoidance of doubt and unless otherwise agreed in writing by the local planning authority, no surface water will be permitted to drain directly or indirectly into the public sewer.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

4. The foul water drainage scheme for the development, hereby approved, shall be carried out in strict accordance with details contained within the submitted Flood Risk Assessment and Drainage Design Report and associated Operation & Maintenance Plan For Sustainable Drainage Systems compiled by R G Parkins & Partners Limited received 20th October 2017, thereafter, the development shall be undertaken in strict accordance with the approved details.

Reason: To ensure adequate drainage facilities are available and to ensure compliance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

5. No dwelling shall be occupied until the respective foul and surface water drainage works, submitted under the above conditions 3 and 4, have been completed in accordance with the details approved by the local planning authority.

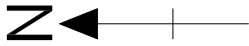
Reason: To ensure that adequate drainage facilities are available which are comprehensive in extent and follow a co-ordinated sequence in accord with Policies IP6 and CC5 of the Carlisle District Local Plan 2015-2030.

SCHEDULE OF ACCOMMODATION - OVERALL

Ref	House Name	Type No.	Version	House Type	Sq.Ft Garage/Parking	R.S.L. No	INT. No	OPEN No	Total Sq.Ft.
	WELL WELLINGTON		V3	4 bed detached	1238	Int Garage		3	3714
	BOS BOSTON		V4	4 bed detached	1377	Int Garage		3	4131
	WAR WARWICK		V4	4 bed detached	1400	Int Garage		3	4200
	GOSF GOSFORTH		V4	4 bed detached	1531	Int Garage		4	6124
	CAM CAMBRIDGE		V4	4 bed detached	1626	Int Garage		4	6504
	BAL BALMORAL		V4	4 bed detached	1724	Int Garage		4	6886
	HTN HAMPTON		V4	5 bed detached	1719	Int Garage		4	7116
	MAY MAYFAIR		V3	5 bed detached	1905	Int Garage		4	7620
	KIN KINGSTON		V1	3 bed semi / ter	846	Parking		6	3076
	HAW HAWTHORN		V2.5	2 bed semi / ter	697	Parking		6	4182

Total Number of Units and Square Foot		6	8	29	41	55653
Gross Site Area in Metres	16510					
Gross Site Area in Acres	4.08					
Strategic Public open Space in M	514					
Strategic Public open Space in Ac	0.13					
Net Site Area in Metres	15995					
Net Site Area in Acres	3.95					
Net Site Area in Hectares	1.6					
Density (Sq Ft per Acre)	14057					
Density (Units Per Acre)	10					
Density (Units Per Hectare)	25.65					

(R) Rental unit
(D) Discounted unit



DEVELOPMENT

Land at Steeles Rd,
Wetheral

DRAWING

SITE LAYOUT

Coloured Site Layout

DRAWN BY	JB	DATE	30/06/17
CHECKED BY	-	SCALE	1:500@A2
DRAWING NUMBER	20050.90.9.CL		
SITE REFERENCE	20050		
Revisions			
A	SUD's pond location and informal path amended 7/09/17		

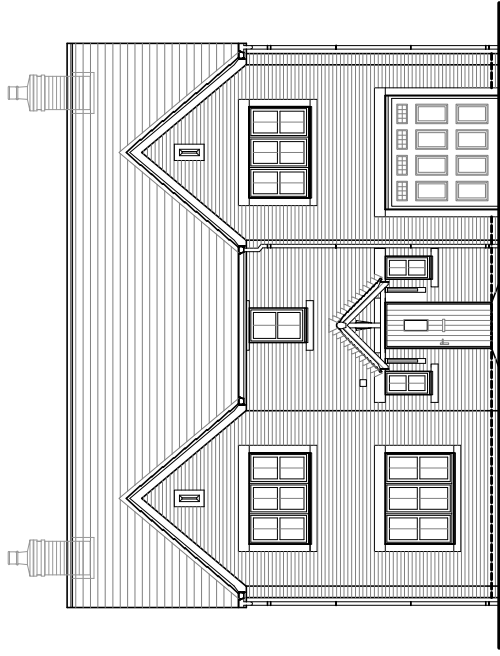
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Tel 01228 640850 Fax 01228 640851



Extent of Reserved Matters
Application. Separate Full
Application for SUDs pond,
POS and pumpstation

Scale 1:500



House Type

The BALMORAL v4

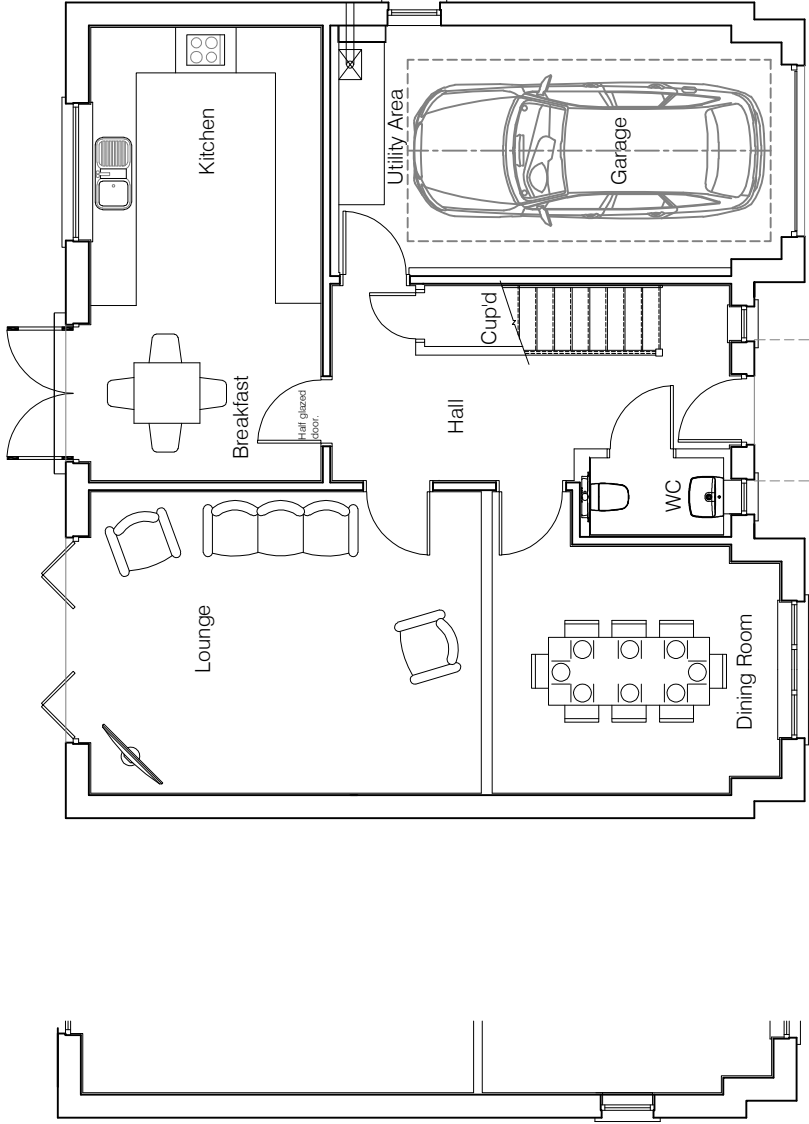
GF/FF 160.16m² (1723.95sq.ft)
Garage 18.63m² (200.53sq.ft.)

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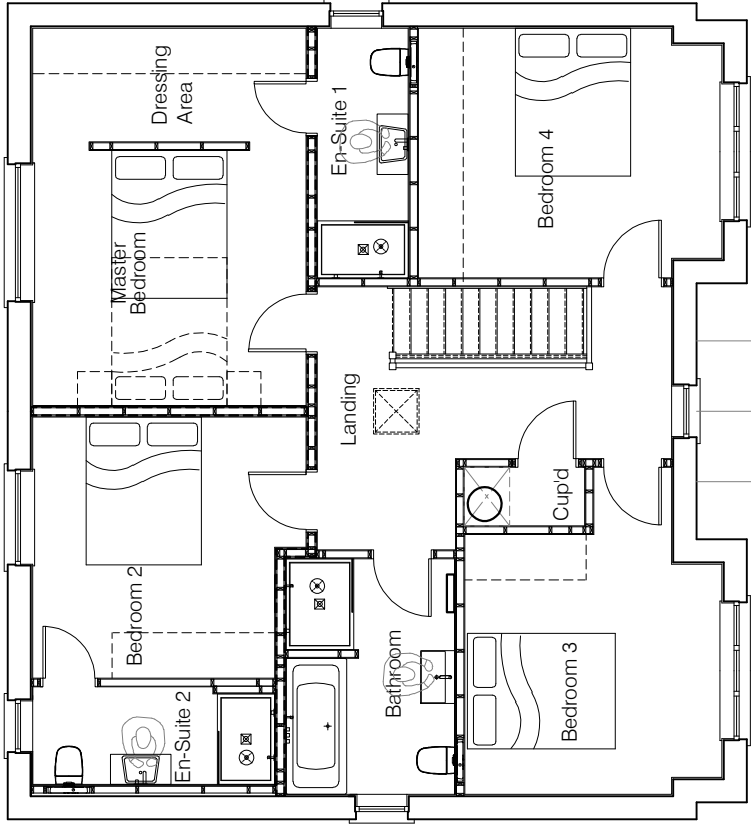
Tel 01228 404550

Fax 01228 404551



Note:
Gable window required on
specific plots only - please refer to
site layout for plot designations.

Ground Floor Plan



First Floor Plan



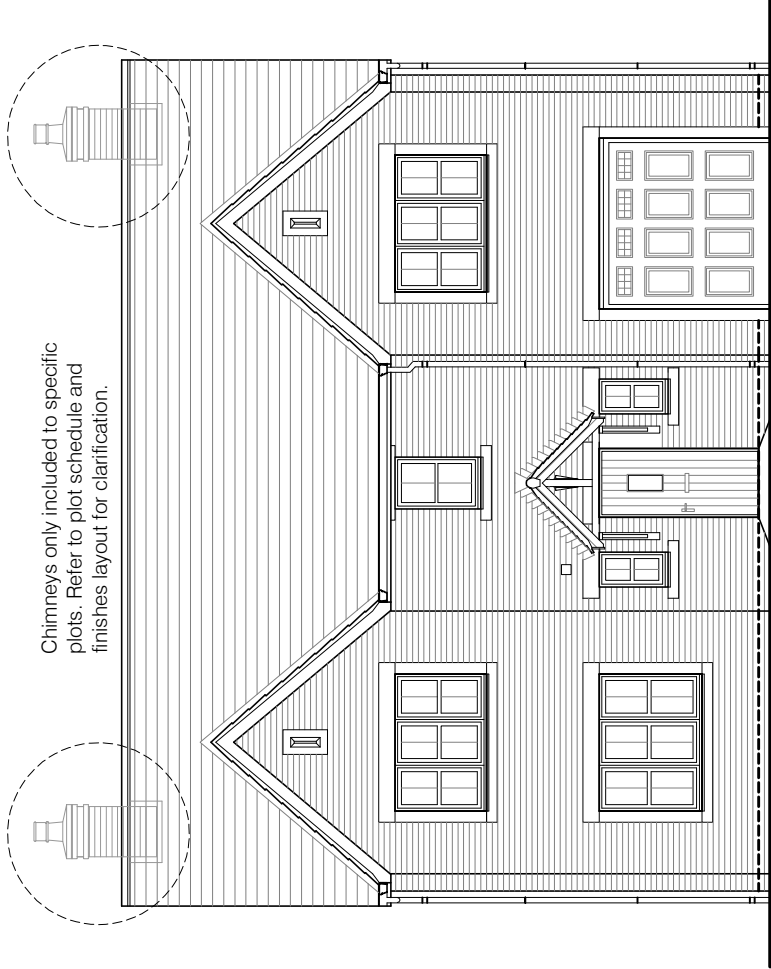
HOUSE TYPE

The BALMORAL v4

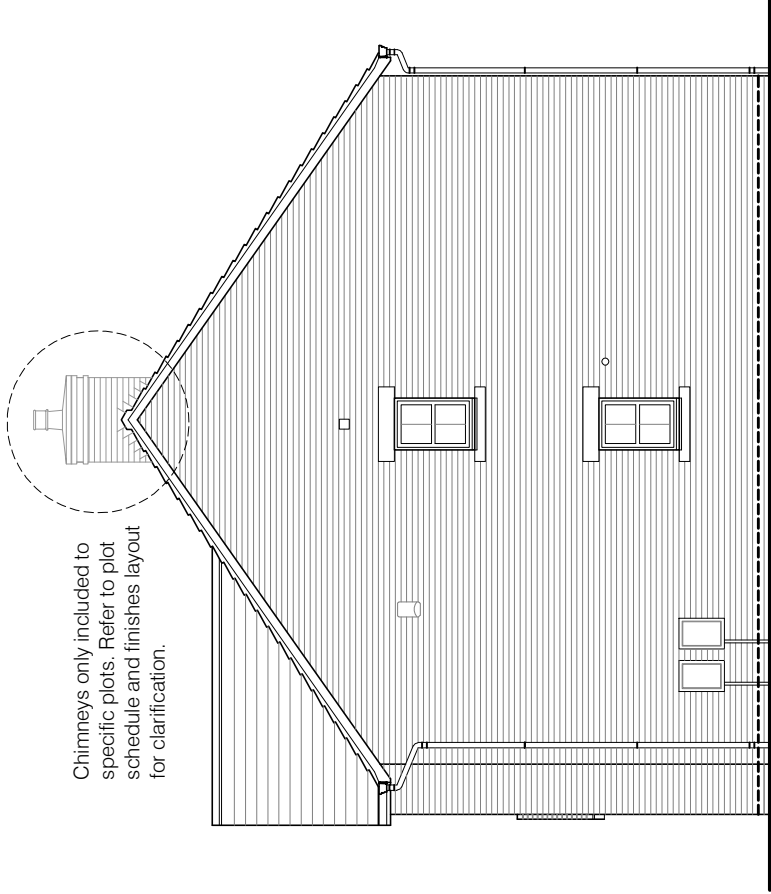
DRAWING

Planning Plans 1

DRAWN BY	CTM	DATE	14/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	BAL - PLP1	-	
Revisions			



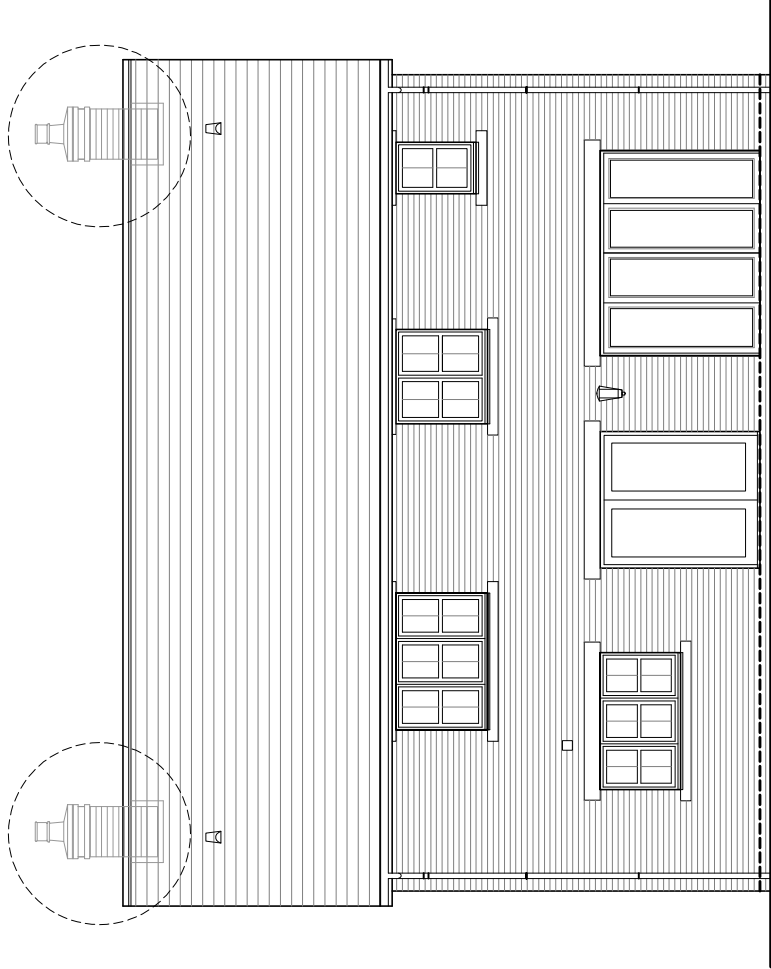
Chimneys only included to specific plots. Refer to plot schedule and finishes layout for clarification.



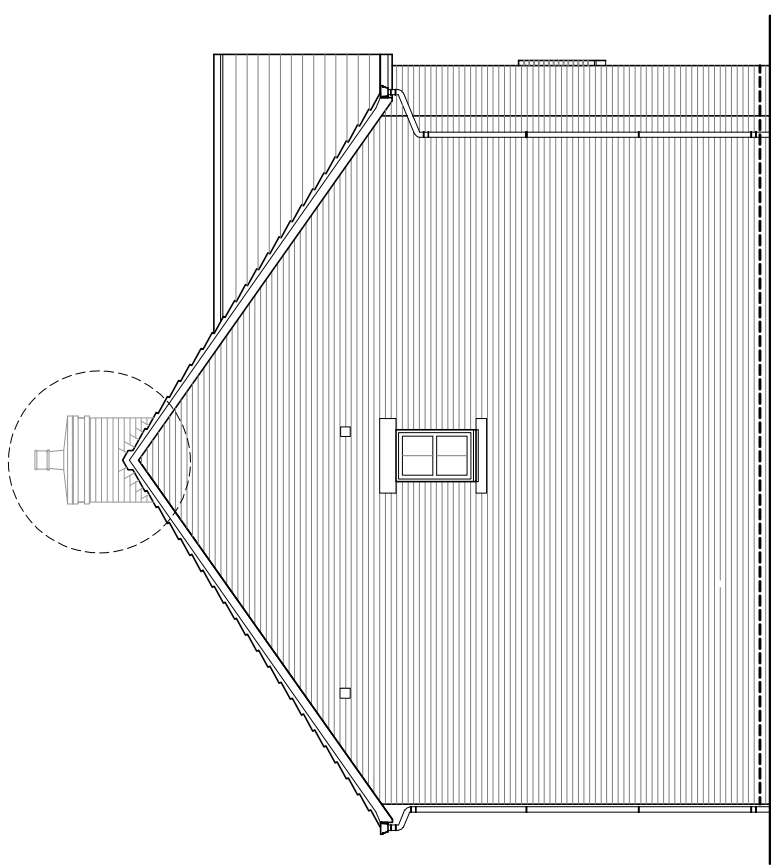
Chimneys only included to specific plots. Refer to plot schedule and finishes layout for clarification.

Front Elevation

Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

The BALMORAL v4

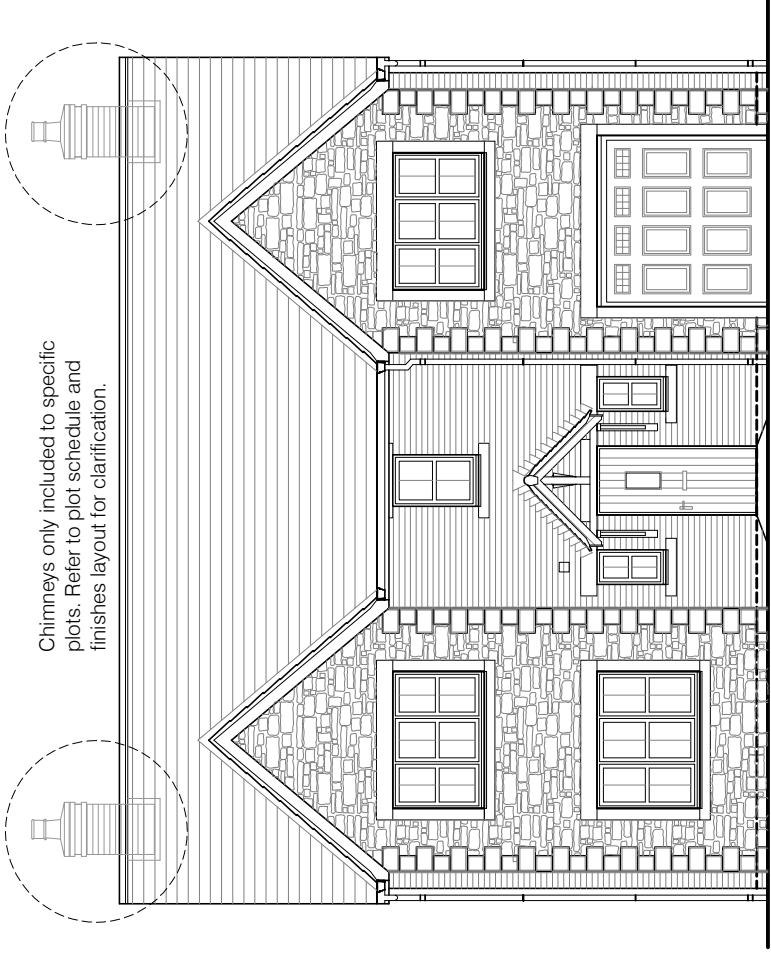
DRAWING

Planning Elevations 1/1

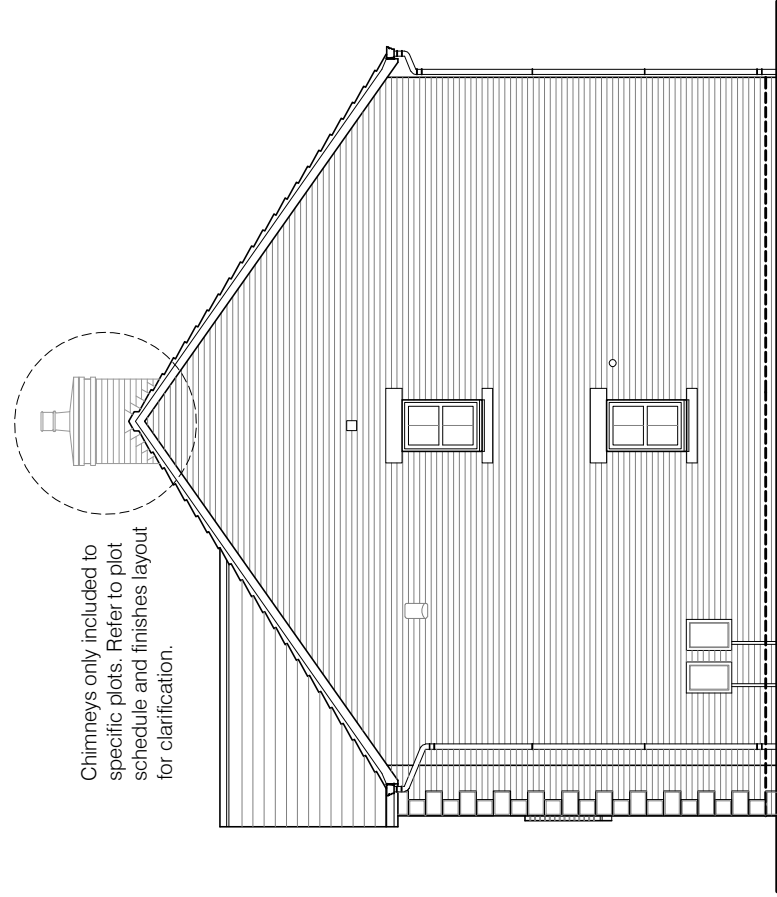
DRAWN BY	CTM	DATE	14/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	-
(v4)	BAL - PLE1/1		

Revisions

GF/FF 160.17 sq.m. (1724 sq.ft.)
Garage 18.64 sq.m (200.59sq.ft.)



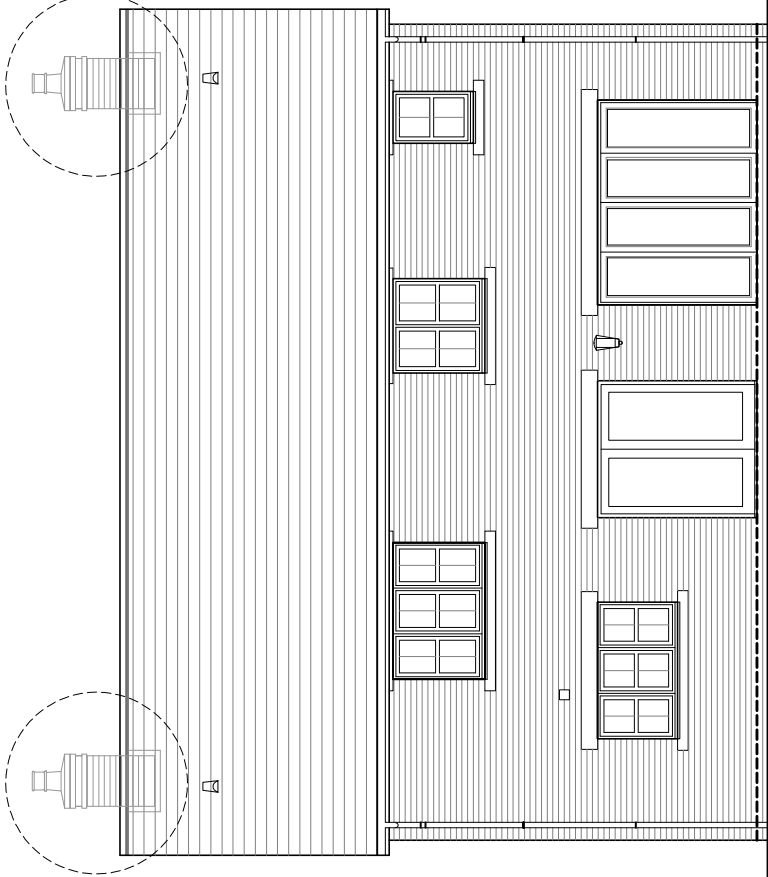
Chimneys only included to specific plots. Refer to plot schedule and finishes layout for clarification.



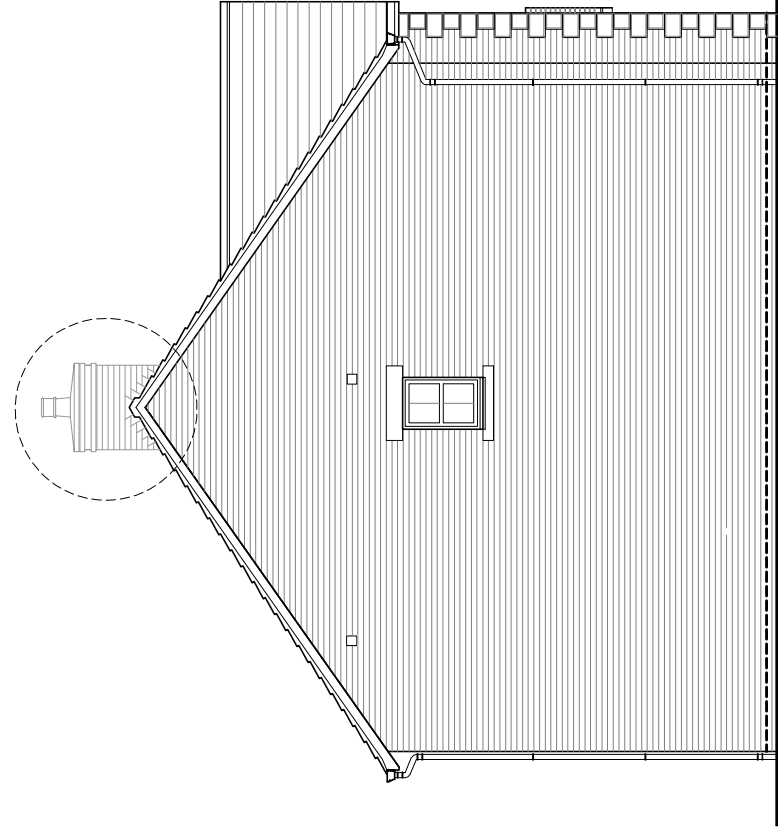
Chimneys only included to specific plots. Refer to plot schedule and finishes layout for clarification.

Front Elevation

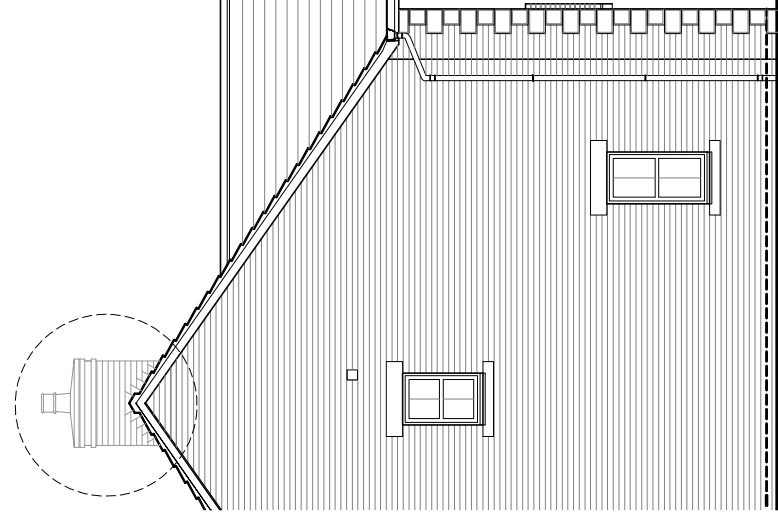
Side Elevation



Rear Elevation



Side Elevation



Part Alternative Side Elevation

(Feature gables only - refer to site layout for plot designations)



HOUSE TYPE

The BALMORAL v4

DRAWING

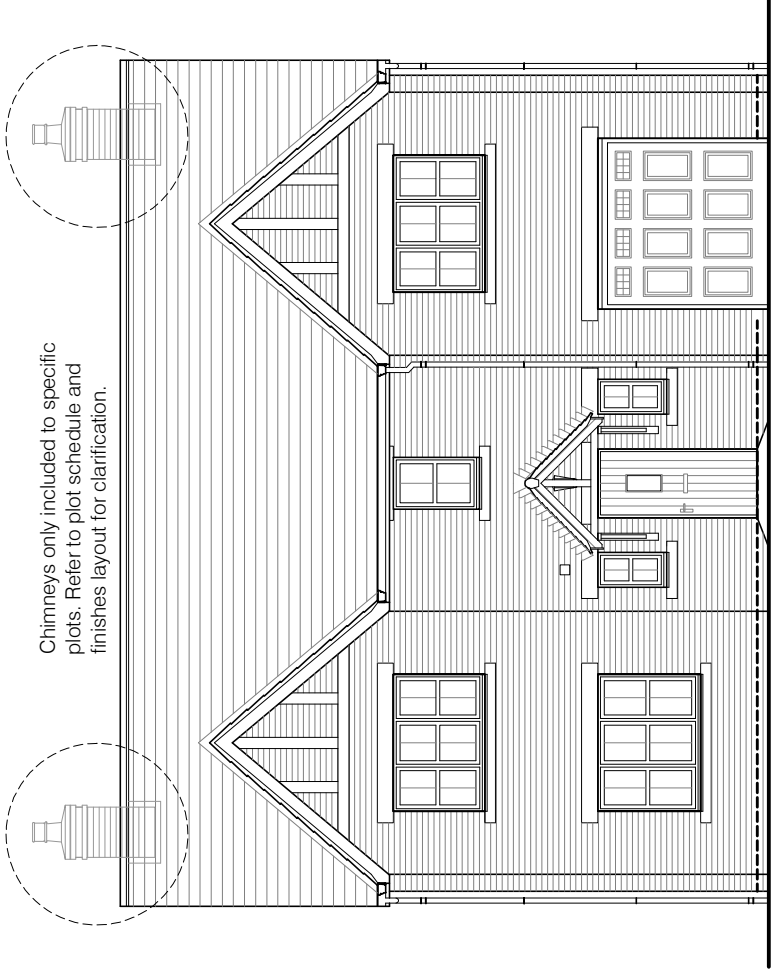
Planning Elevations 1/2

DRAWN BY	CTM	DATE	14/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	BAL - PLE1/2	-	

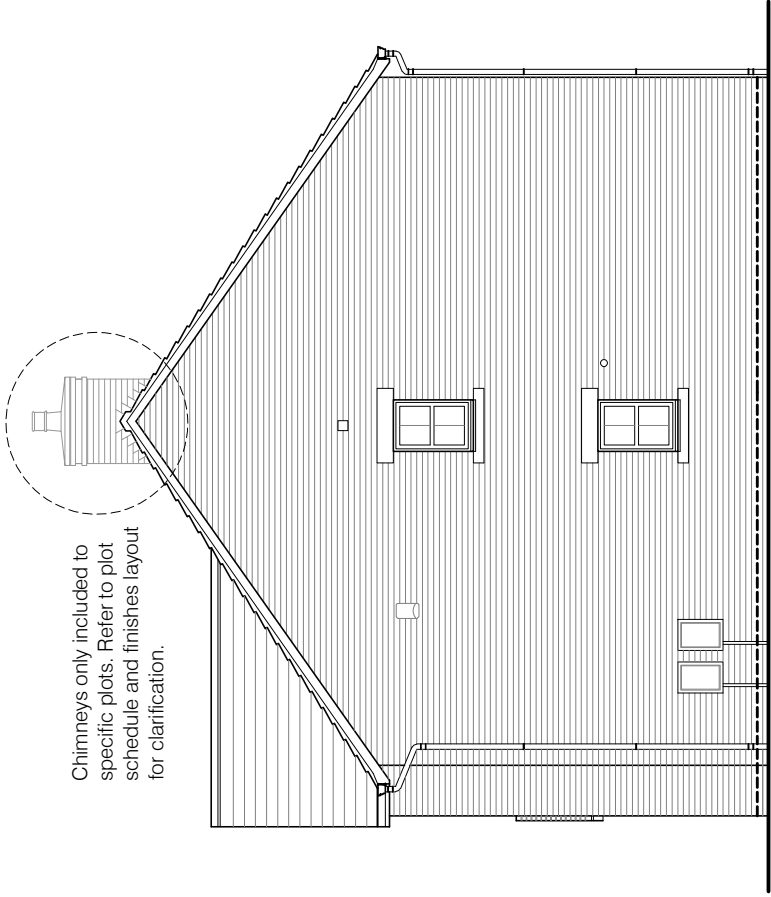
Revisions

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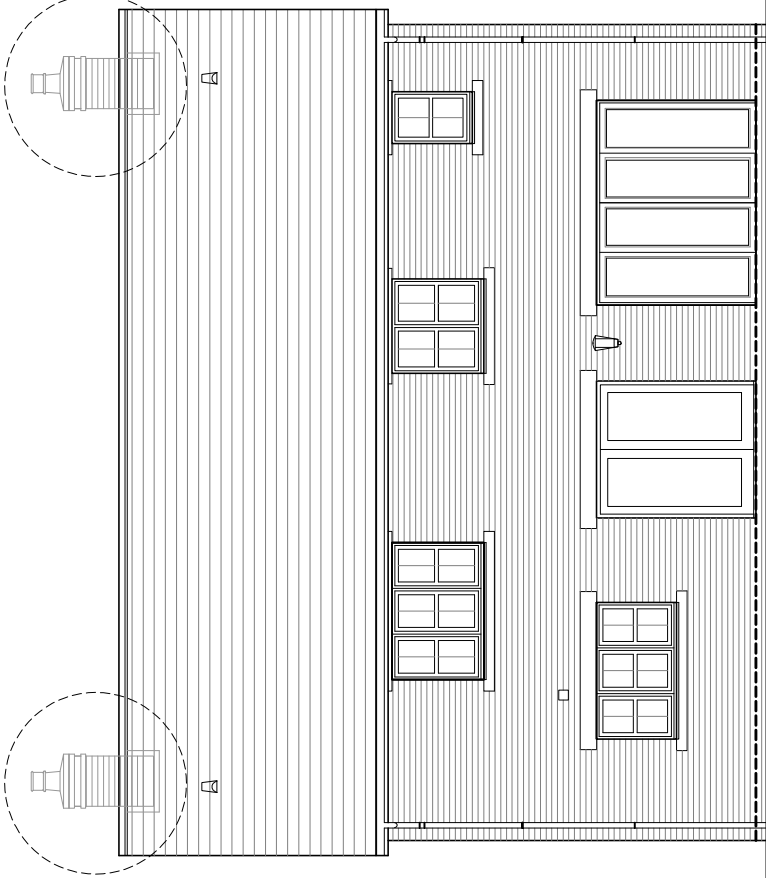
Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria, C46 4SL
Tel 01228 404550 Fax 01228 404551



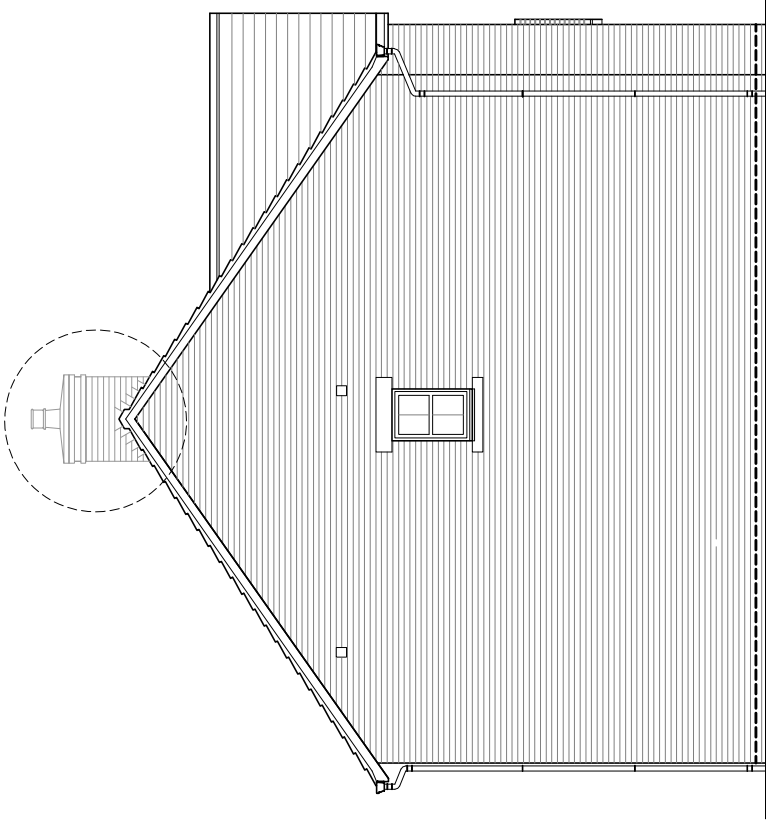
Front Elevation



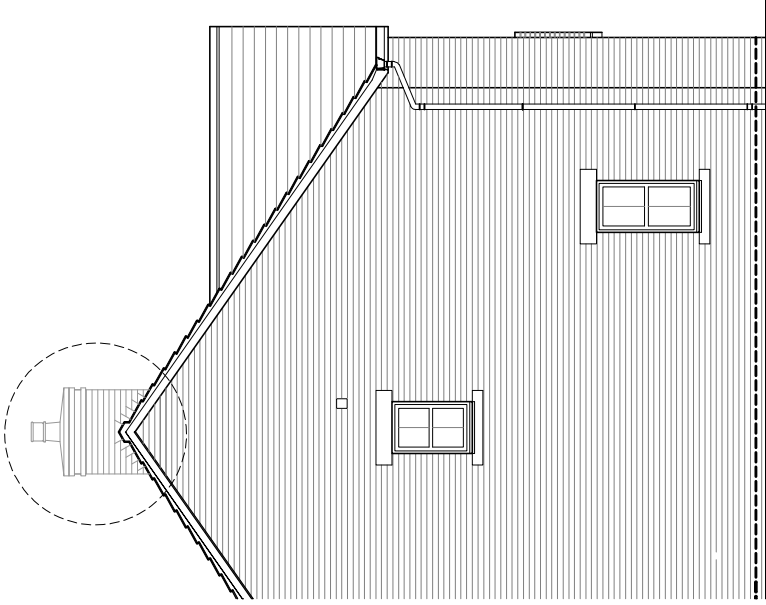
Side Elevation



Rear Elevation



Side Elevation



Part Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)

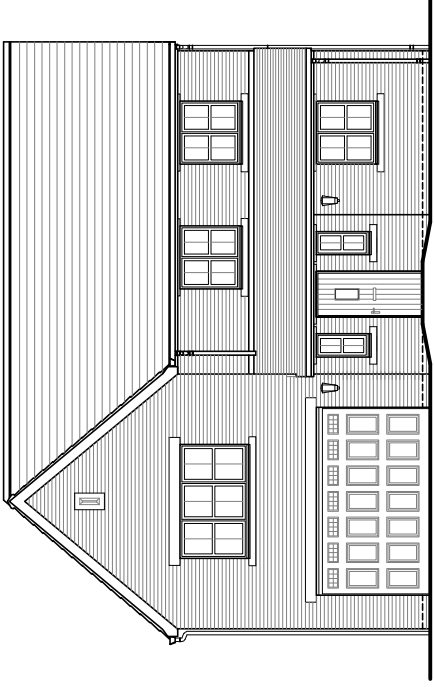


HOUSE TYPE
The BALMORAL v4

DRAWING

Planning Elevations 1/3

DRAWN BY	CTM	DATE	14/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	BAL - PLE1/3	-	
Revisions			



House Type

The MAYFAIR v3

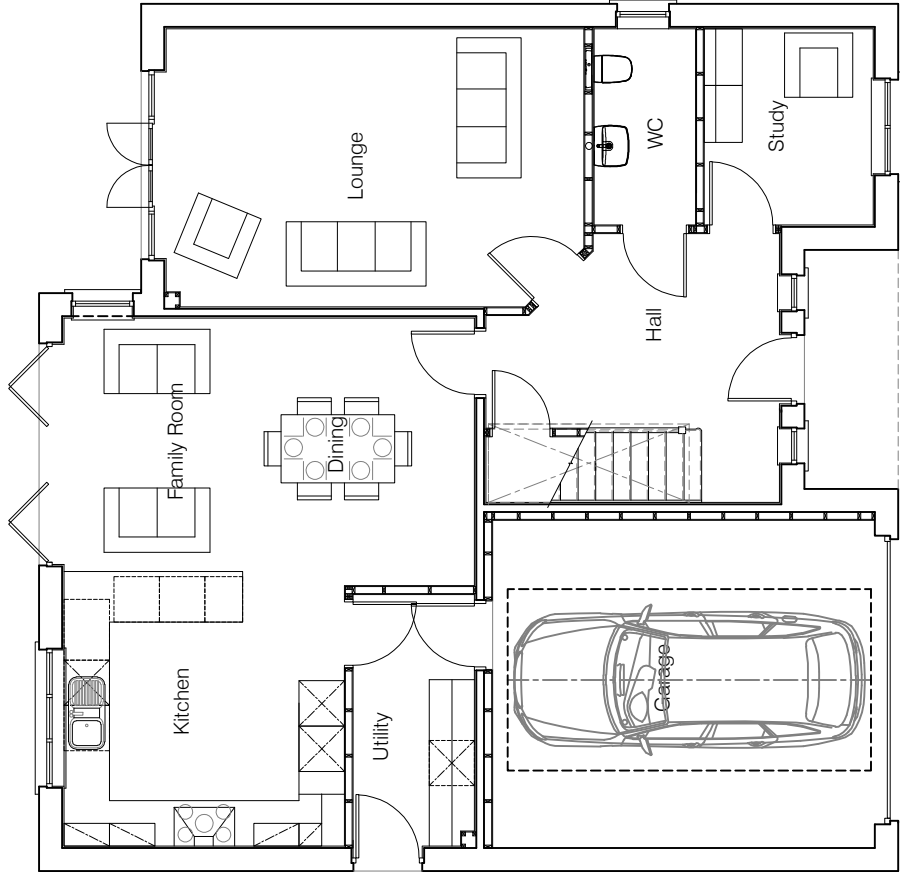
GF/FF 177.00m² 1905.21 sq.ft.
Garage 22.01m² (236.91 sq.ft.).

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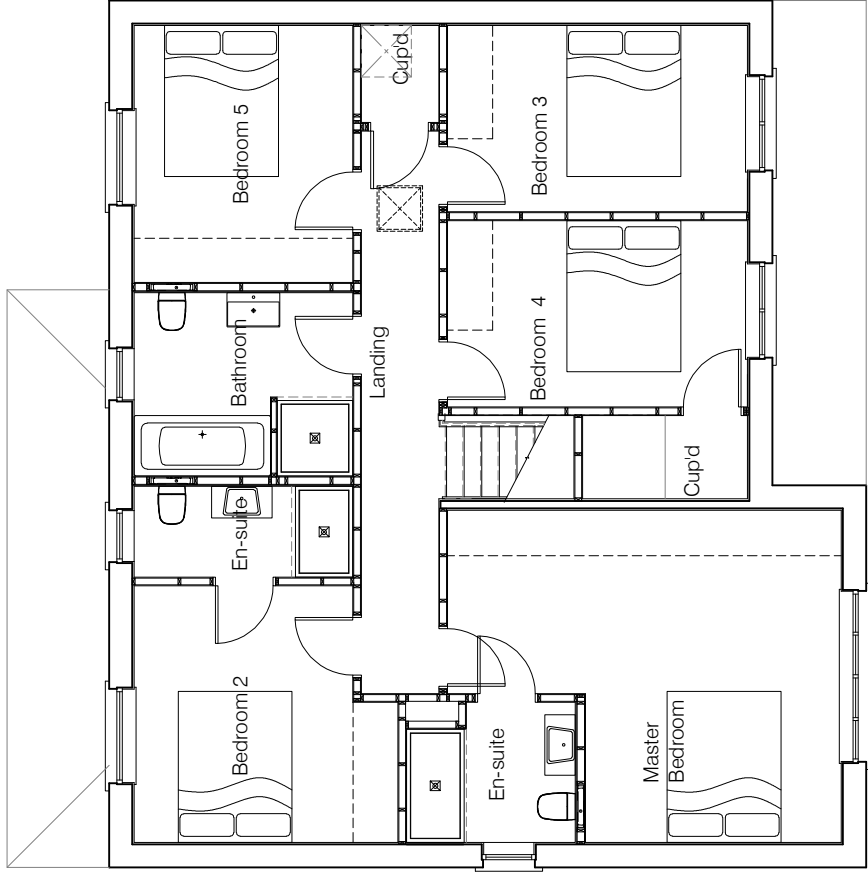
Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria. CA6 4SL.

Tel 01228 404550

Fax 01228 404551



Ground Floor Plan



First Floor Plan



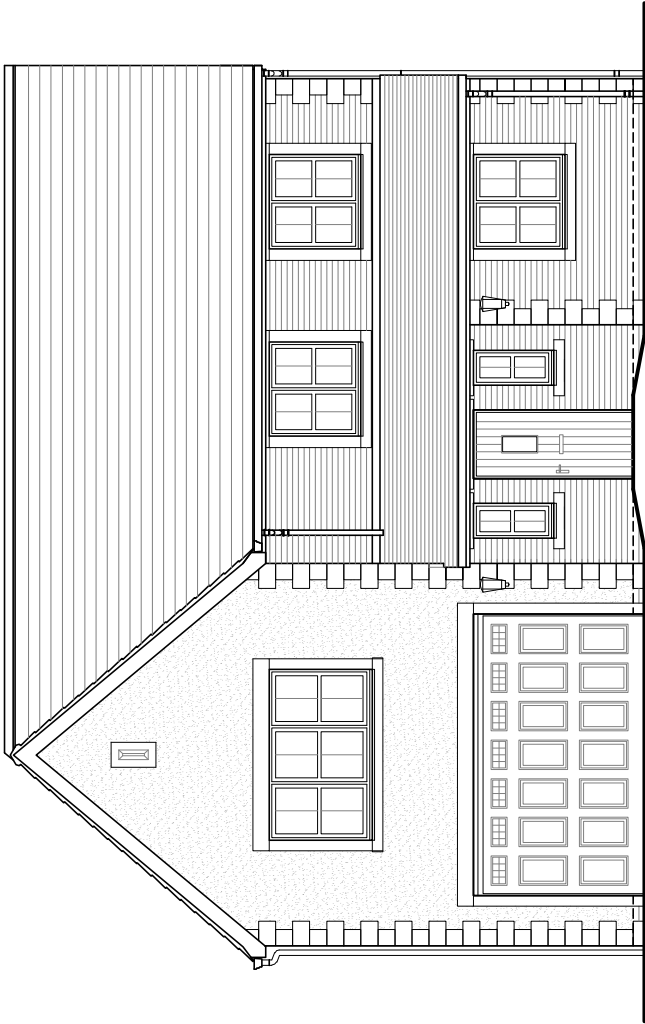
HOUSE TYPE

The MAYFAIR v3

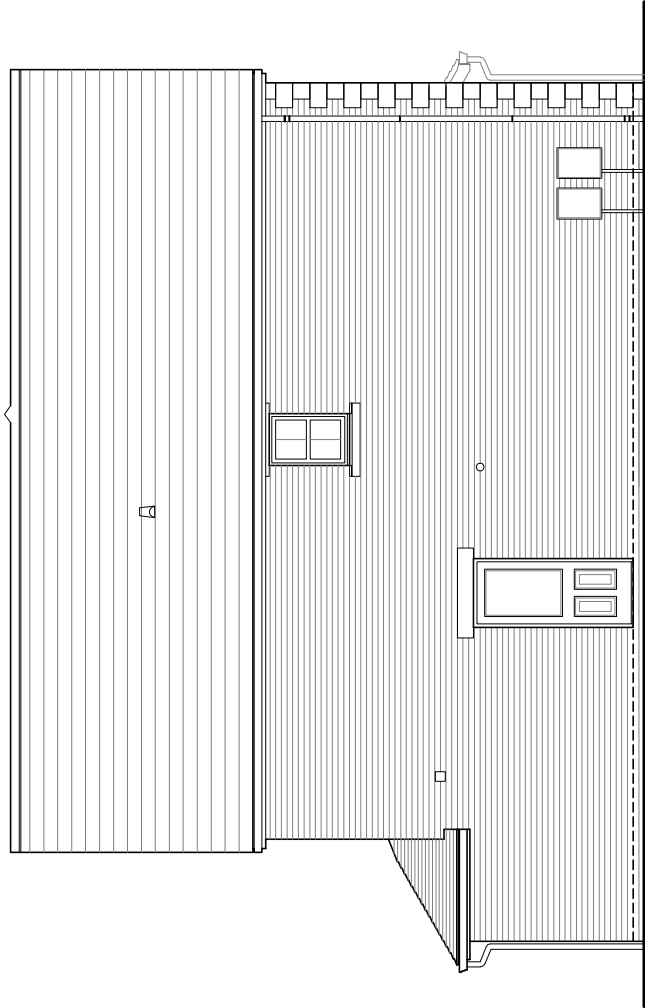
DRAWING

Planning Plans 1

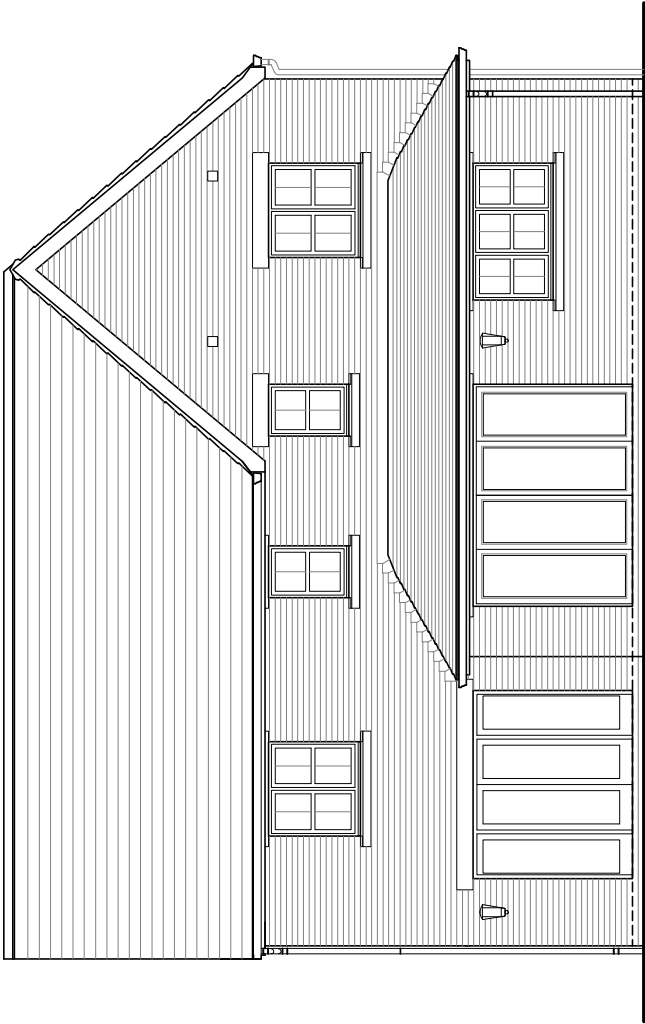
DRAWN BY	CTM	DATE	02/11/2015
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ISSUE	DRAWING NUMBER	REVISION	
(v3)	MAY - PLP1	-	
Revisions			



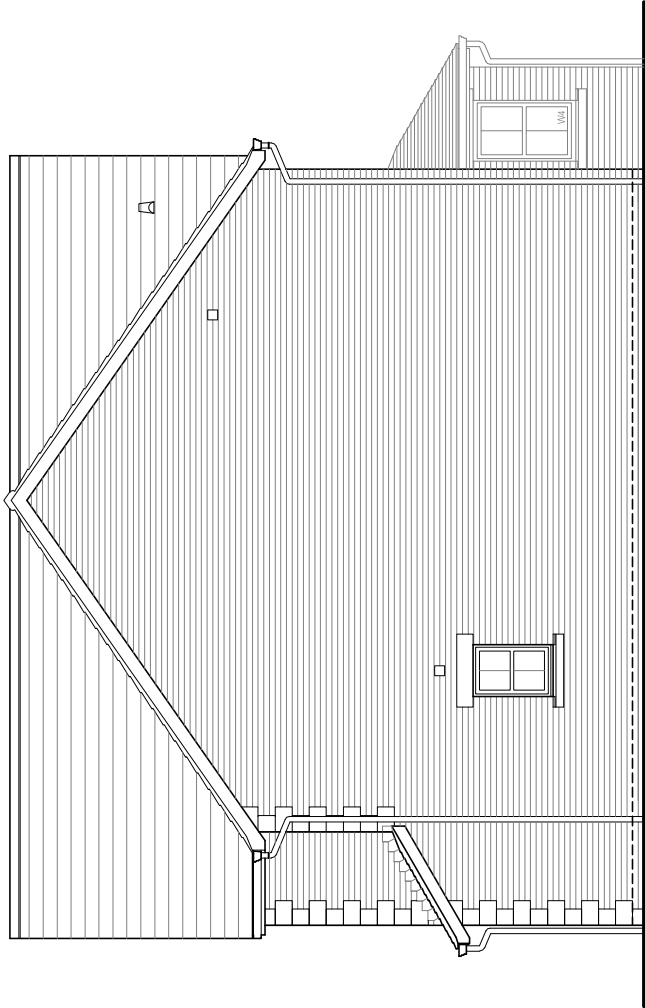
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

The MAYFAIR v3

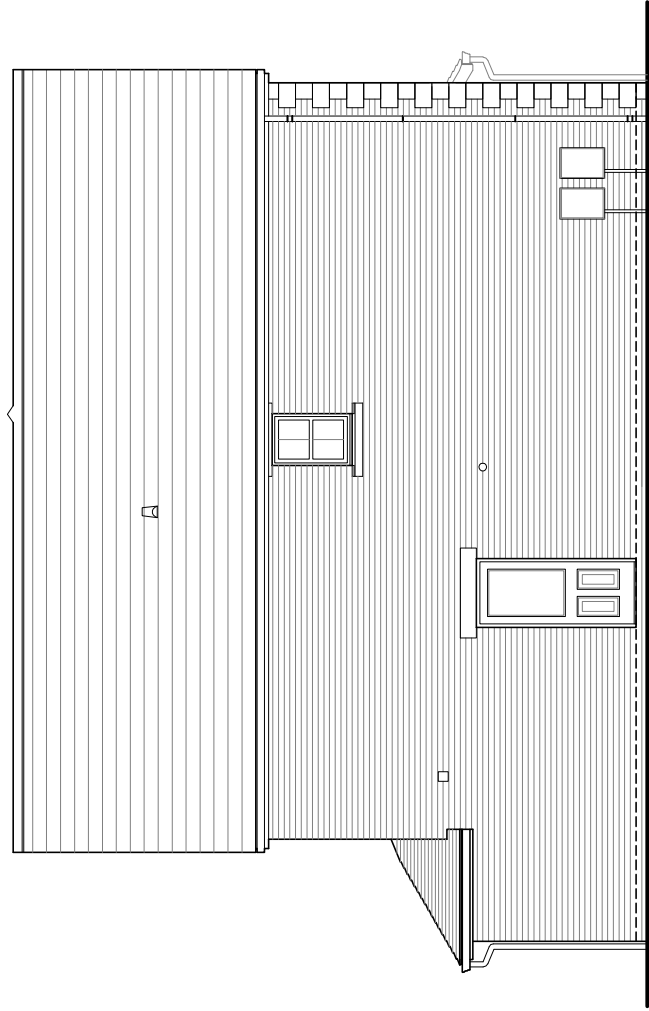
DRAWING

Planning Elevations 1/5

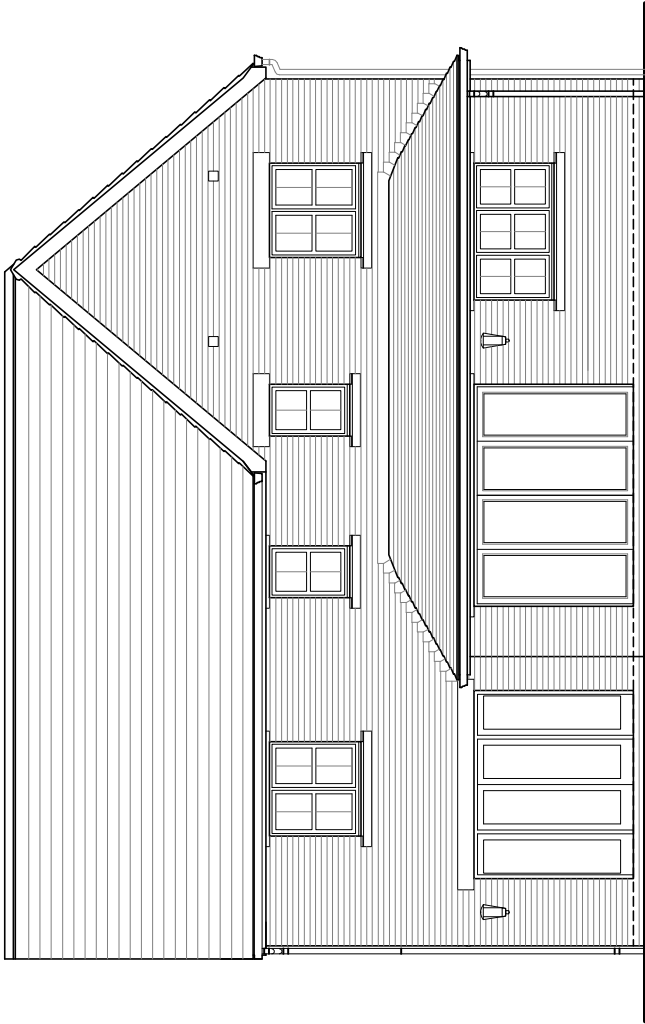
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ISSUE	DRAWING NUMBER	REVISION	
(v3)	MAY - PLE1/5	-	
Revisions			



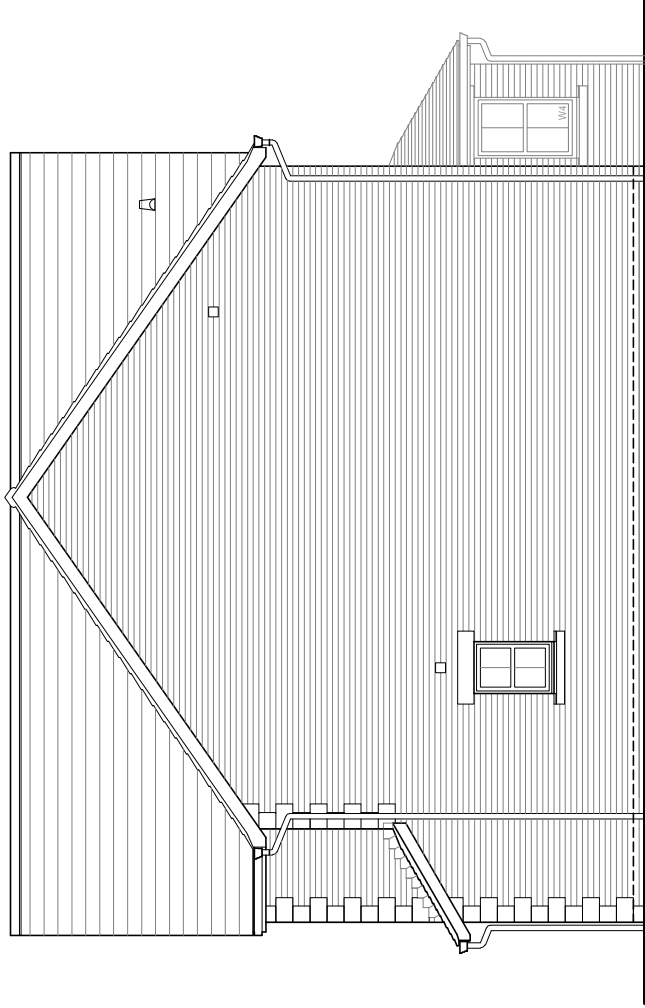
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

The MAYFAIR v3

DRAWING

Planning Elevations 1/6

DRAWN BY	CTM	DATE	02/11/2015
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v3)	MAY - PLE1/6	-	

Revisions

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House Type

The BOSTON v4

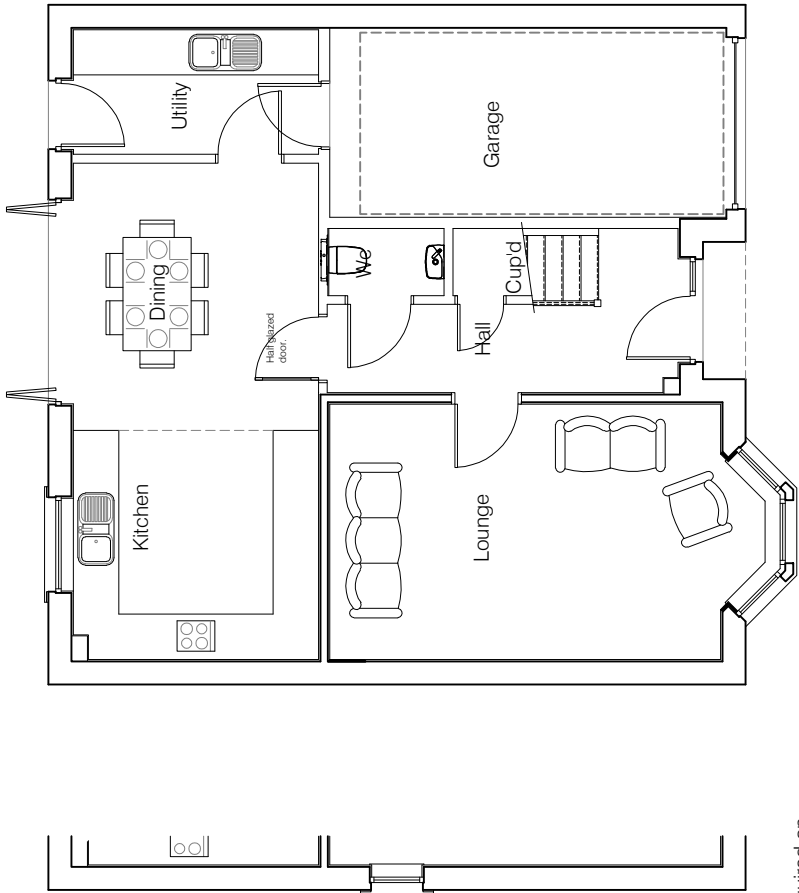
GF/FF 127.94m² (1377.13 sq.ft)
Garage 13.23 sq.m. (142.41 sq.ft.)

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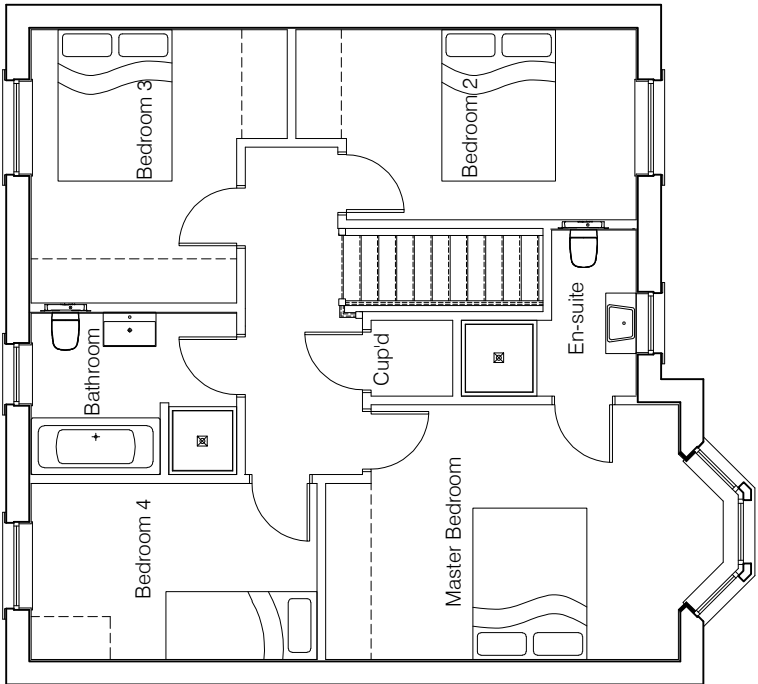
Tel 01228 404550

Fax 01228 404551



Note:
Gable window required on
specific plots only - please refer to
site layout for plot designations.

First Floor Plan



First Floor Plan



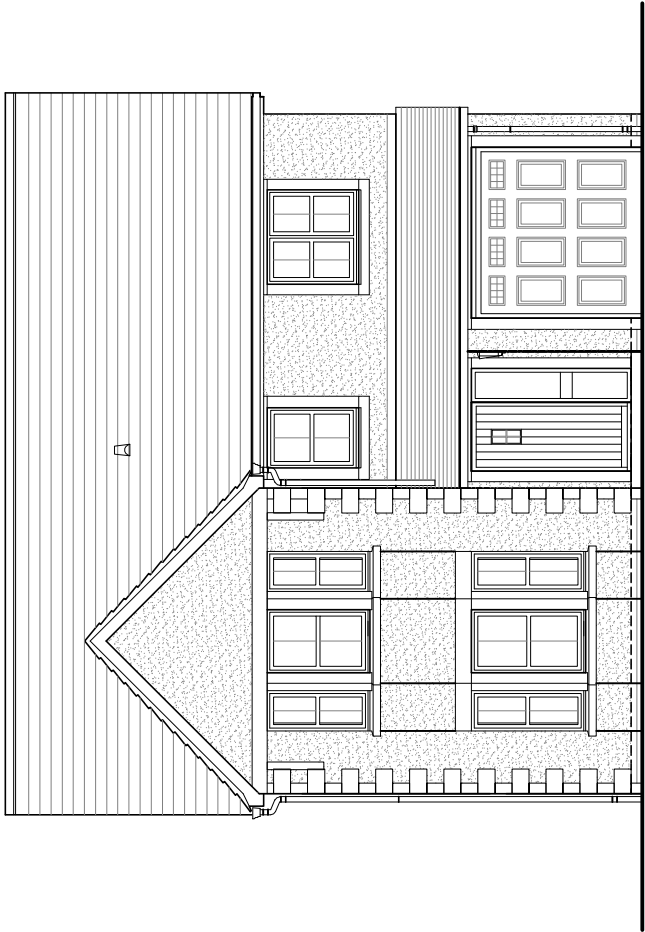
HOUSE TYPE

The BOSTON v4

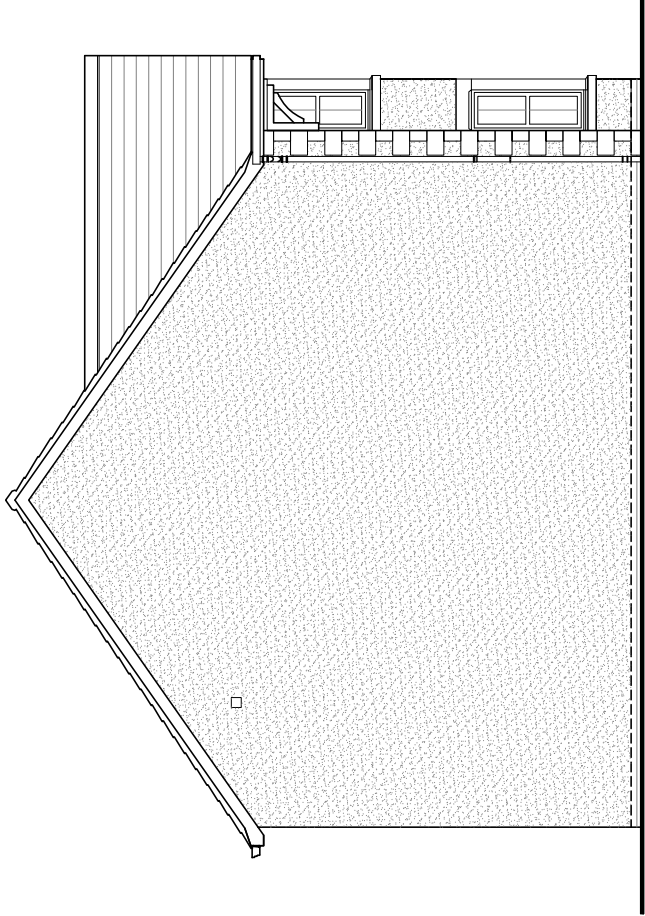
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Planning Plans 1

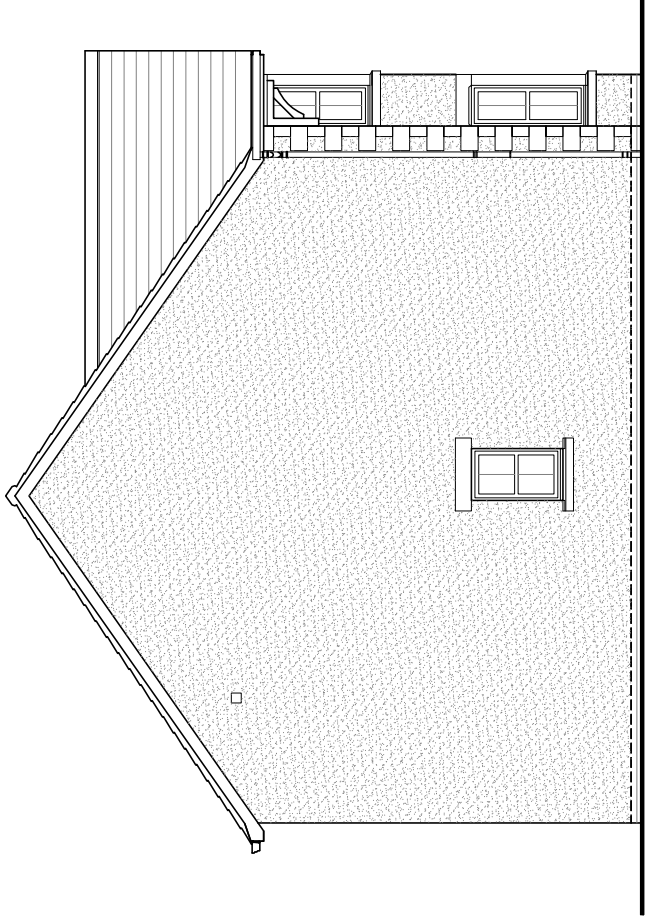
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CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	BOS - PLP1	A	
Revisions			
A	Amendment entered to accommodate redlin changes to WC.		31-10-16



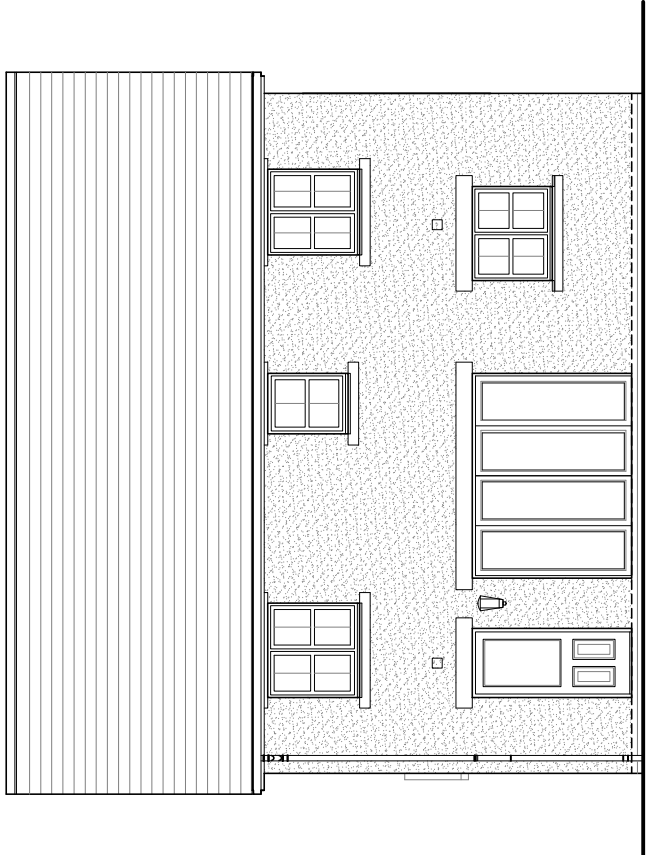
Front Elevation



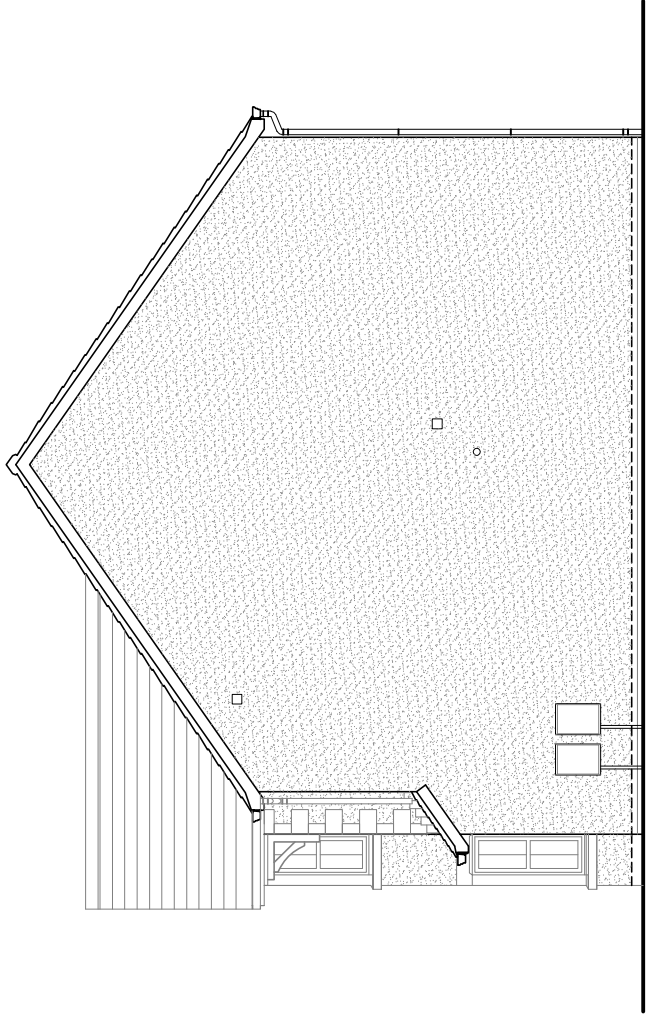
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



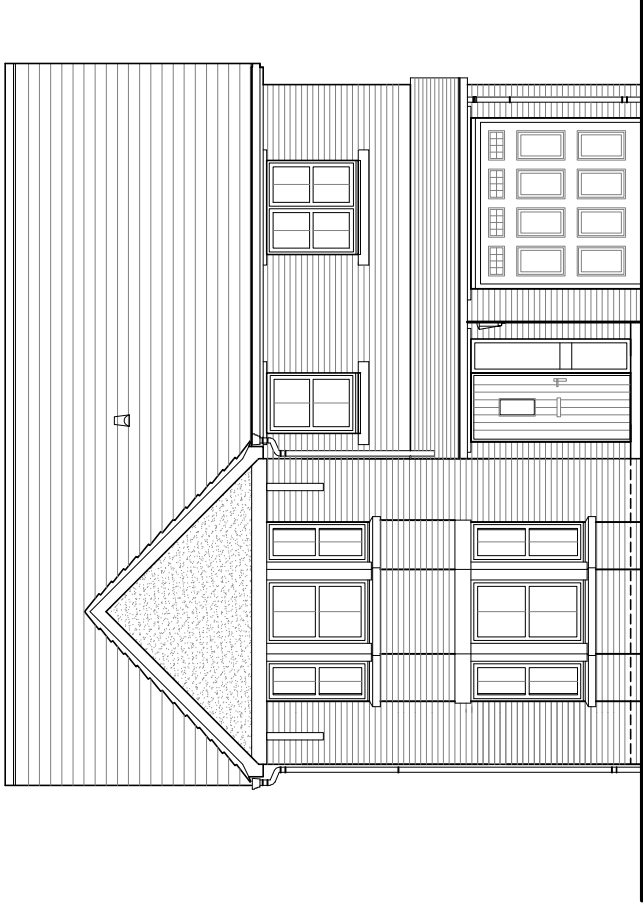
HOUSE TYPE

The BOSTON v4

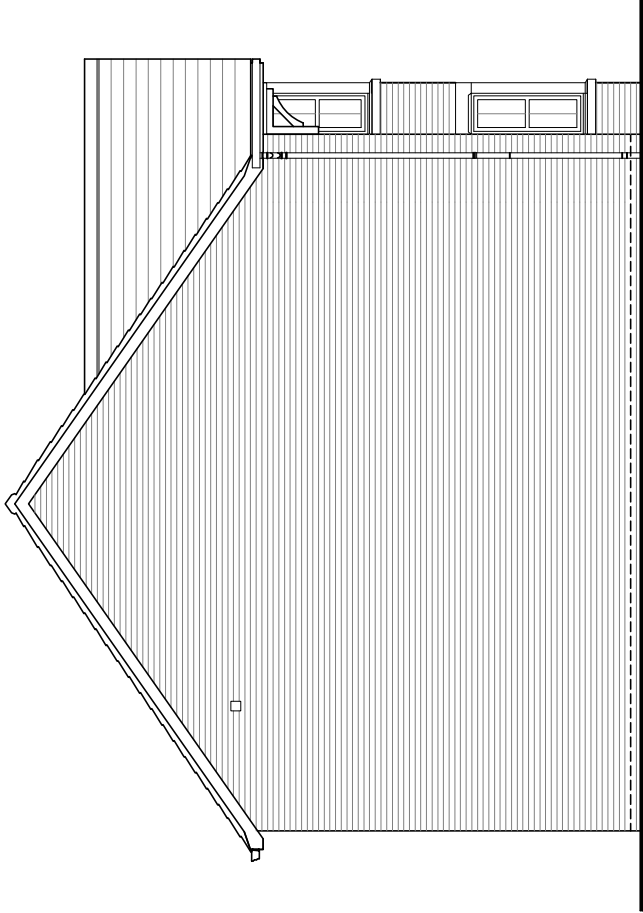
DRAWING

Planning Elevations 1/16

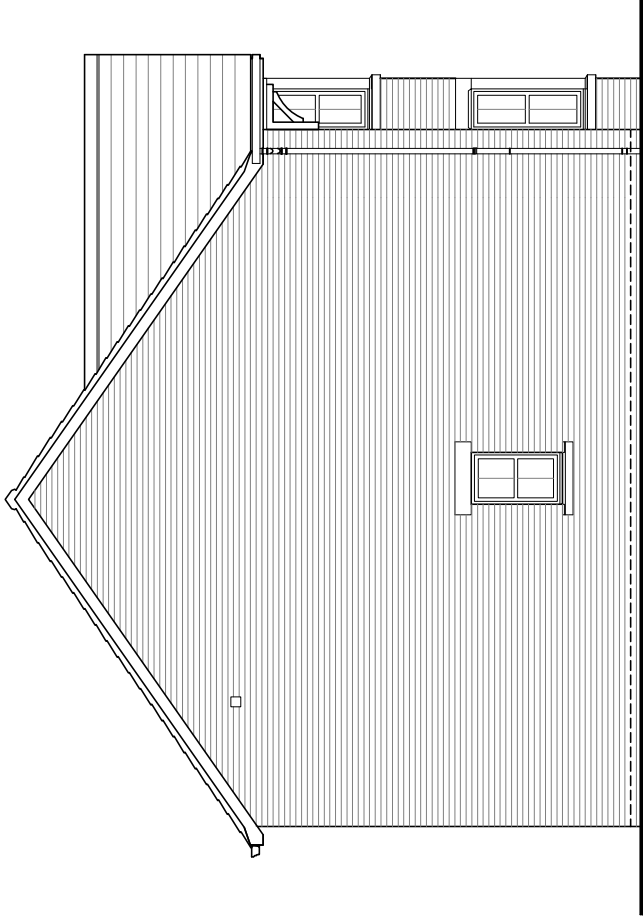
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CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	BOS - PLE1/16	A	
Revisions			
A	Curt stone joints omitted for clarity		
	21.06.17		



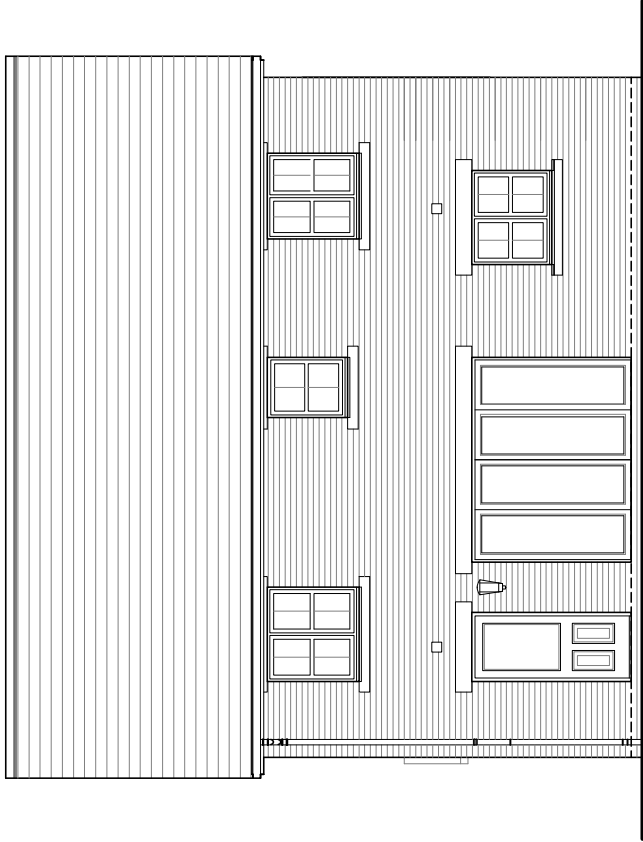
Front Elevation



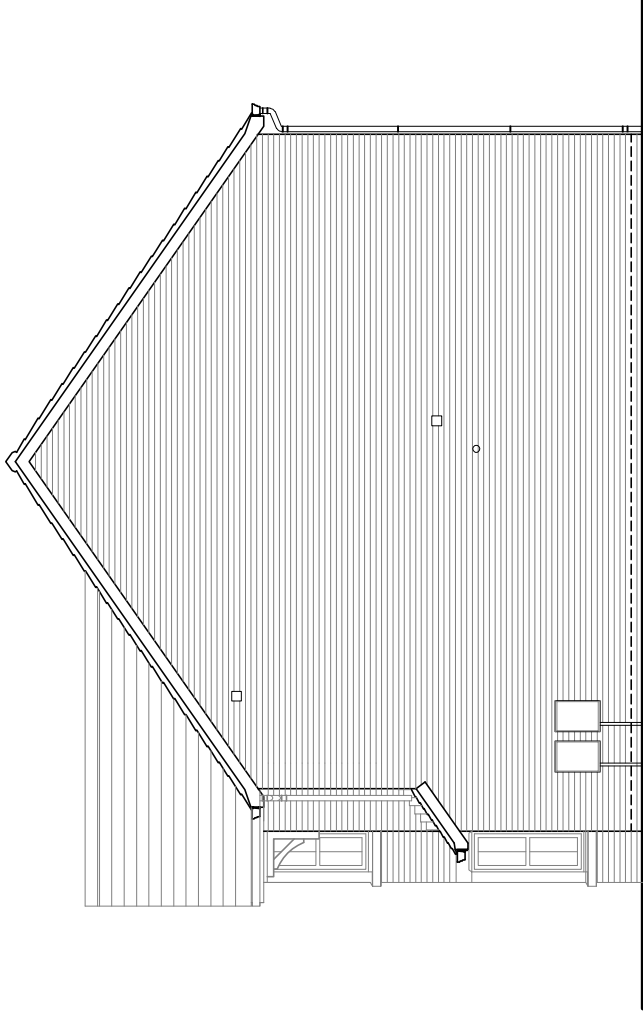
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



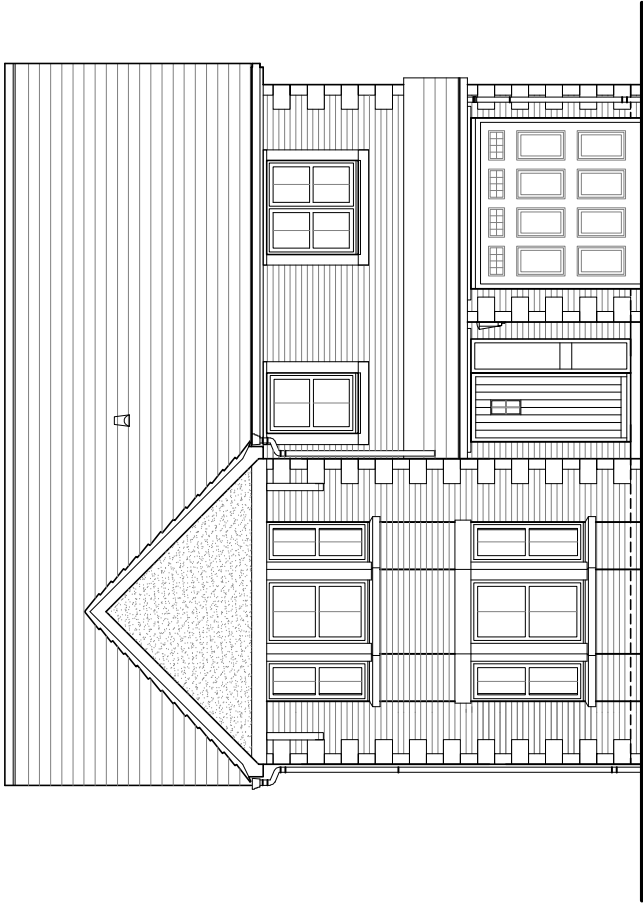
HOUSE TYPE

The BOSTON v4

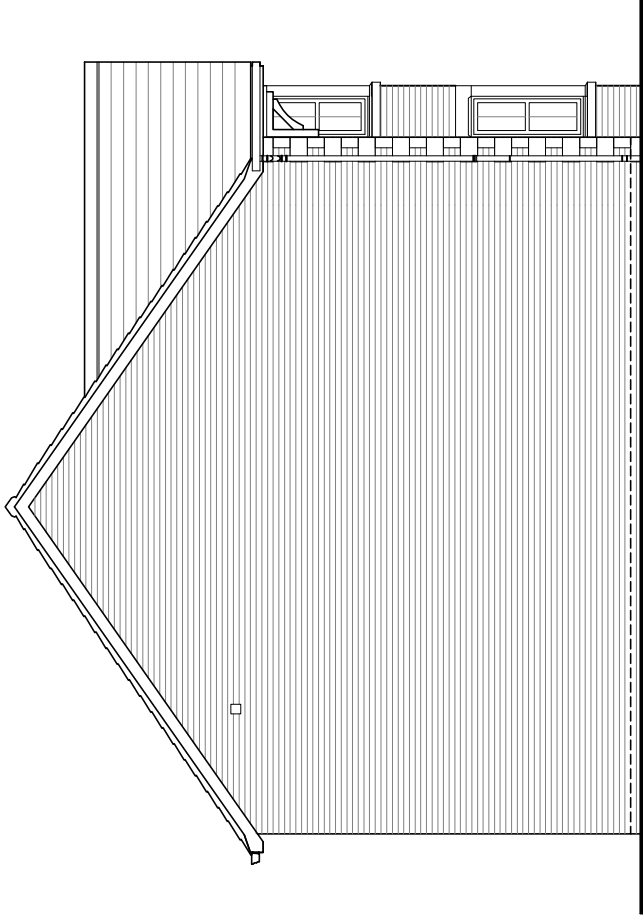
DRAWING

Planning Elevations 1/19

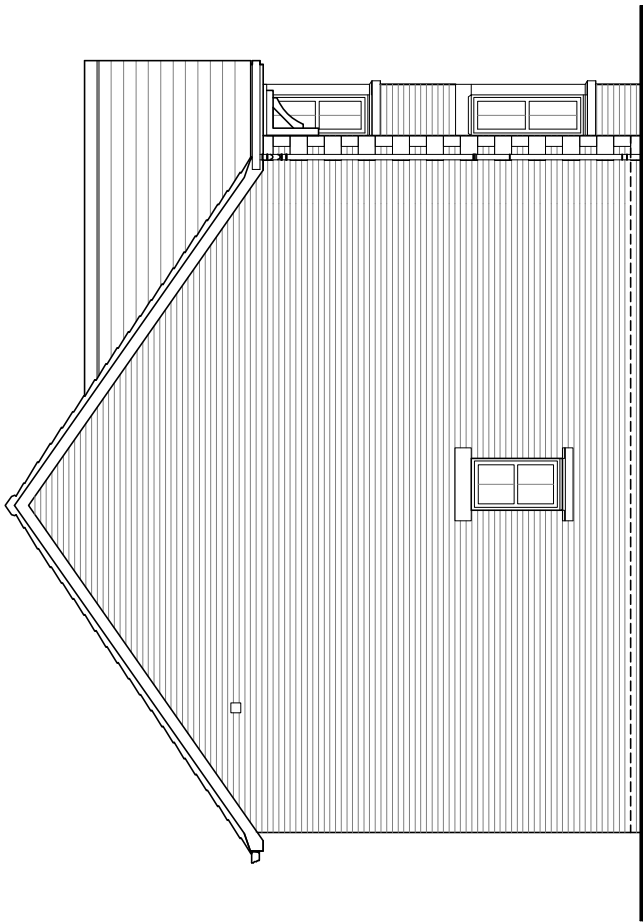
DRAWN BY	JB	DATE	13/03/2017
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ISSUE	DRAWING NUMBER	REVISION	
(v4)	BOS - PLE1/19	-	
Revisions			



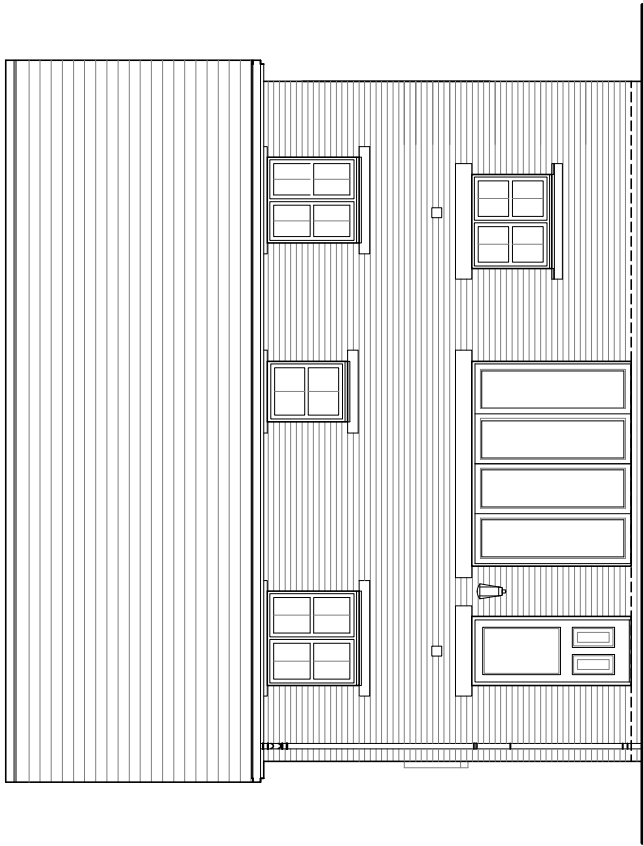
Front Elevation



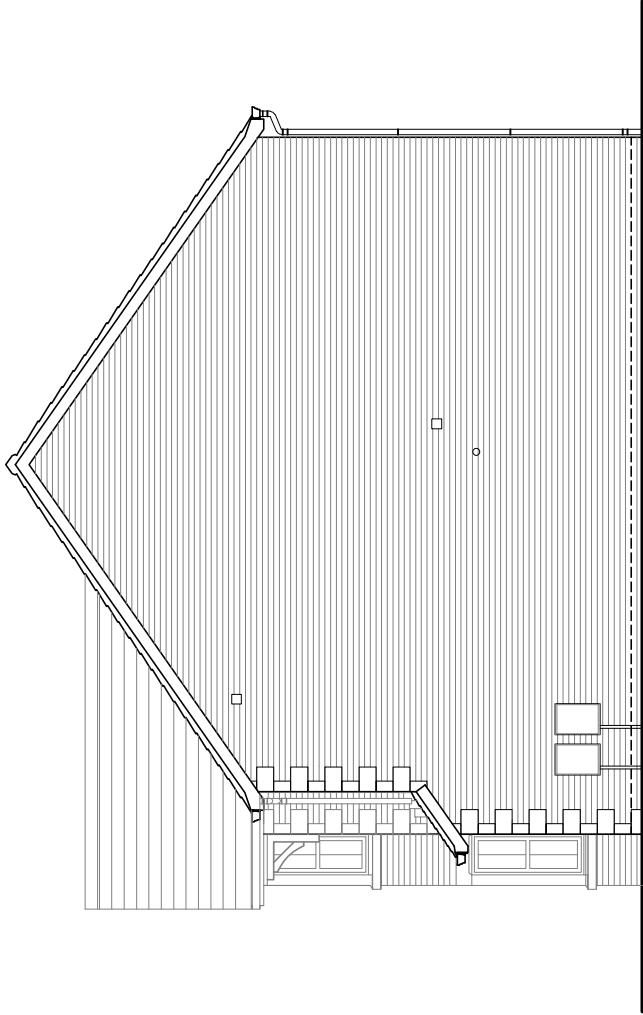
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



HOUSE TYPE

The BOSTON v4

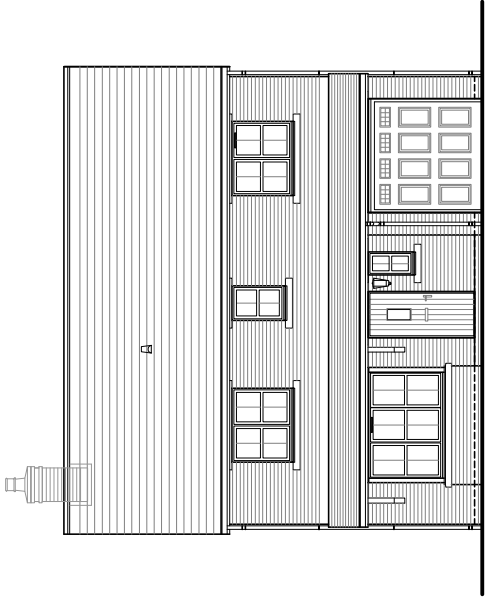
DRAWING

Planning Elevations 1/21

DRAWN BY	JB	DATE	13/03/2017
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	BOS - PLE1/21	-	
Revisions			

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House Type

The WELLINGTON v3

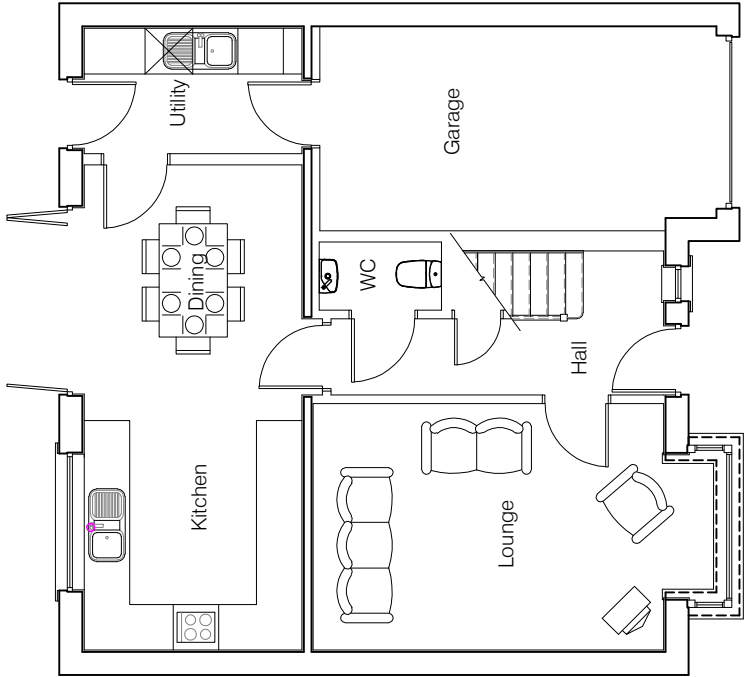
GF/FF 115.02m² (1238.06sq.ft)
Garage 14.13m² (152.09sq.ft)

© **Story Homes.**

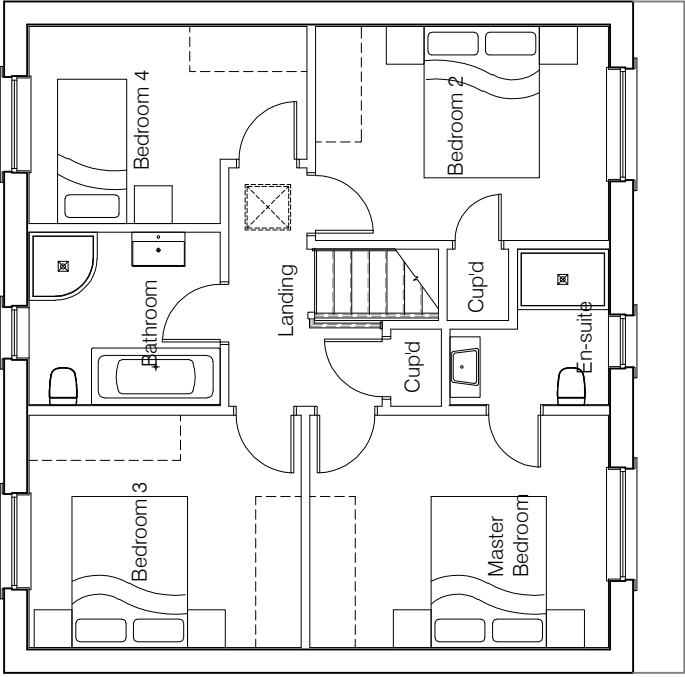
Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria. CA6 4SL.

Tel 01228 404550

Fax 01228 404551



Ground Floor Plan



First Floor Plan



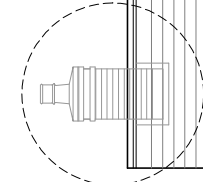
HOUSE TYPE

The WELLINGTON v3

DRAWING

Planning Plans 1

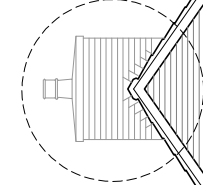
DRAWN BY	CTM	DATE	02/11/2015
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v3)	WEL - PLP1	-	
Revisions			



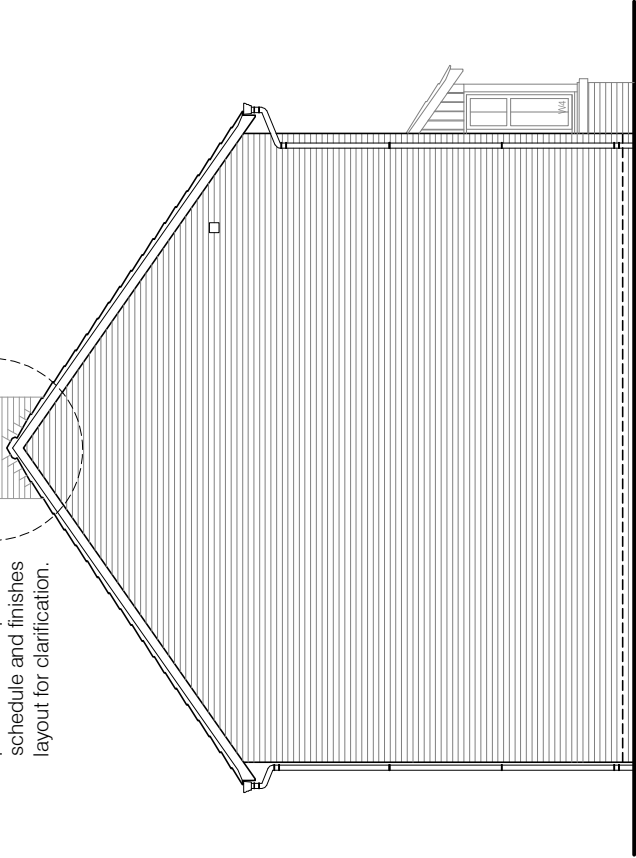
Chimneys only included to specific plots. Refer to plot schedule and finishes layout for clarification.



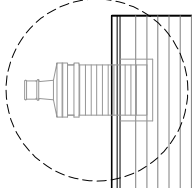
Front Elevation



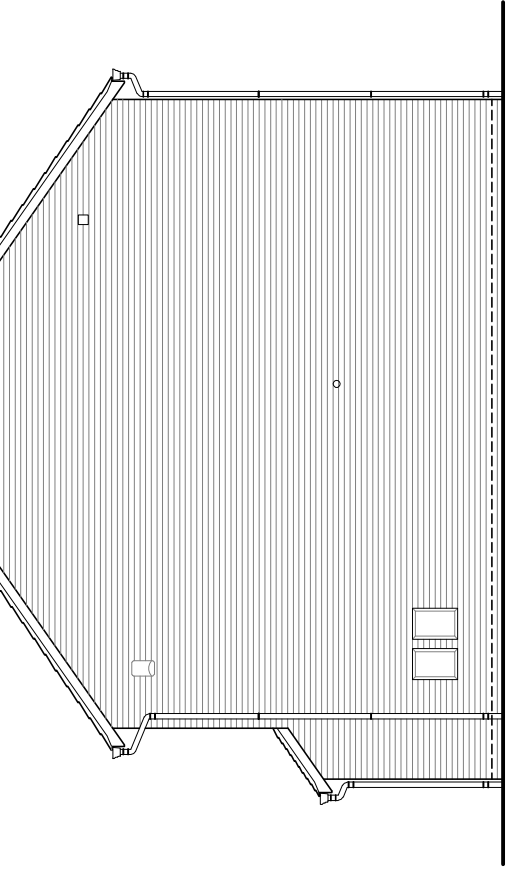
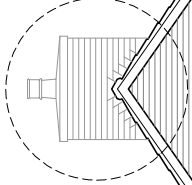
Chimneys only included to specific plots. Refer to plot schedule and finishes layout for clarification.



Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

The WELLINGTON v3

DRAWING

Planning Elevations 1/1

DRAWN BY	CTM	DATE	02/11/2015
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v3)	WEL - PLE1/1	A	
Revisions			
A	Feature chimney repositioned to left hand Lounging gate		
			22.04.16

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House Type

The WARWICK v4

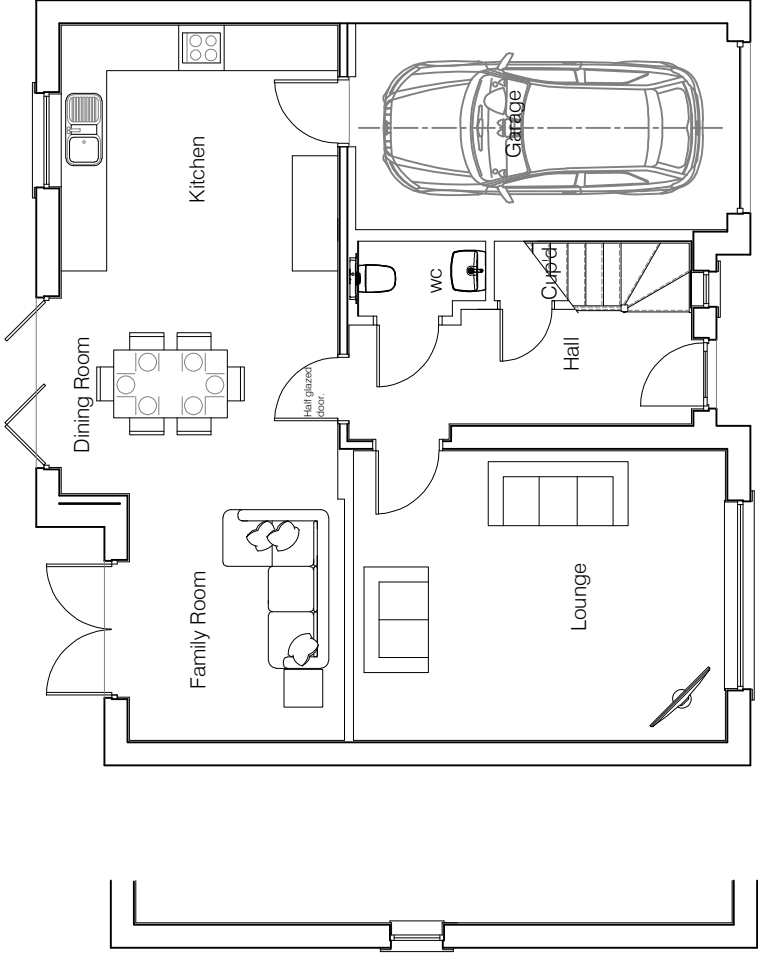
GF/FF 130.06m² (1399.95sq.ft)
GARAGE 13.51m² (145.42sq.ft)

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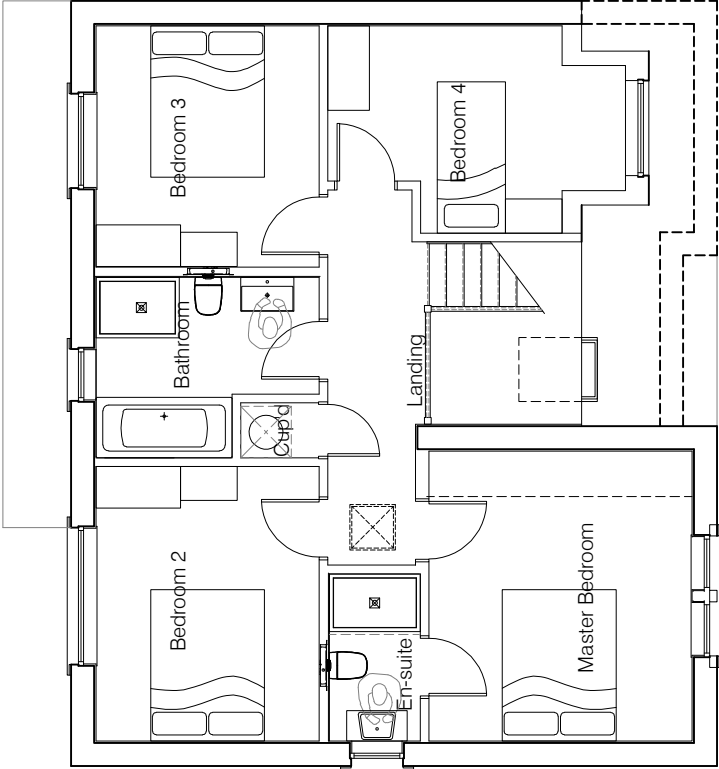
Tel 01228 404550

Fax 01228 404551



Note:
Gable window required on
specific plots only - please refer to
site layout for plot designations.

Ground Floor Plan



First Floor Plan



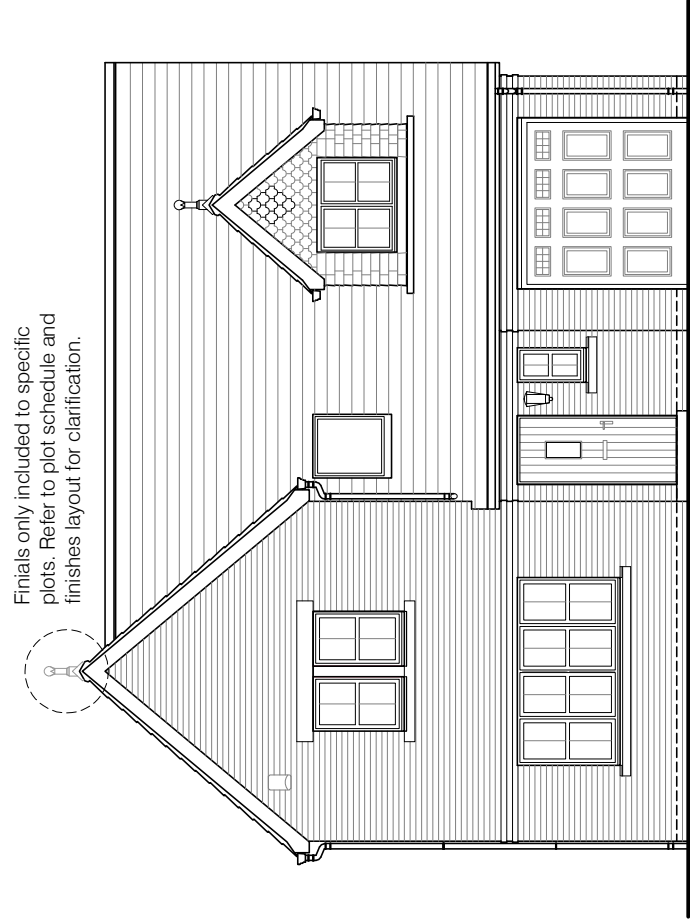
HOUSE TYPE

The WARWICK v4

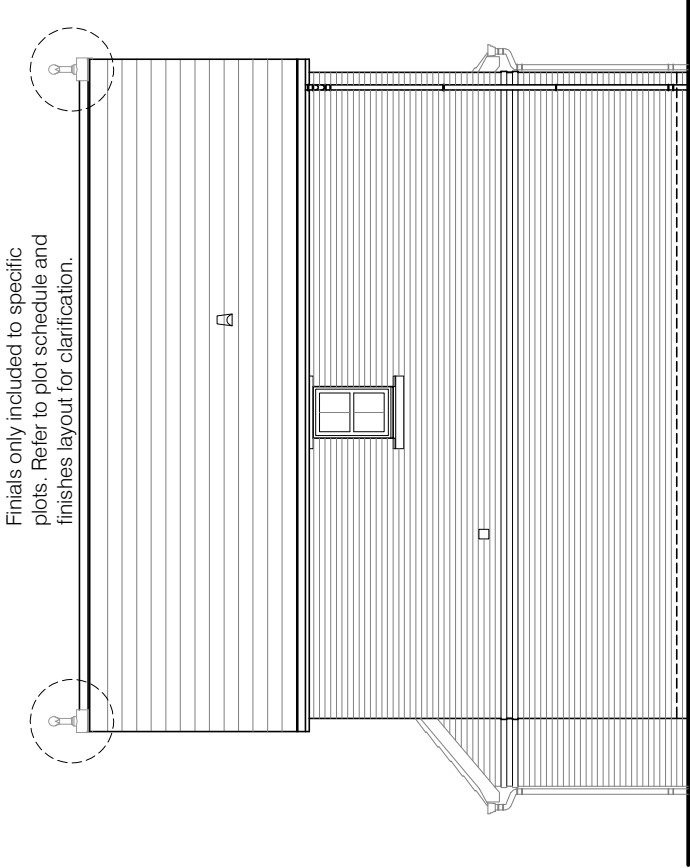
DRAWING

Planning Plans 1

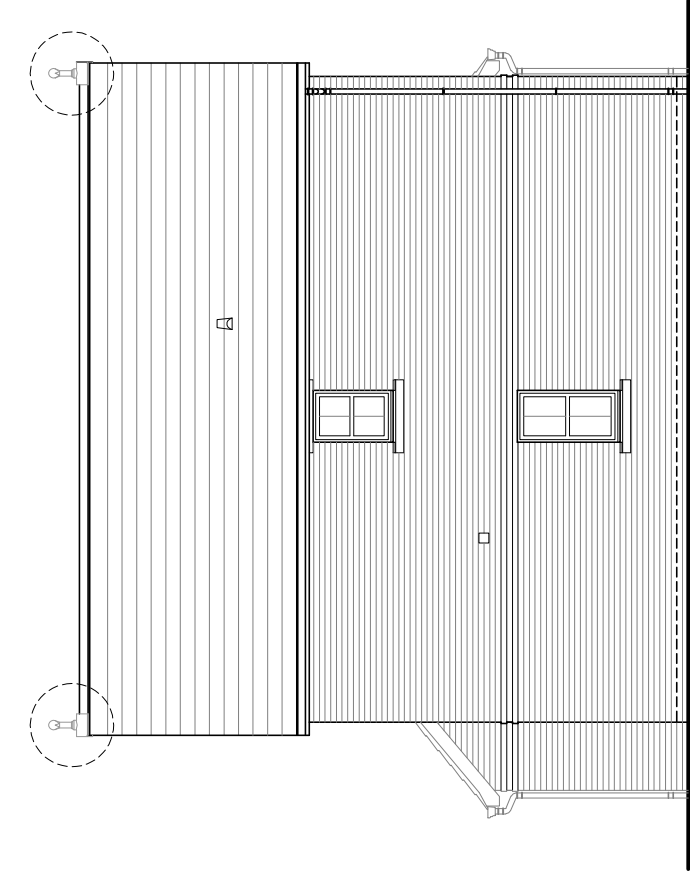
DRAWN BY	CTM	DATE	05/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	WAR - PLP1	-	
Revisions			



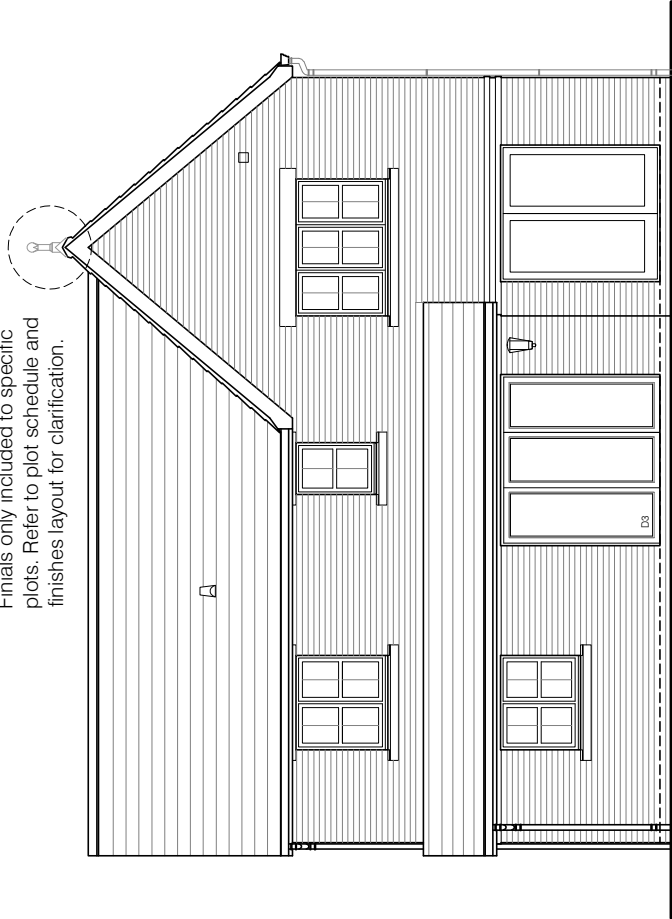
Front Elevation



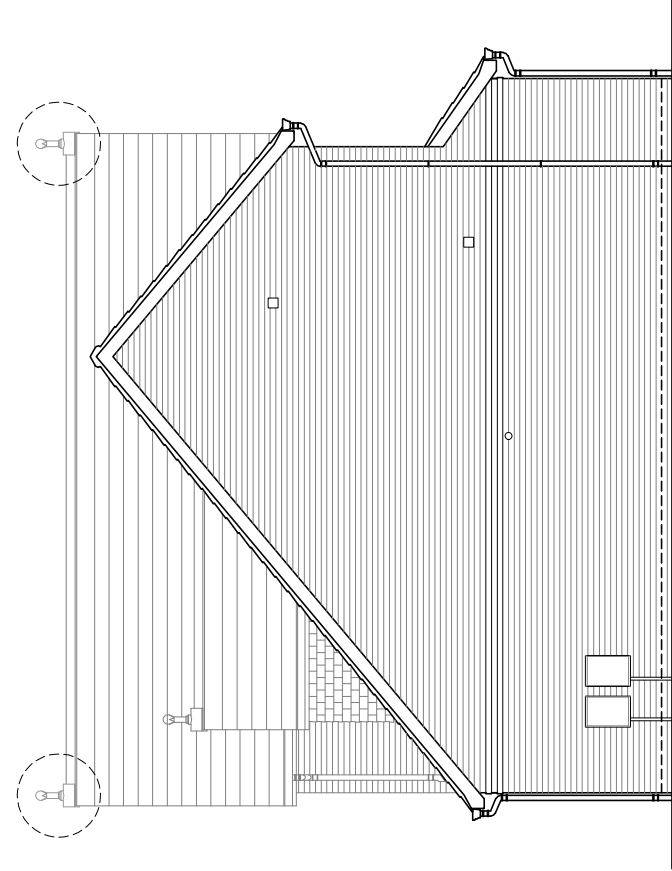
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



HOUSE TYPE

The WARWICK v4

DRAWING

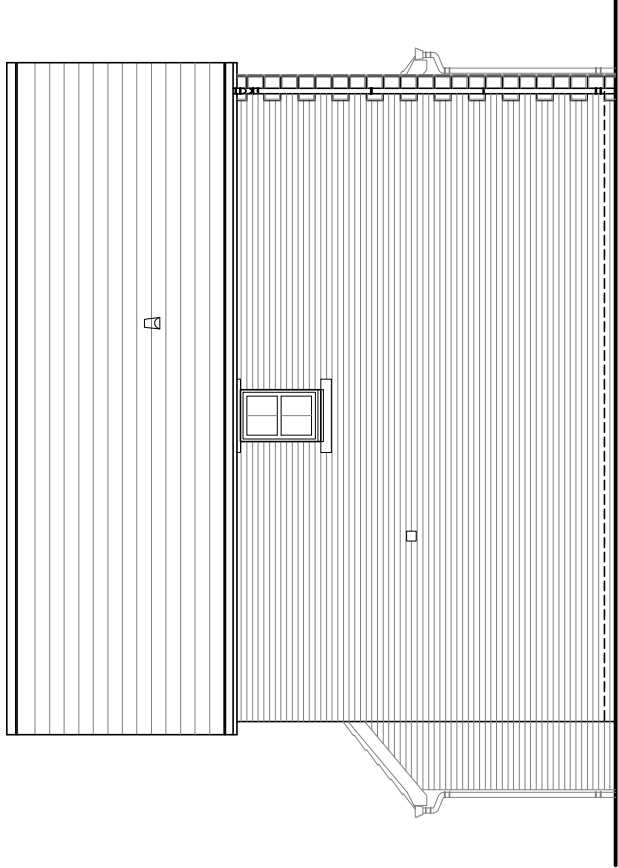
Planning Elevations 1/1

DRAWN BY	CTM	DATE	05/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	WAR - PLE1/1	-	

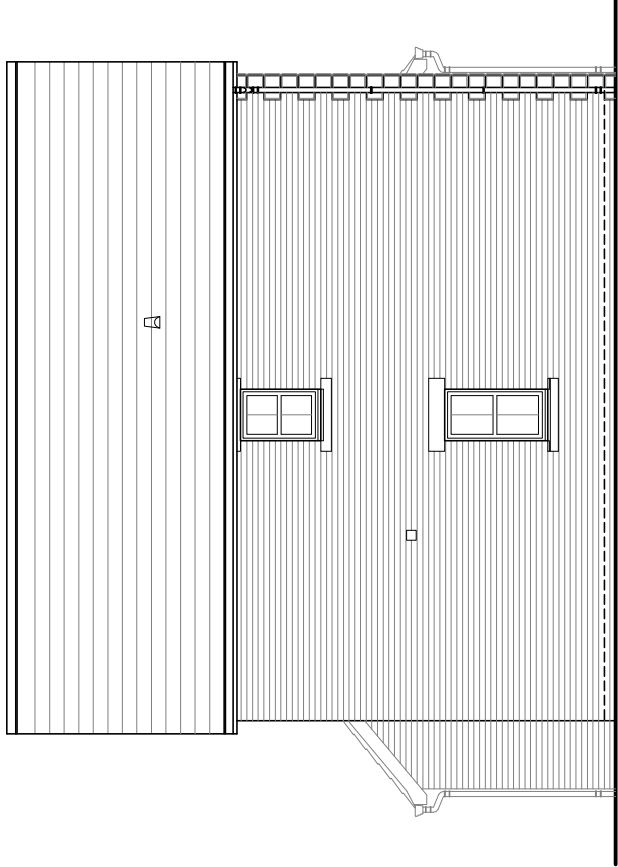
Revisions



Front Elevation



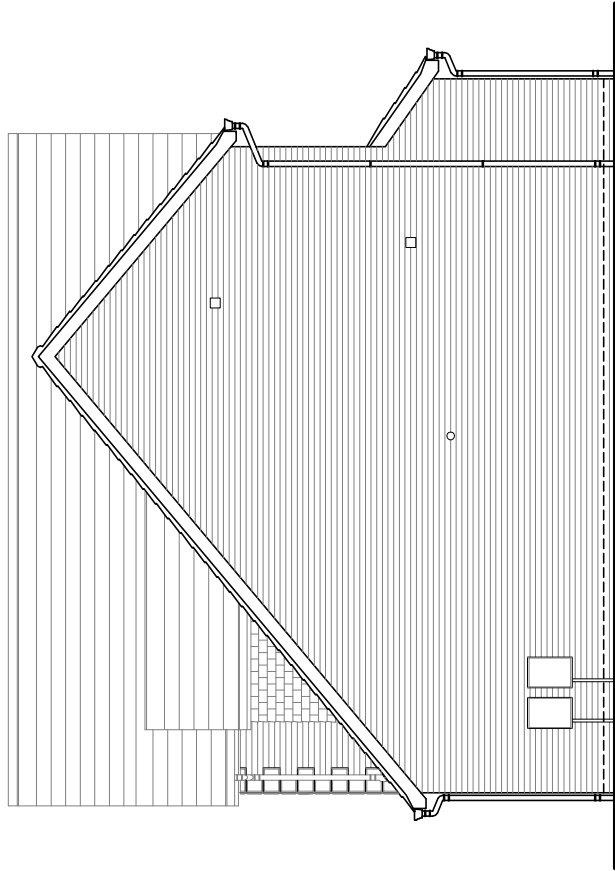
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



HOUSE TYPE

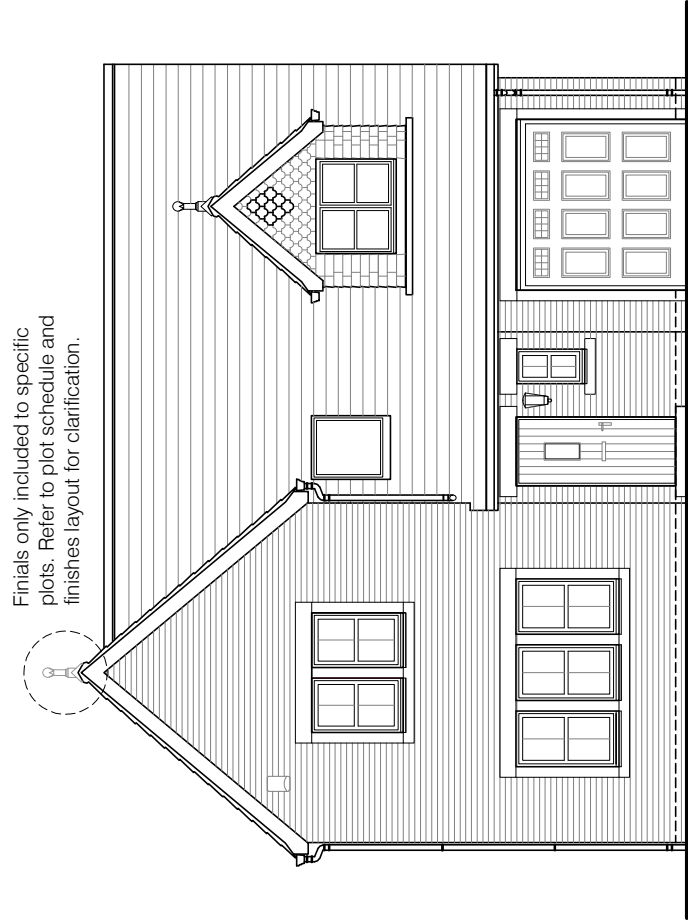
The WARWICK v4

DRAWING

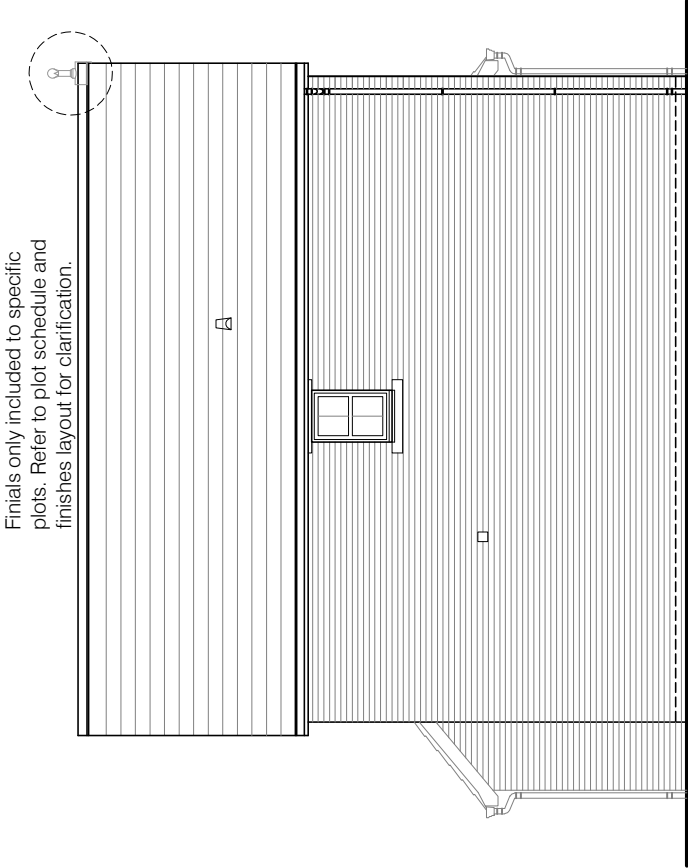
Planning Elevations 1/2

DRAWN BY	CTM	DATE	05/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	WAR - PLE1/2	-	

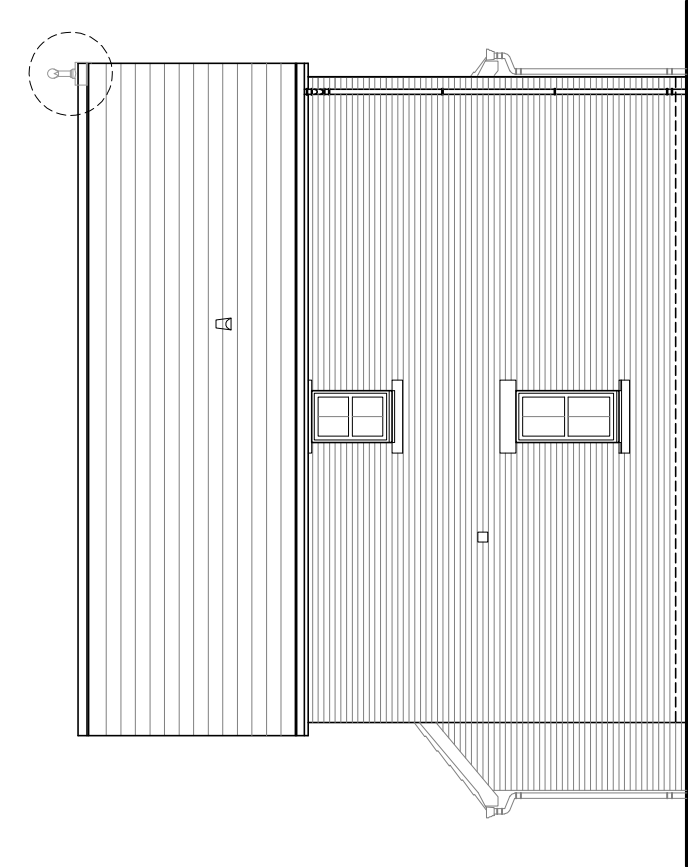
Revisions



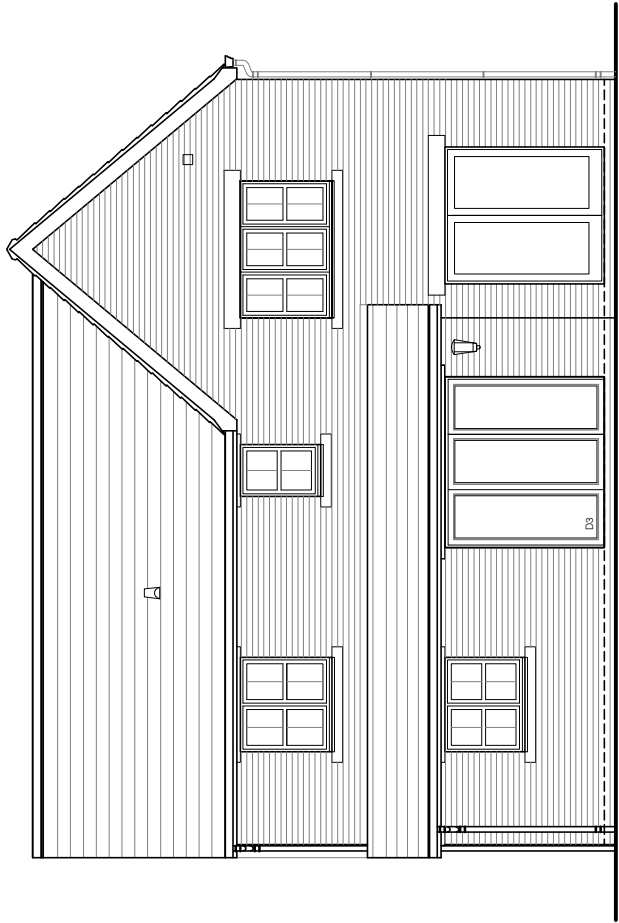
Front Elevation



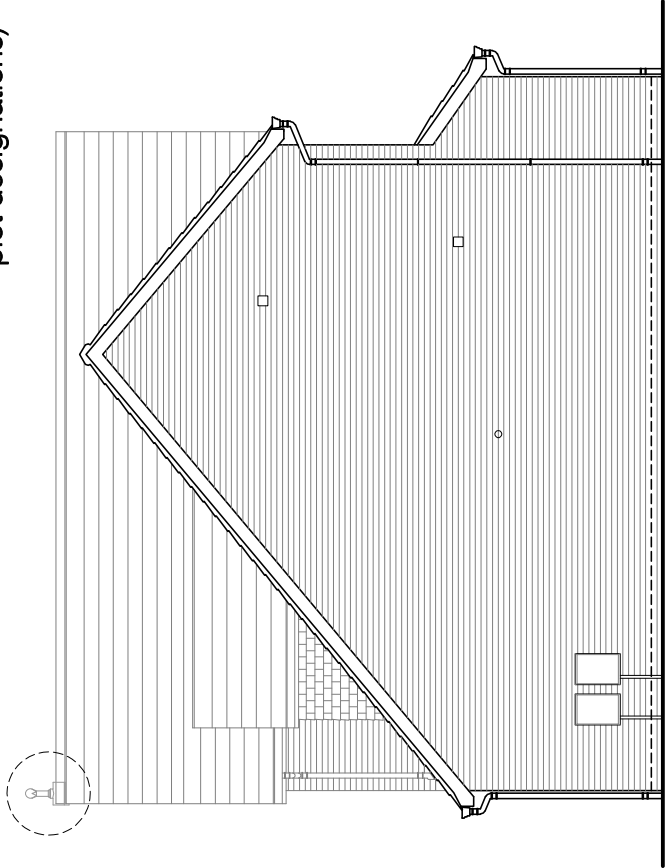
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



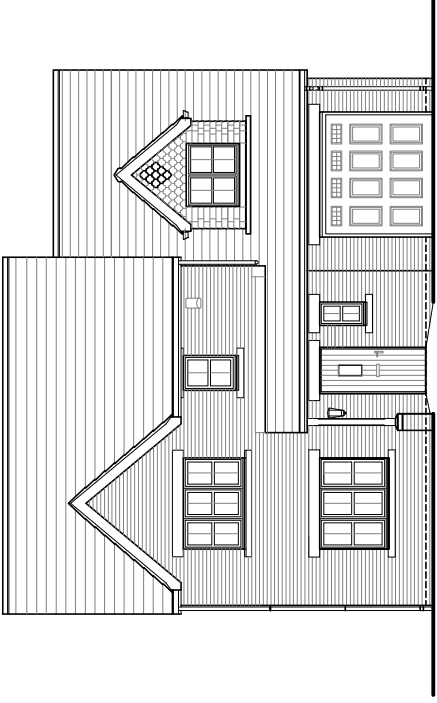
HOUSE TYPE

The WARWICK v4

DRAWING

Planning Elevations 1/7

DRAWN BY	CTM	DATE	05/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	WAR - PLE1/7	-	
Revisions			



House Type

The GOSFORTH v4

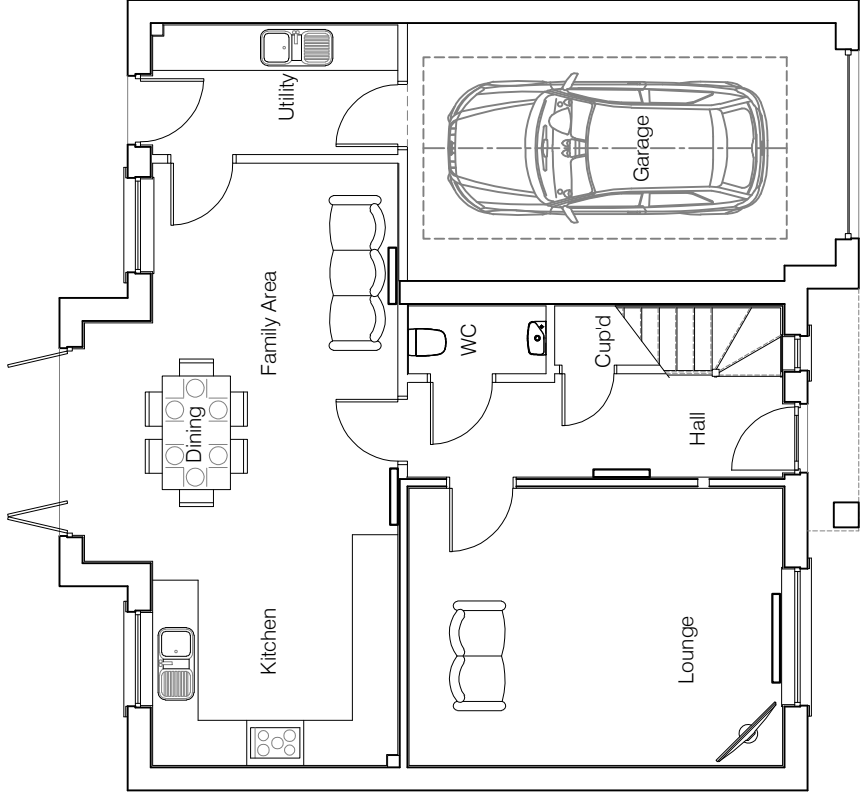
GF/FF 142.42m² (1533.00sq.ft)
GARAGE 20.53m² (221.0sq.ft)

© **Story Homes.**

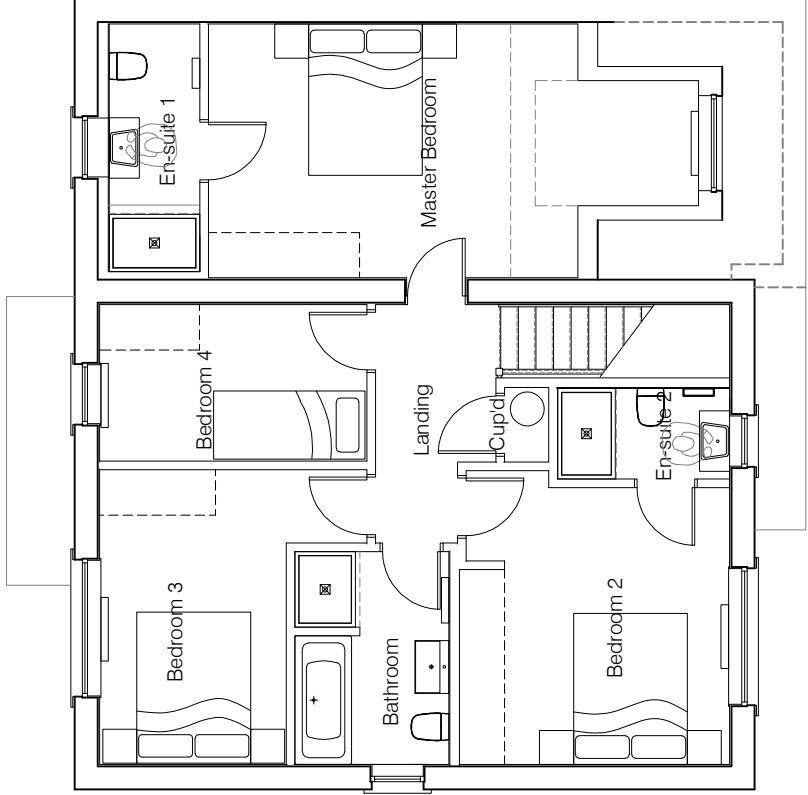
Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria. CA6 4SL.

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Ground Floor Plan



First Floor Plan



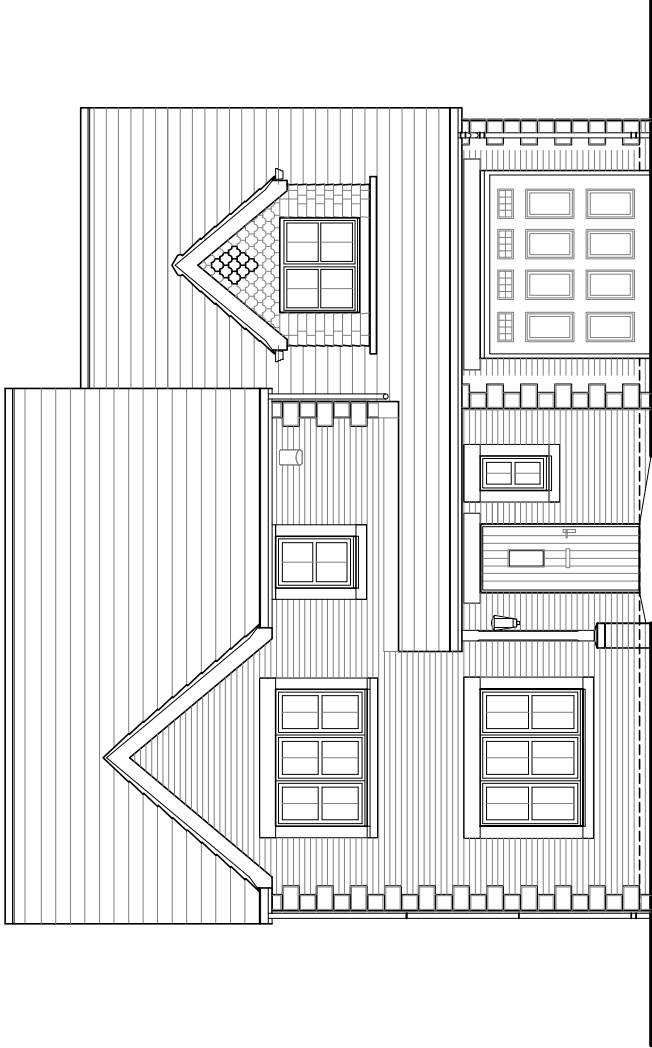
HOUSE TYPE

The GOSFORTH v4

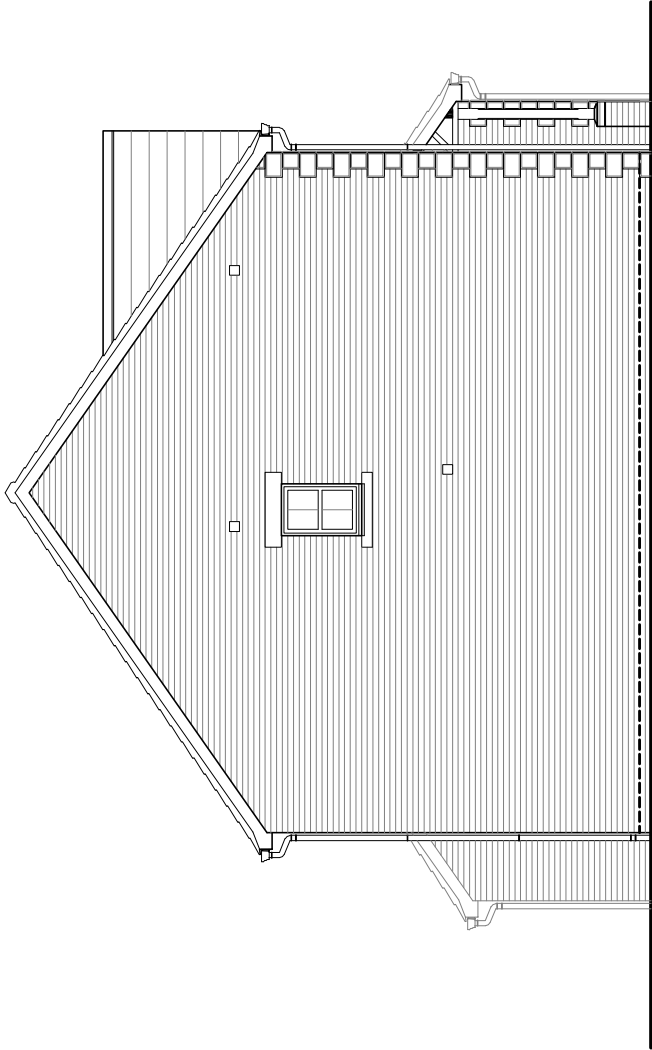
DRAWING

Planning Plans 1

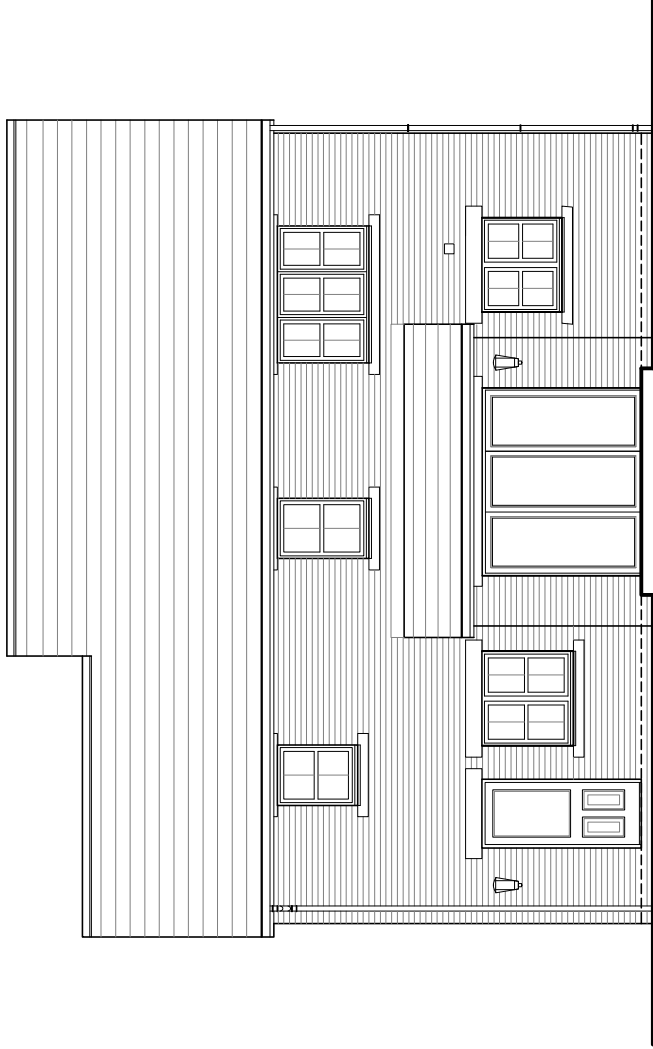
DRAWN BY	DB	DATE	07/09/2015
CHECKED BY	-	SCALE	1:50
ISSUE	DRAWING NUMBER	REVISION	
(v4)	GSF - PLP1	-	
Revisions			



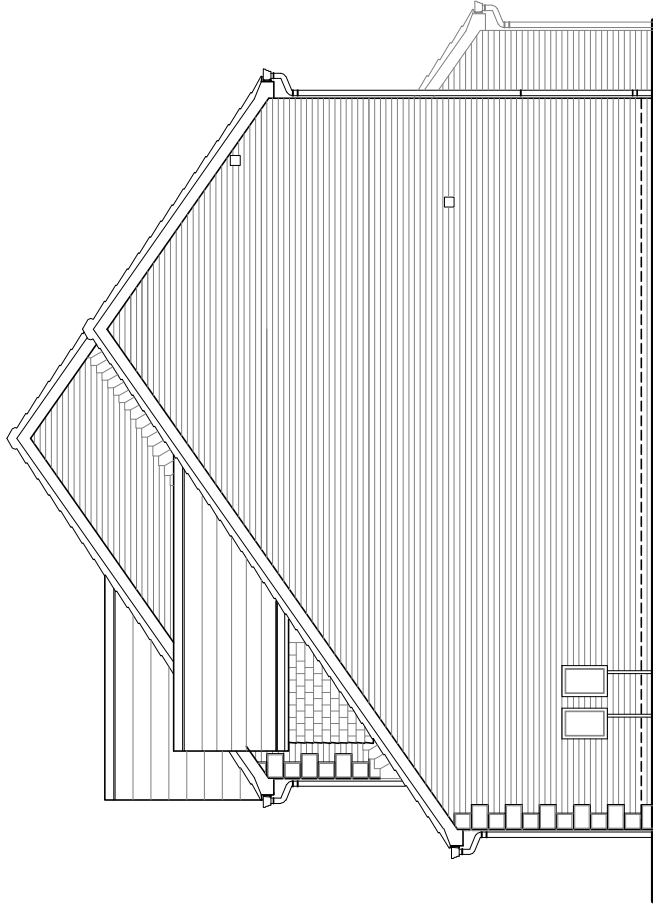
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

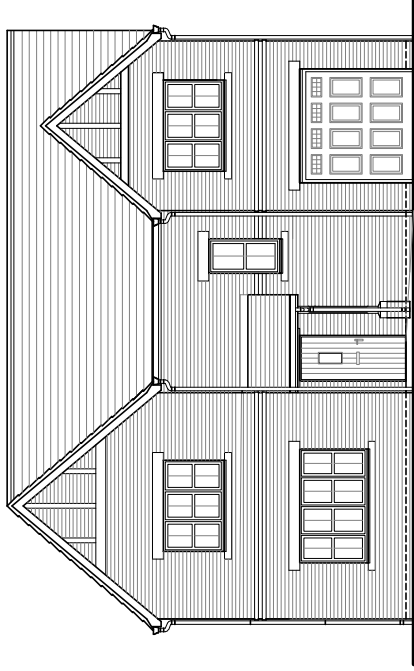
The GOSFORTH v4

DRAWING

Planning Elevations 1/3

DRAWN BY	DB	DATE	06-04-2017
CHECKED BY	-	SCALE	1:50
ISSUE	DRAWING NUMBER	REVISION	
(v4)	GSF - PLE1/3	-	

Revisions



House Type

The CAMBRIDGE v4

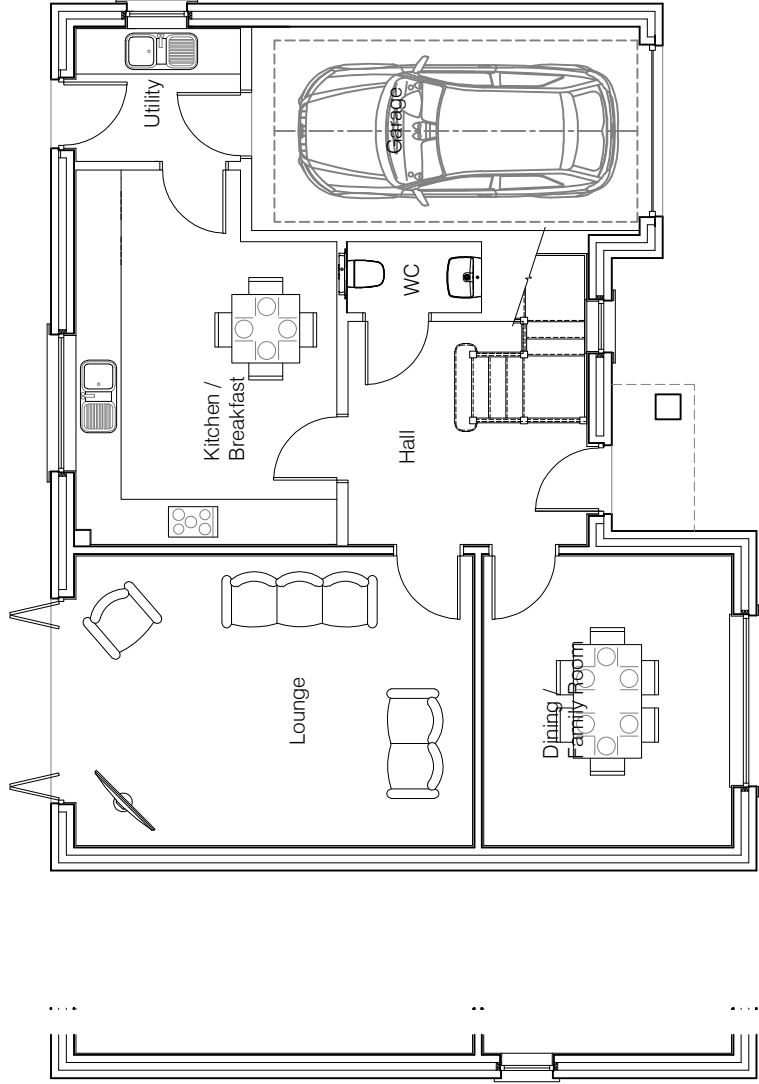
GF/FF 151.07m² (1626.10 sq.ft.)
Garage 13.96m² (150.26 sq.ft.)

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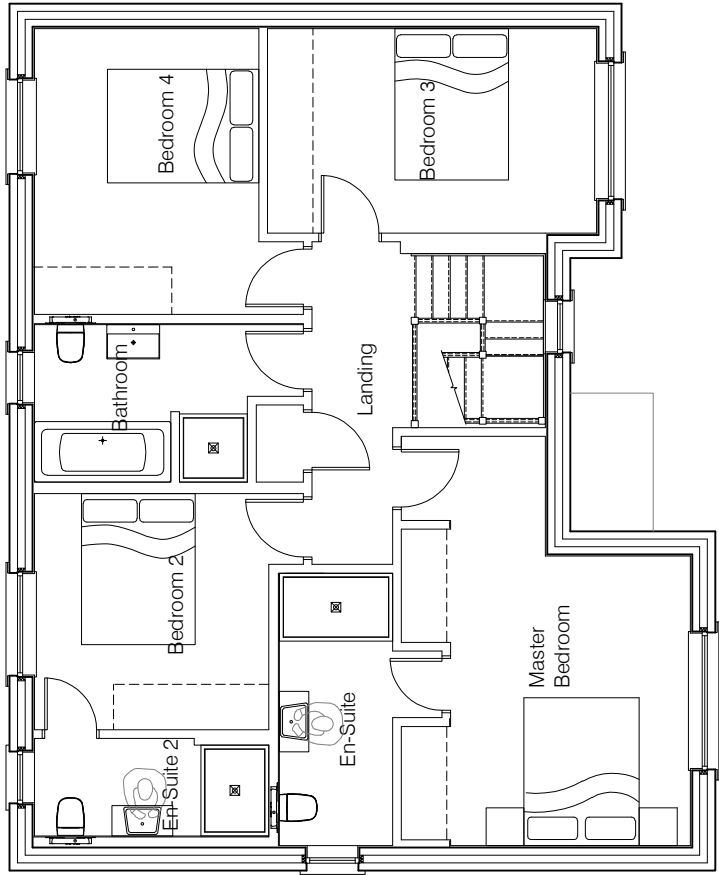
Tel 01228 404550

Fax 01228 404551



Note:
Gable window required on
specific plots only - please refer to
site layout for plot designations.

Ground Floor Plan



First Floor Plan



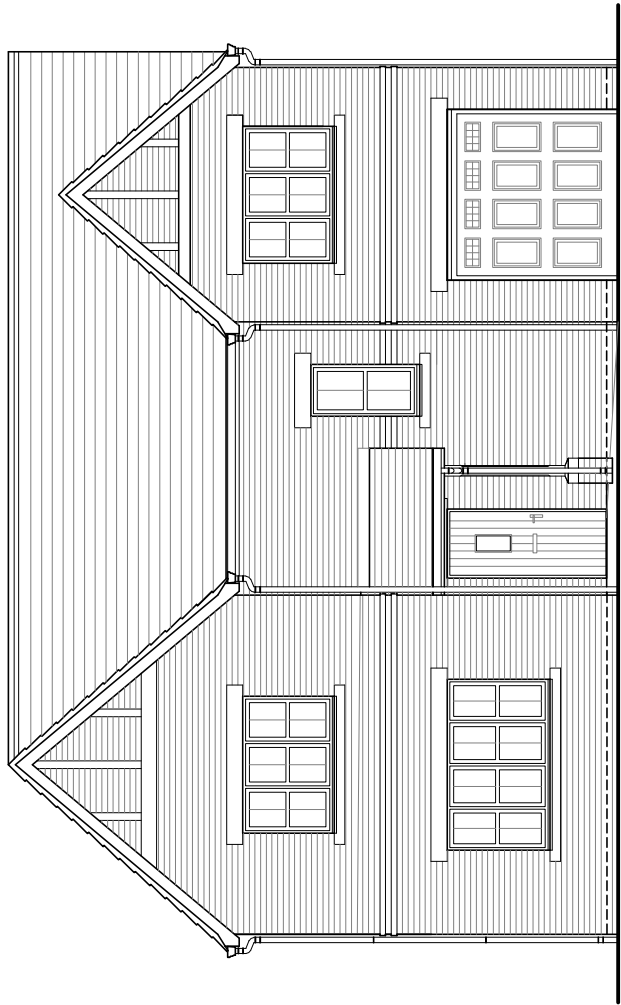
HOUSE TYPE

The CAMBRIDGE v4

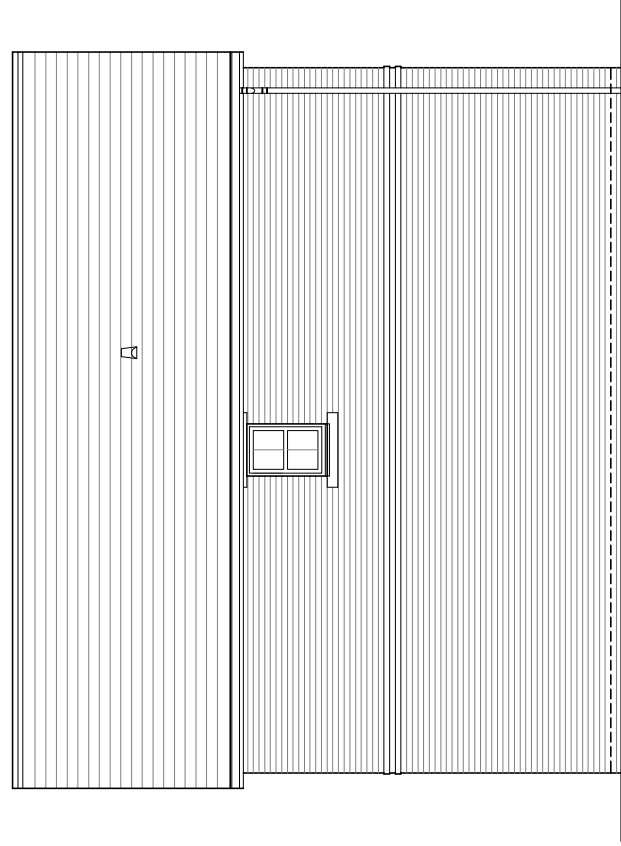
DRAWING

Planning Plans 1

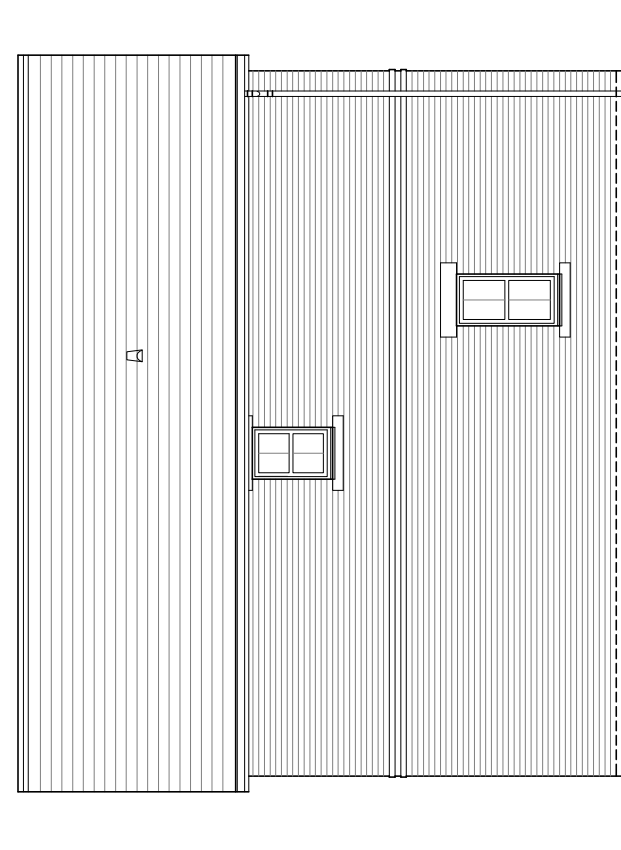
DRAWN BY	DB	DATE	18/10/16
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	CAM-PLP1	-	
Revisions			



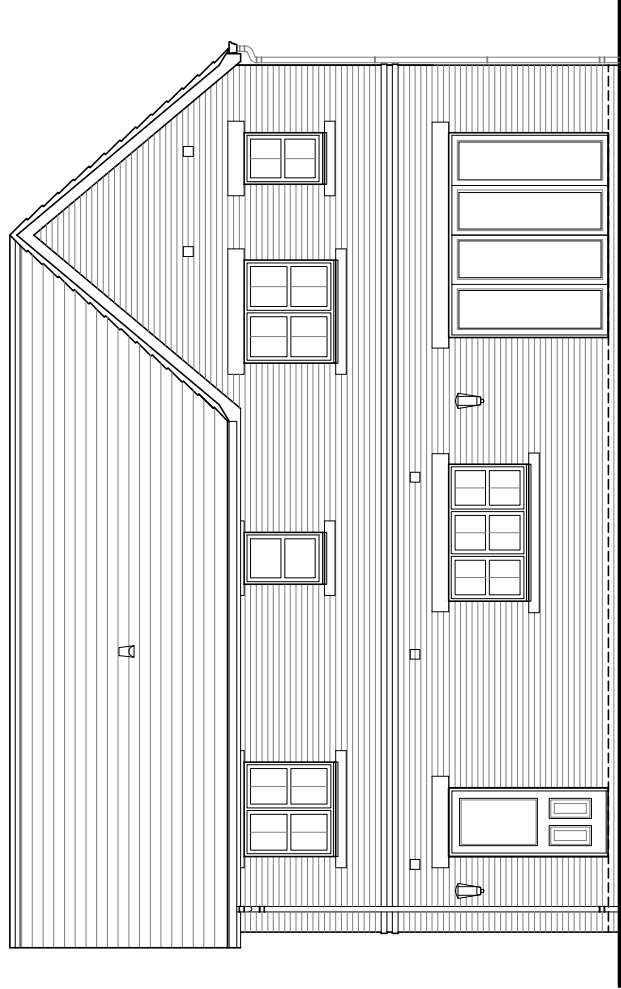
Front Elevation



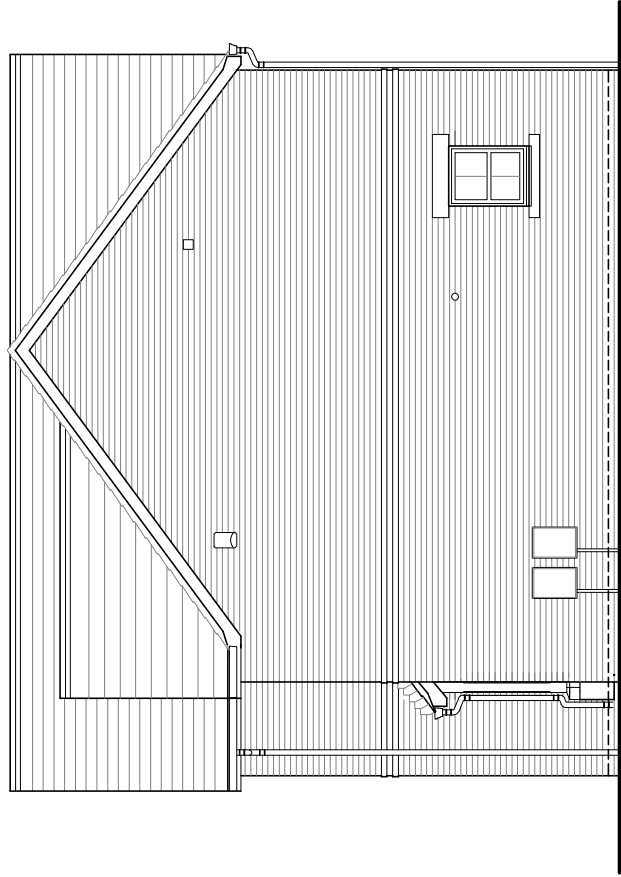
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



HOUSE TYPE

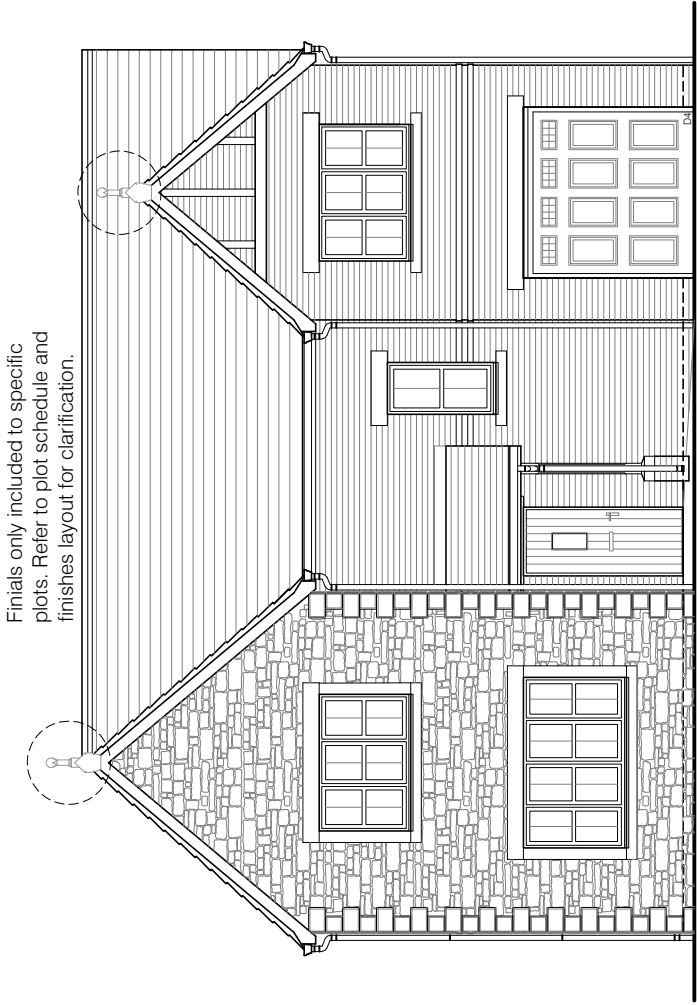
The CAMBRIDGE v4

DRAWING

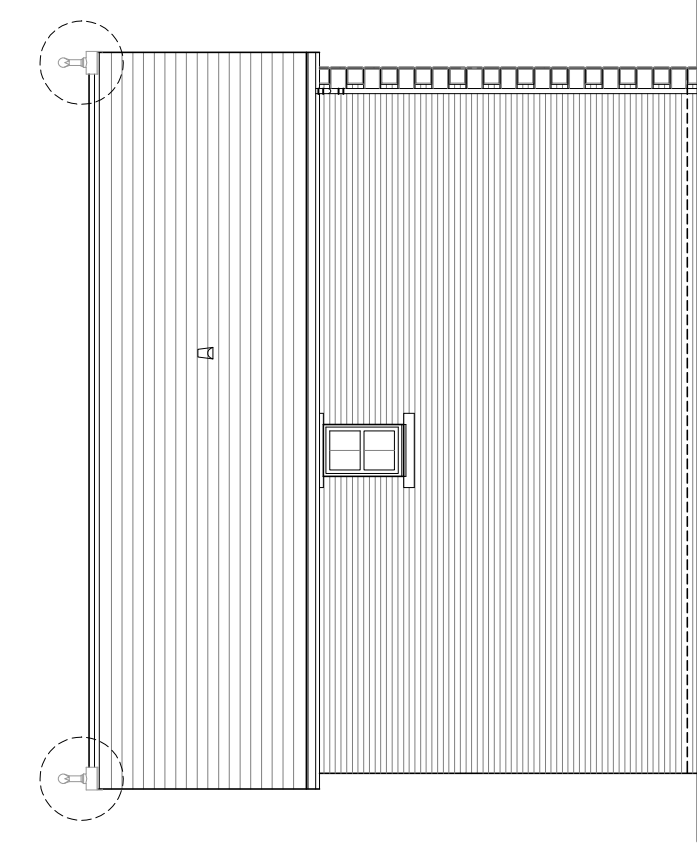
Planning Elevations 1/1

DRAWN BY	DB	DATE	07/09/2016
CHECKED BY	-	SCALE	1:100

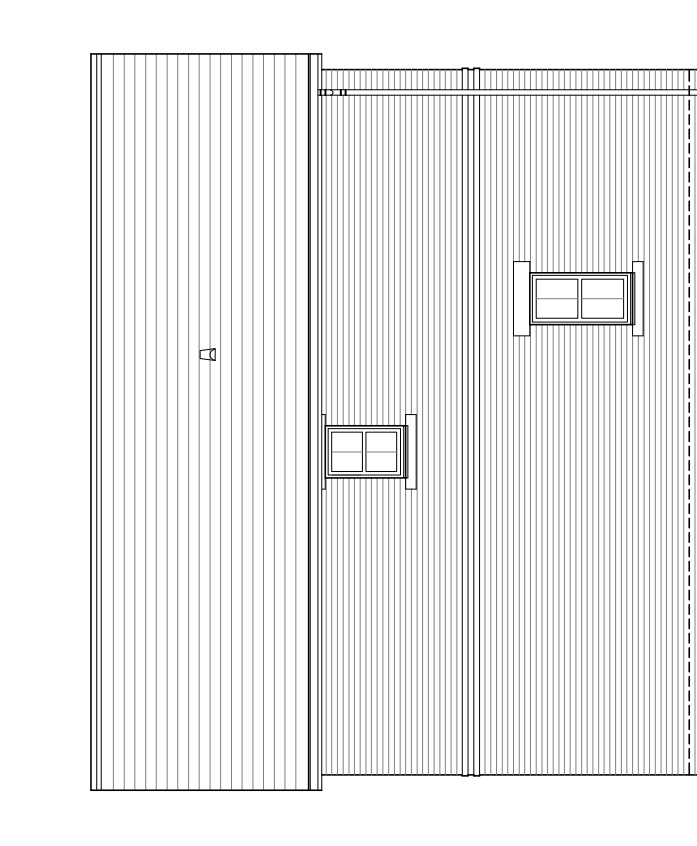
ISSUE	DRAWING NUMBER	REVISION
(v4)	CAM - PLE1/1	-
Revisions		



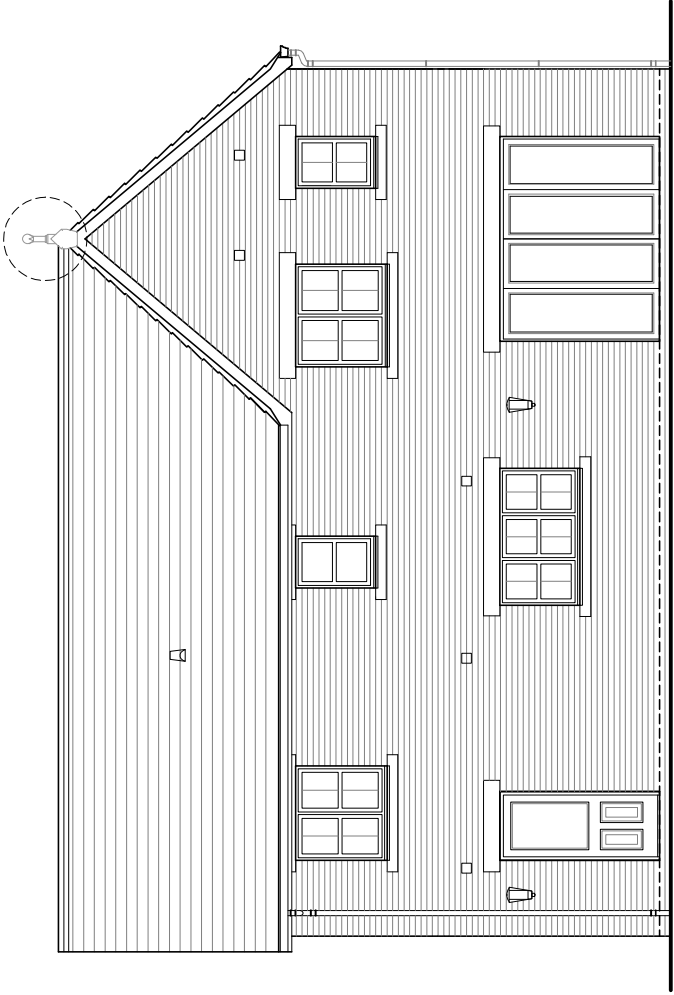
Front Elevation



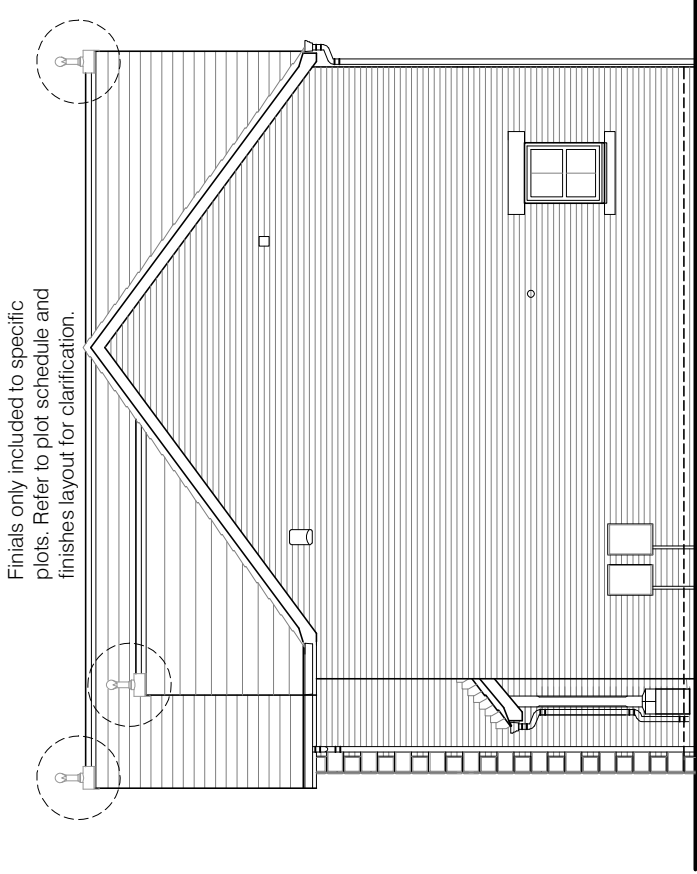
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



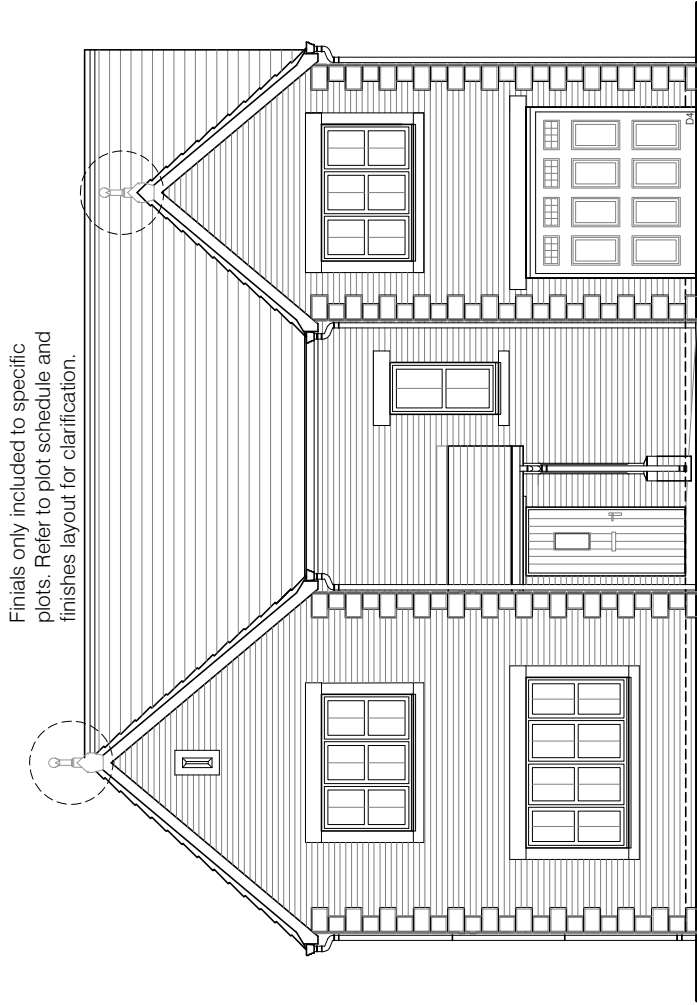
HOUSE TYPE

The CAMBRIDGE v4

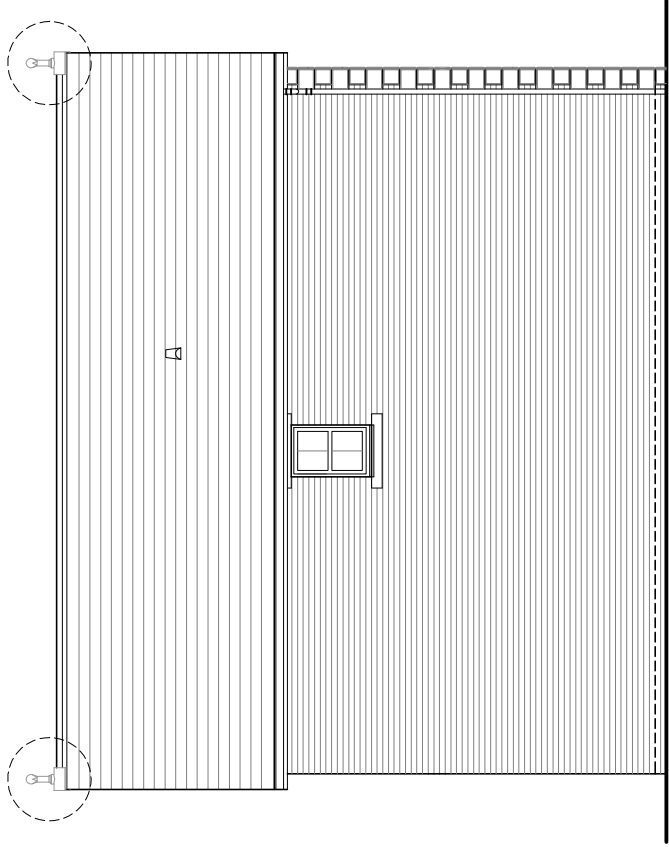
DRAWING

Planning Elevations 1/3

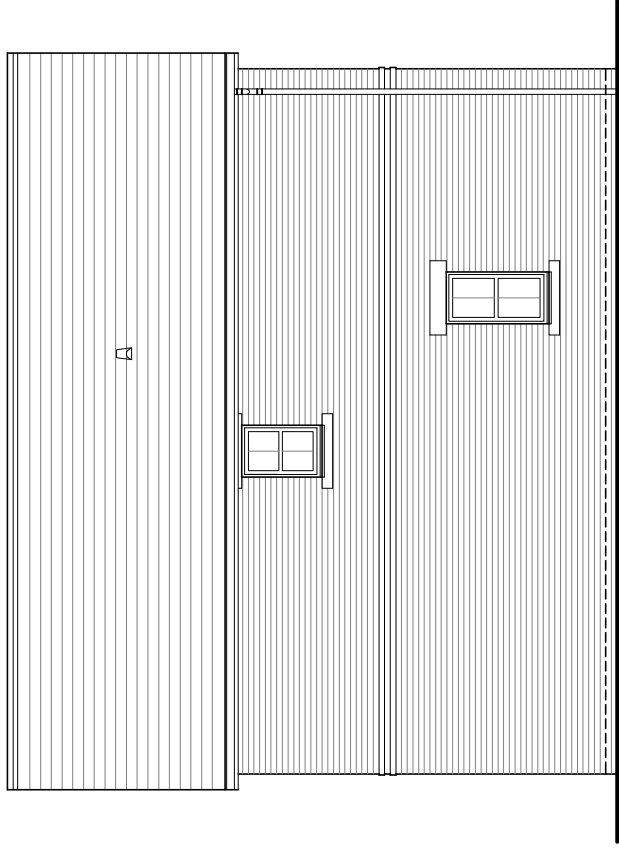
DRAWN BY	DB	DATE	07/09/2016
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	CAM - PLE1/3	-	
Revisions			



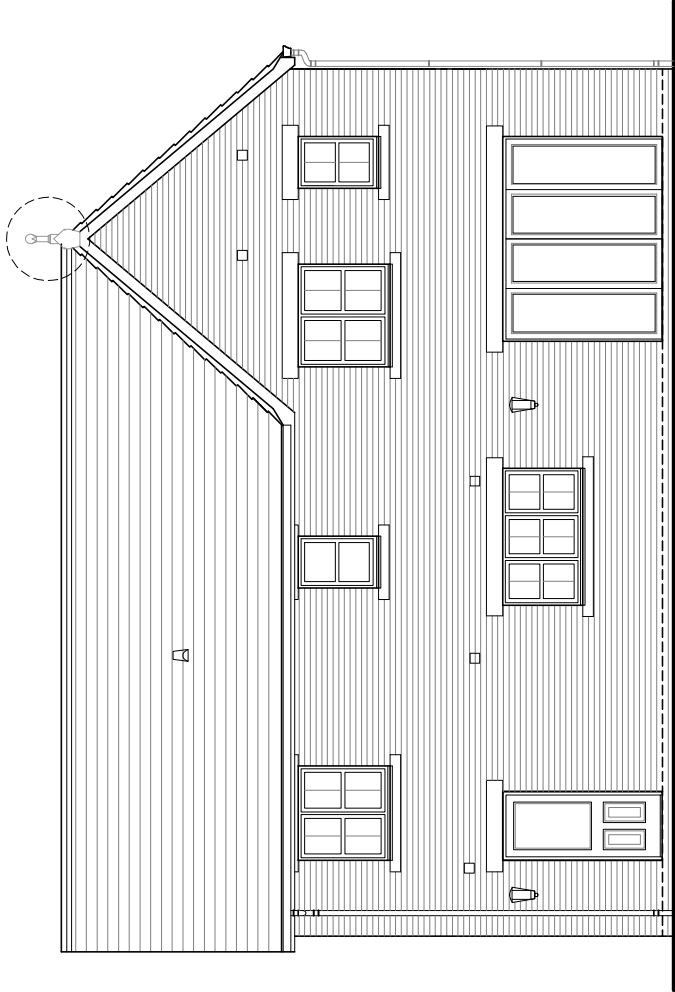
Front Elevation



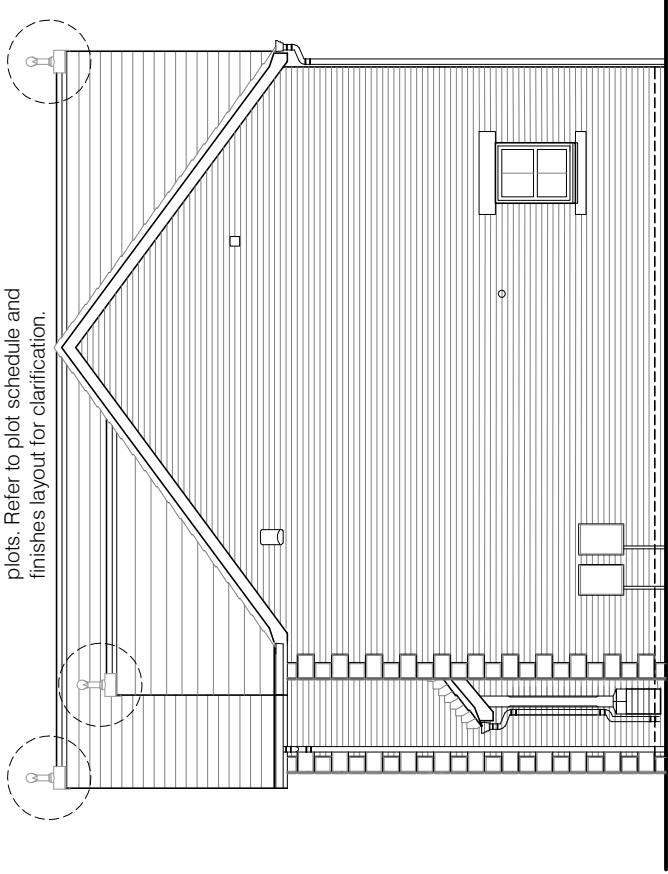
Side Elevation



Alternative Side Elevation
(Feature gables only - refer to site layout for plot designations)



Rear Elevation



Side Elevation



HOUSE TYPE

The CAMBRIDGE v4

DRAWING

Planning Elevations 1/4

DRAWN BY	DB	DATE	07/09/2016
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(v4)	CAM - PLE1/4	-	



House Type

The HAMPTON v4

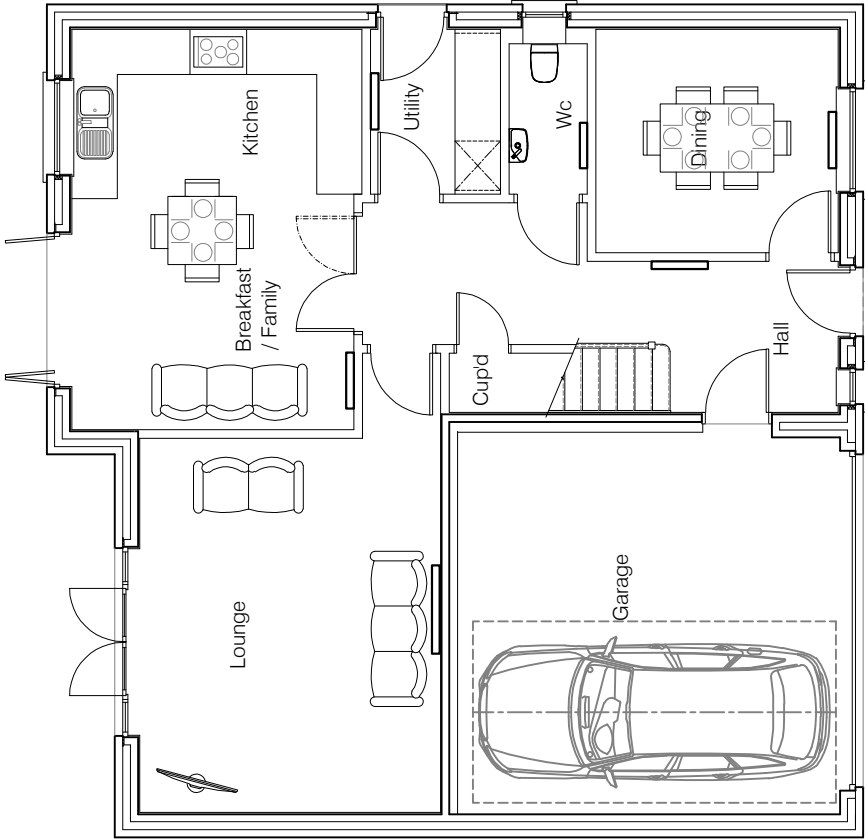
GF/FF 165.32m² (1779.49 sq.ft)
GARAGE 25.58m² (275.34 sq.ft)

© **Story Homes.**

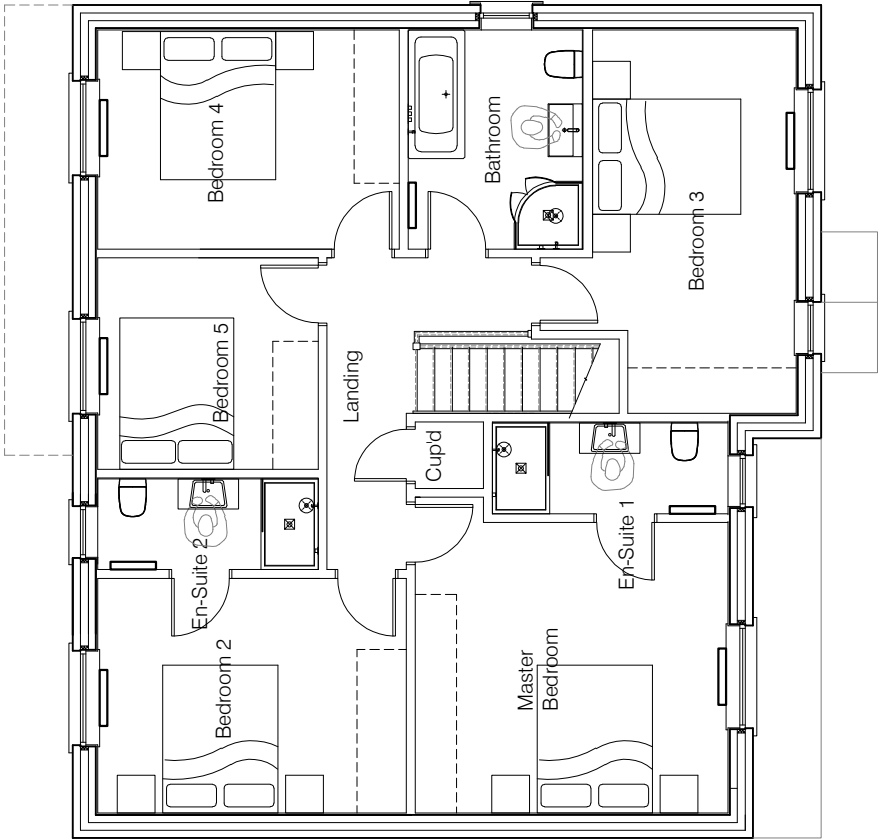
Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria. CA6 4SL.

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Ground Floor Plan



First Floor Plan



HOUSE TYPE

The HAMPTON v4

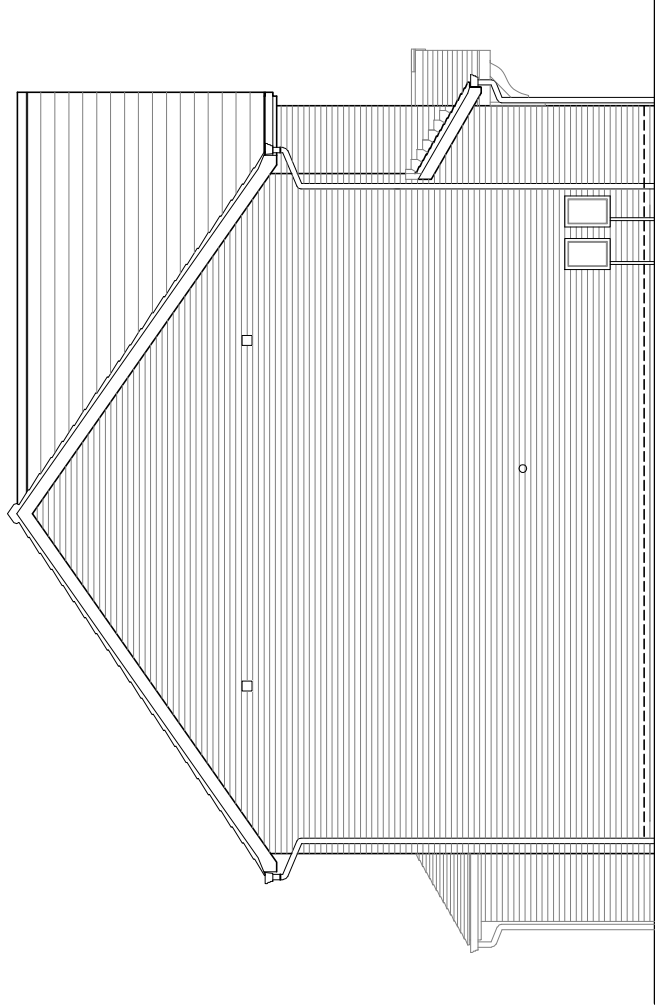
DRAWING

Planning Plan 1

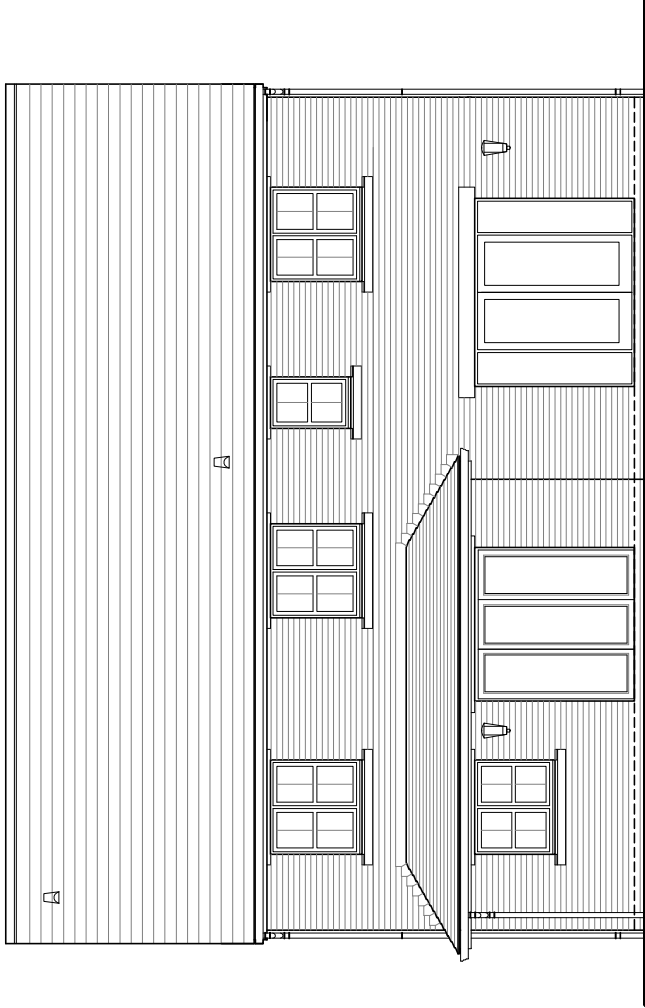
DRAWN BY	DB	DATE	12/09/2016
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(1)	HTN-PLP1	-	
Revisions			



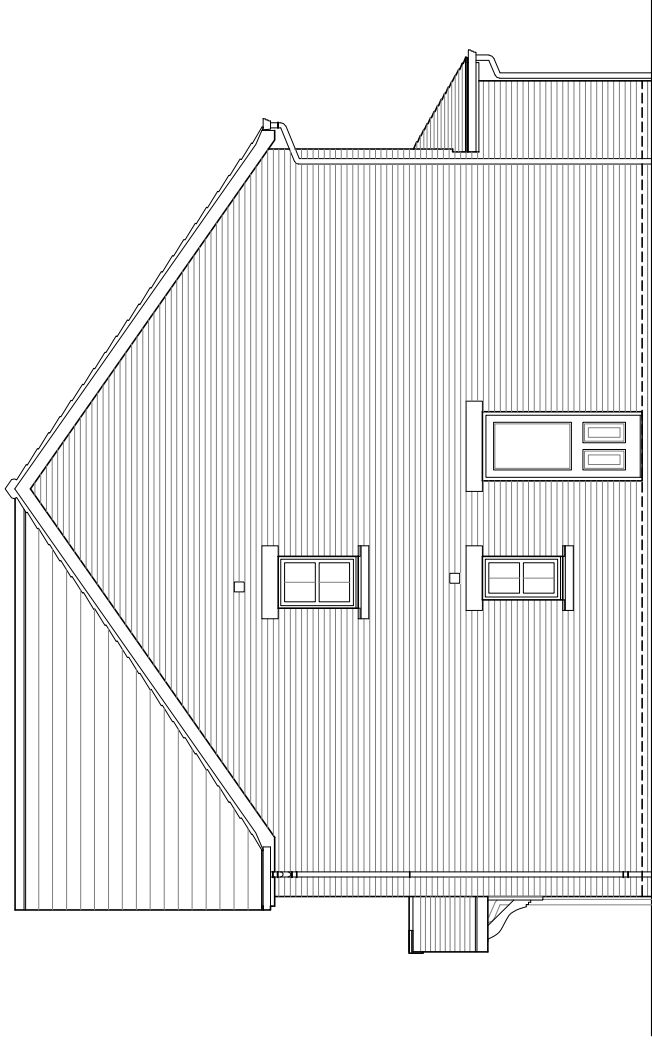
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

The HAMPTON v4

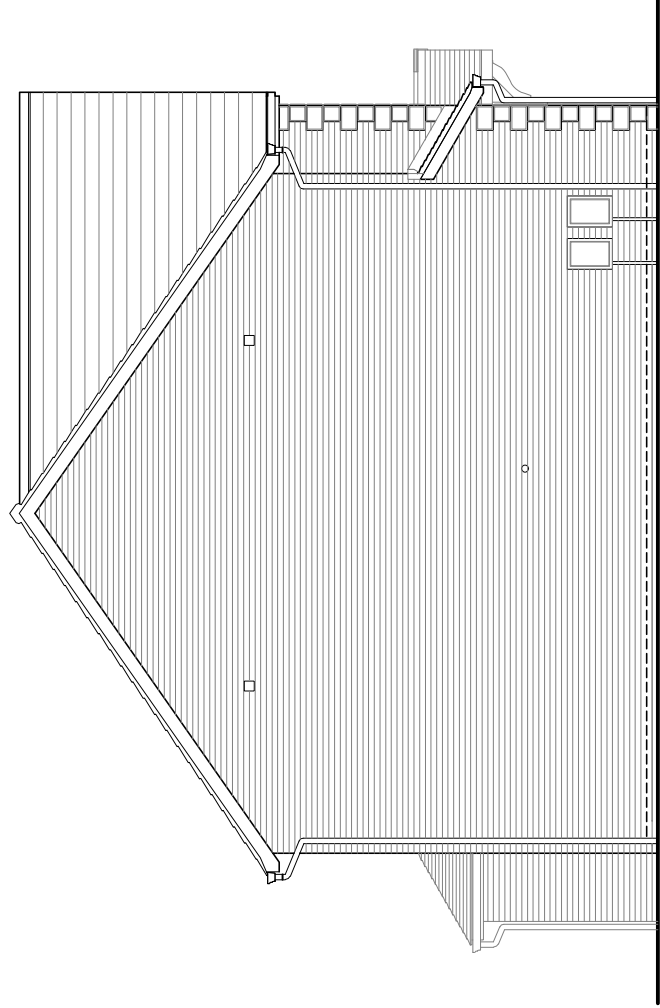
DRAWING

Planning Elevations 1/1

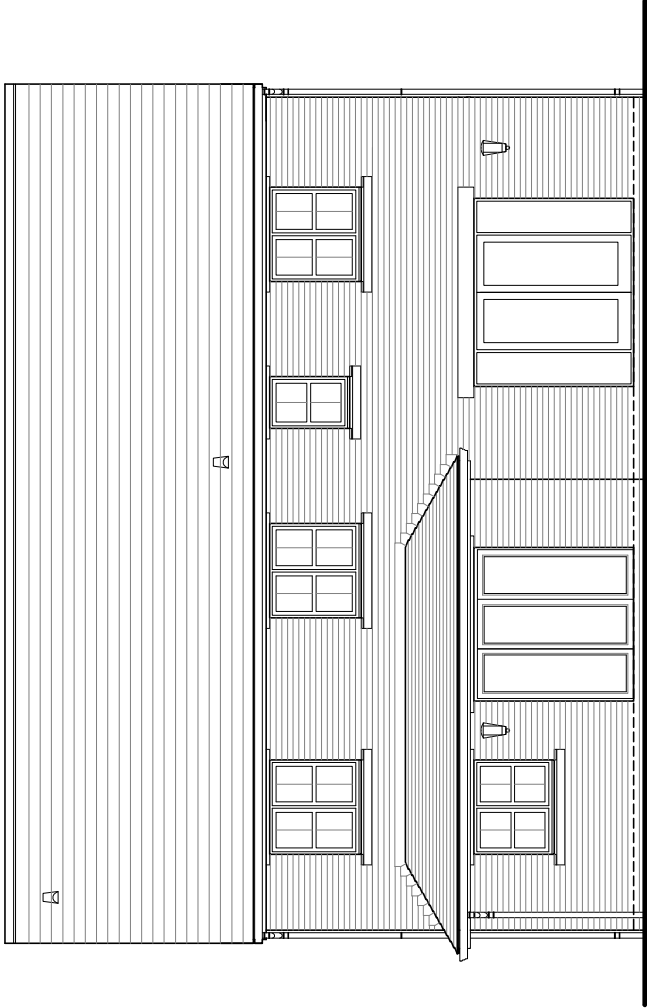
DRAWN BY	DB	DATE	12/09/2016
CHECKED BY		SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(1)	HTN-PL1/1		
Revisions			



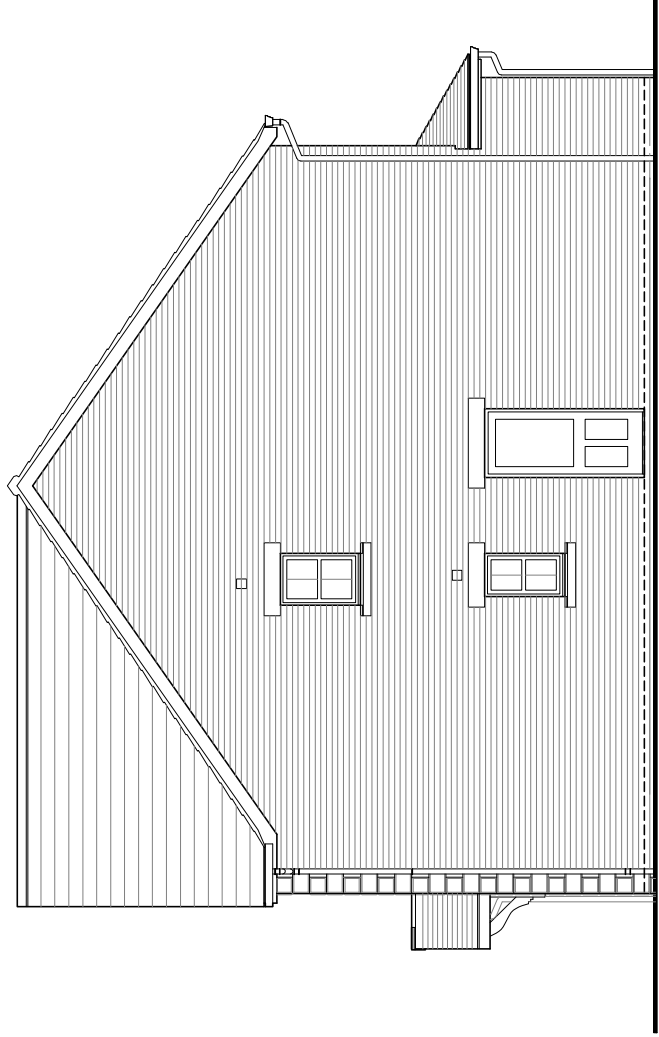
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

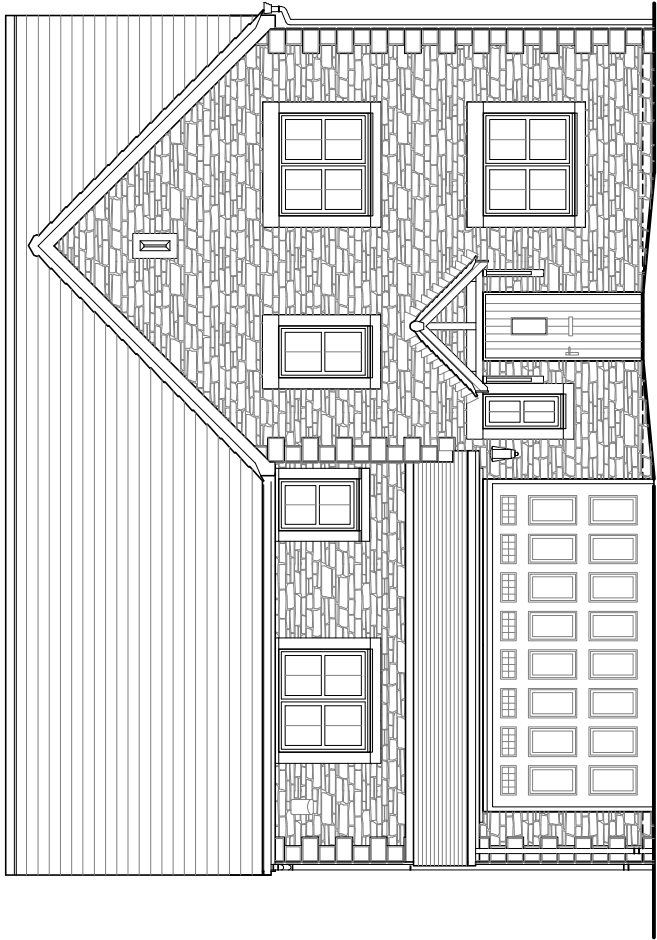
The HAMPTON v4

DRAWING

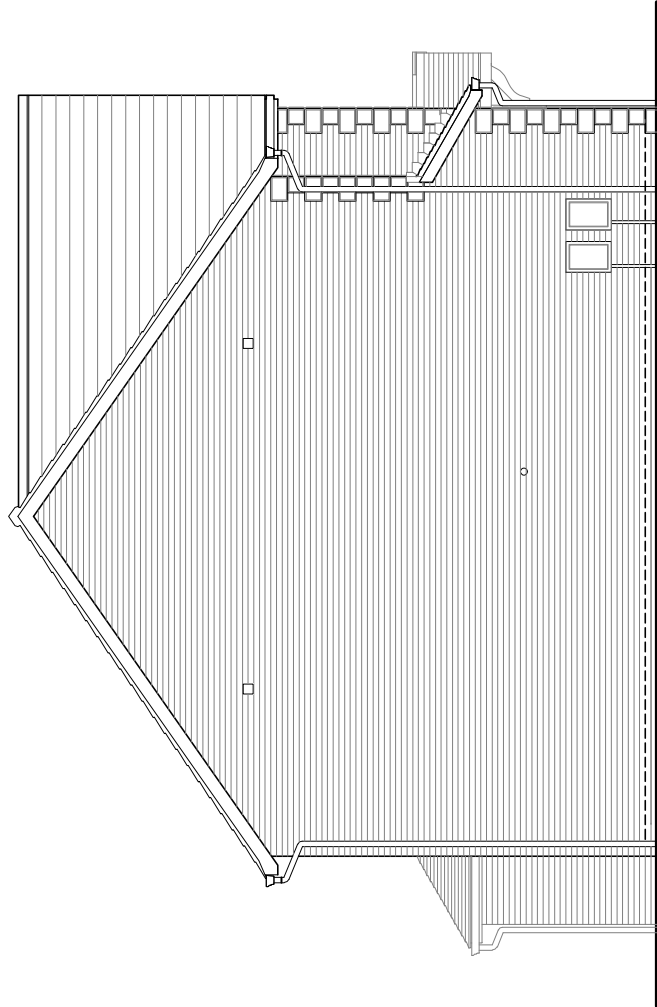
Planning Elevations 1/2

DRAWN BY	DB	DATE	12/09/2016
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(1)	HTN-PL1/2	-	

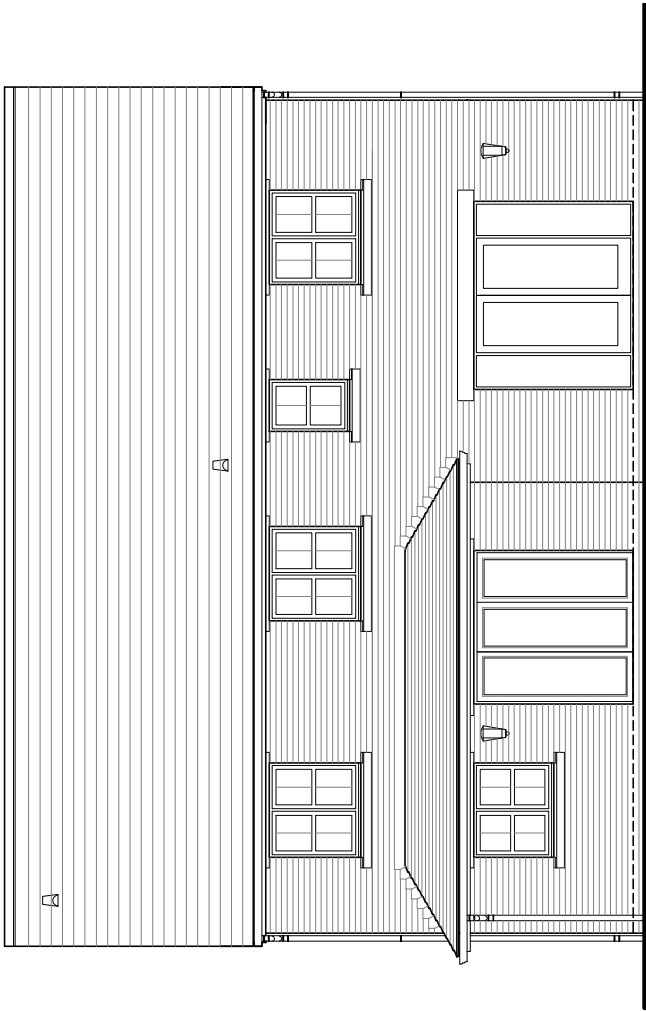
Revisions



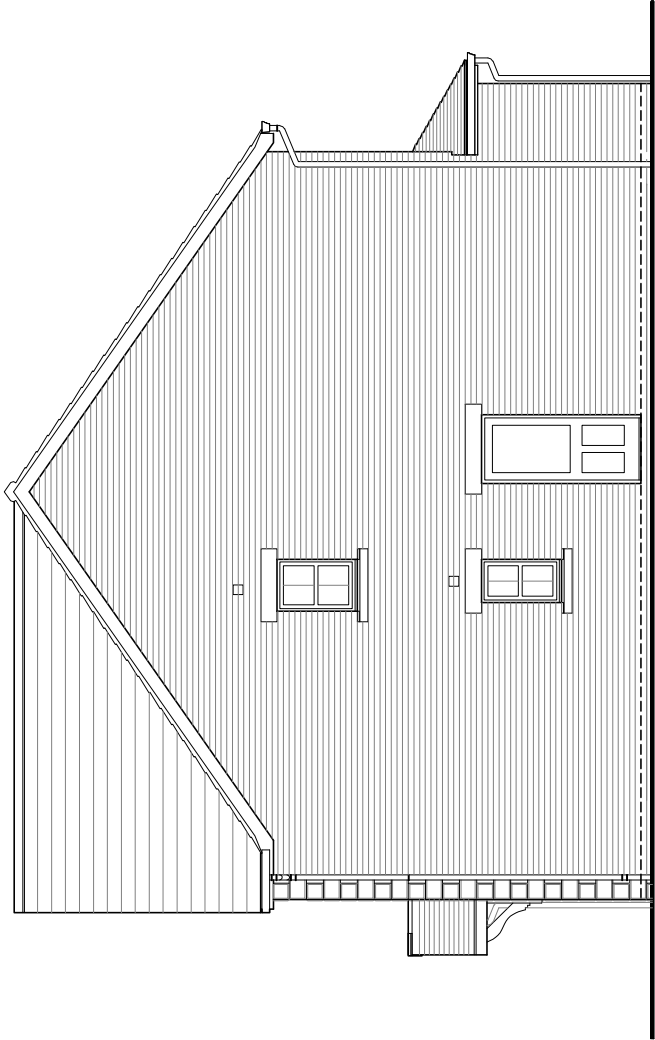
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

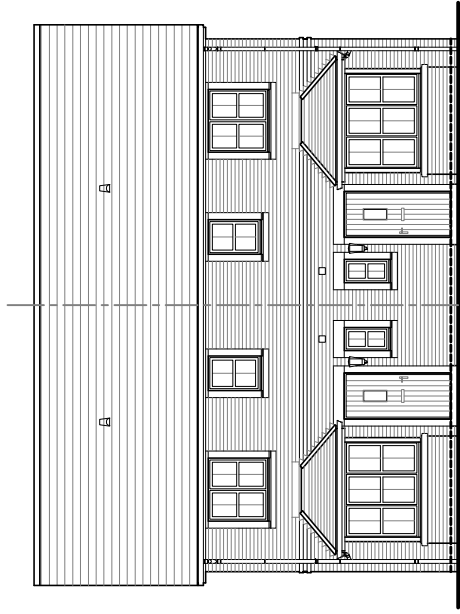
The HAMPTON v4

DRAWING

Planning Elevations 1/3

DRAWN BY	DB	DATE	12/09/2016
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	HTN-PL1/3	REVISION
(1)			-

Revisions



House Type

The KINGSTON v2.5

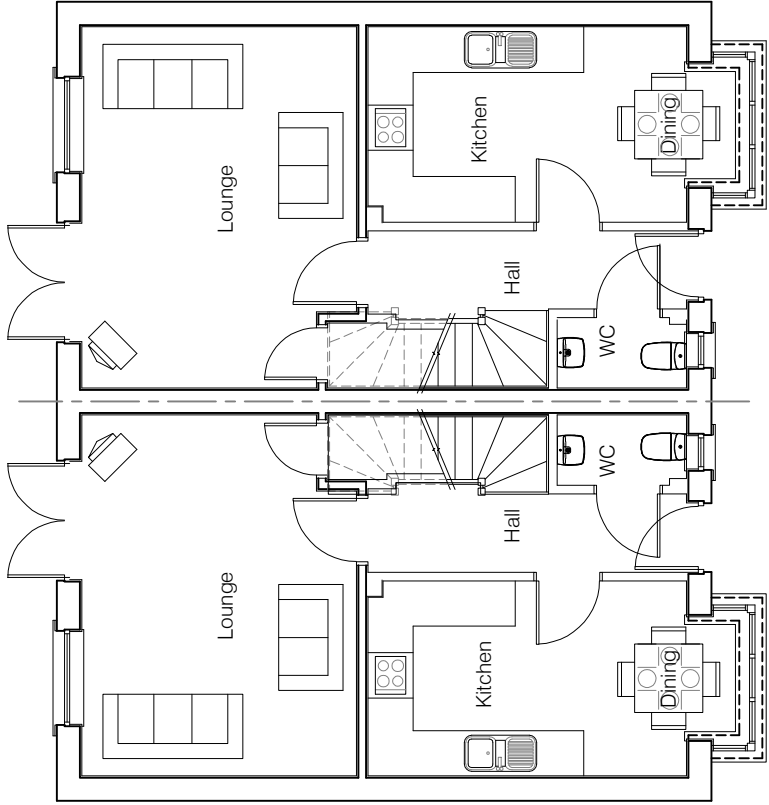
GF/FF/SF 78.63sq.m. (846.01 sq.ft.)

© **Story Homes.**

Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria. CA6 4SL.

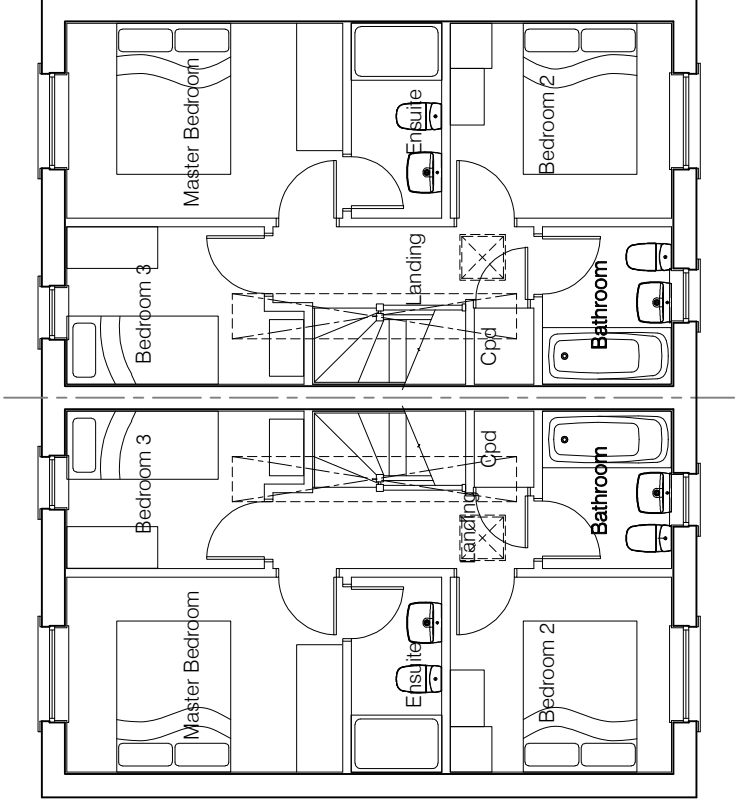
Tel 01228 404550

Fax 01228 404551



Note:
Gable window required on specific plots only - please refer to site layout for plot designations.

Ground Floor Plan



First Floor Plan



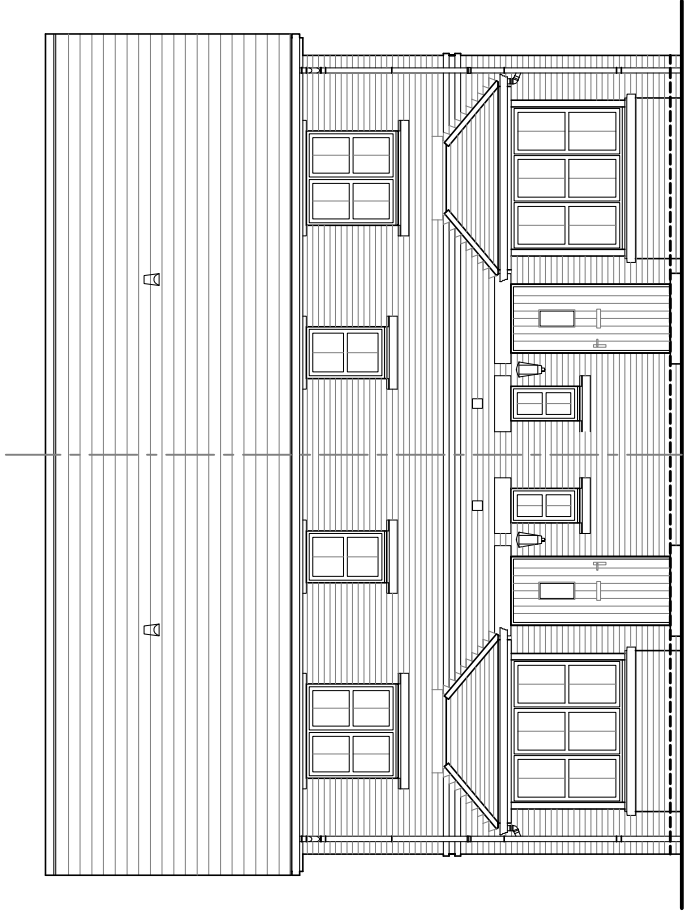
HOUSE TYPE

The KINGSTON v2.5

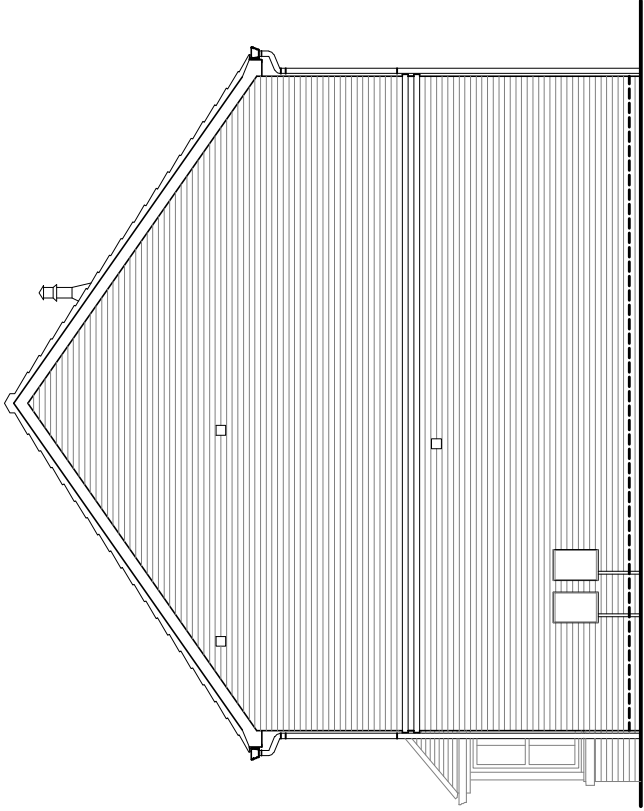
DRAWING

Planning Plans 1

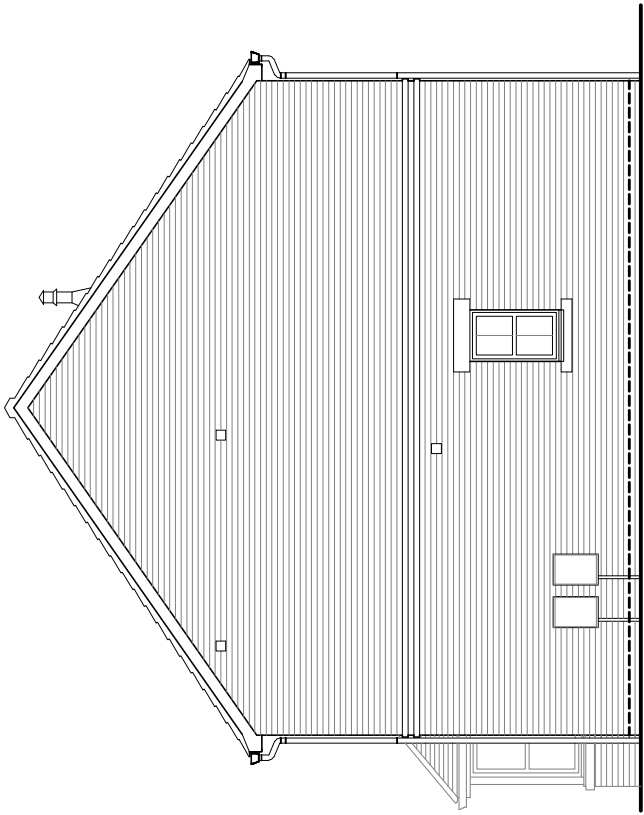
DRAWN BY	CTM	DATE	24/04/2012
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(2.5)	KIN - PLP1	-	
Revisions			



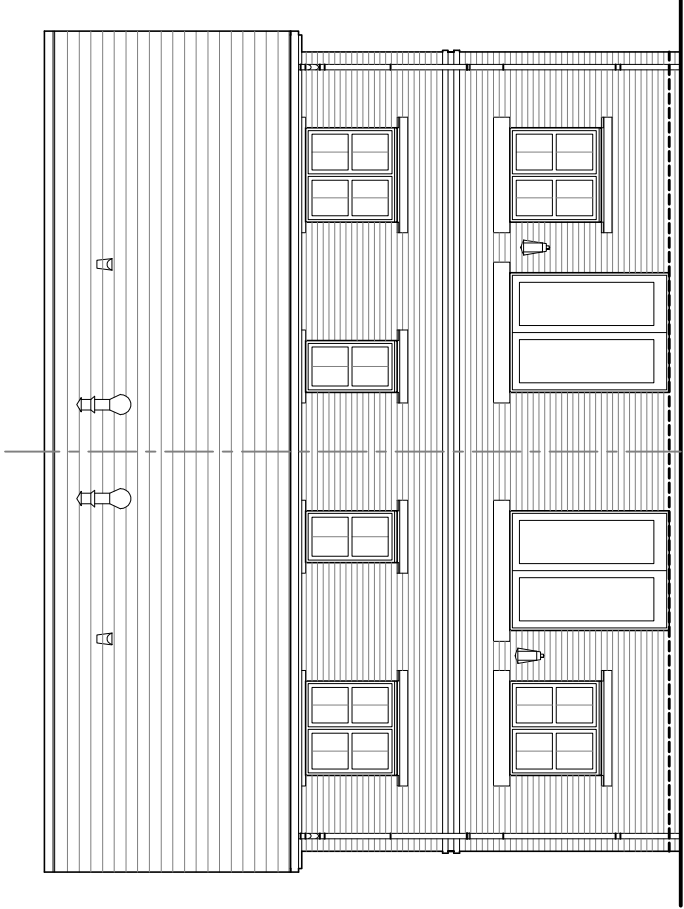
Front Elevation



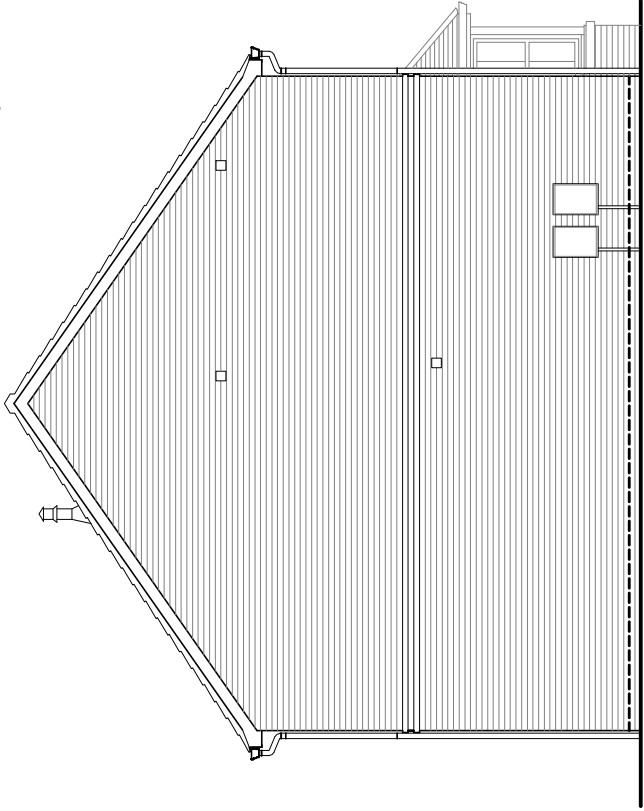
Side Elevation



Alternative Side Elevation
Indicating Feature Window.
Refer to site layout drawing for individual plot requirements.



Rear Elevation



Side Elevation



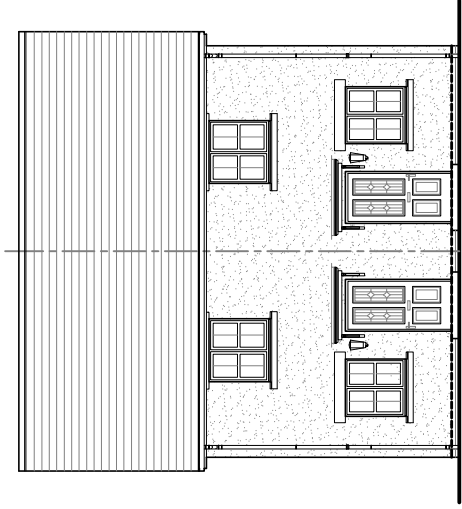
HOUSE TYPE

The KINGSTON v2.5

DRAWING

Planning Elevations 1/2

DRAWN BY	CTM	DATE	24/04/2012
CHECKED BY	-	SCALE	1:100
ISSUE	REVISION		
(2.5)	KIN - PLE1/2	-	
Revisions			



House Type

The HAWTHORN

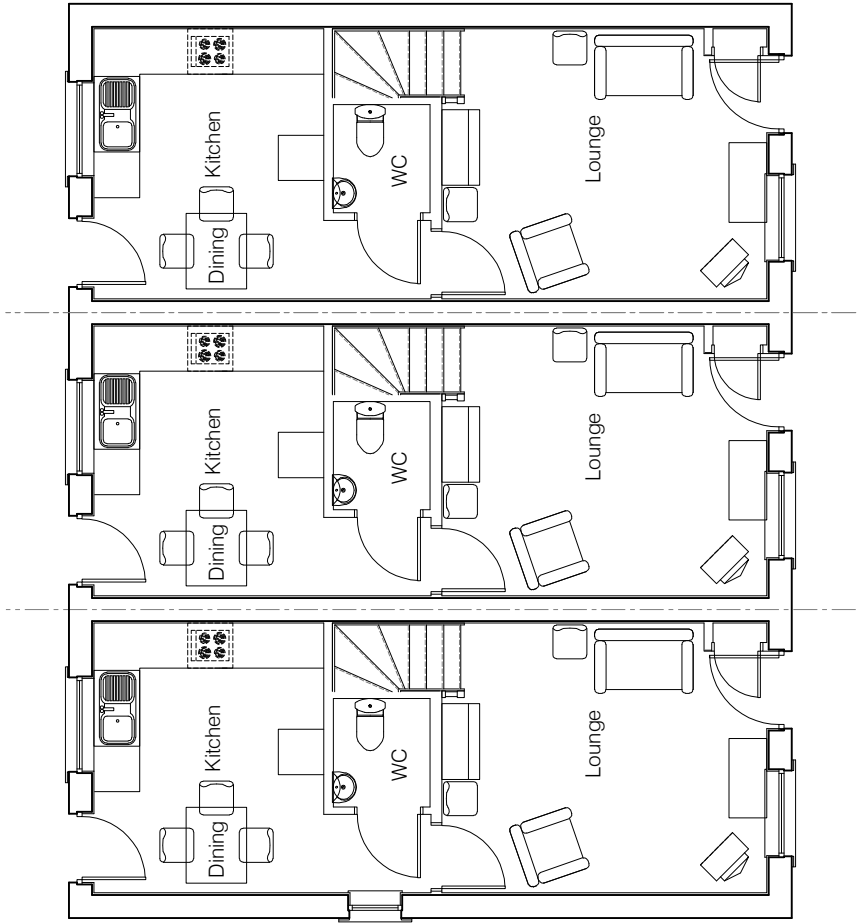
Two Bedroom / 3 Bed Space Unit
GF/FF 64.78m² (697.27sq.ft)

© **Story Homes.**

Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

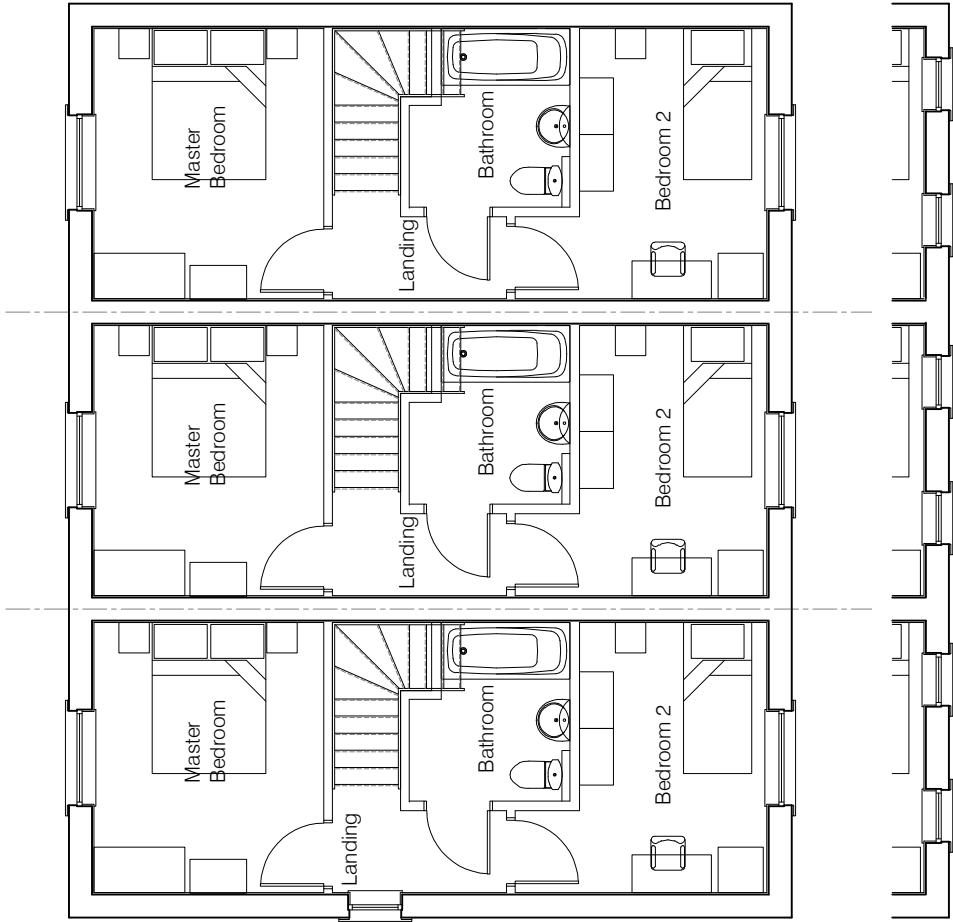
Tel 01228 640850

Fax 01228 640851



Ground Floor Plan

Note:
Alternative frontage window
arrangement required on
Elevations 2-9 only



First Floor Plan



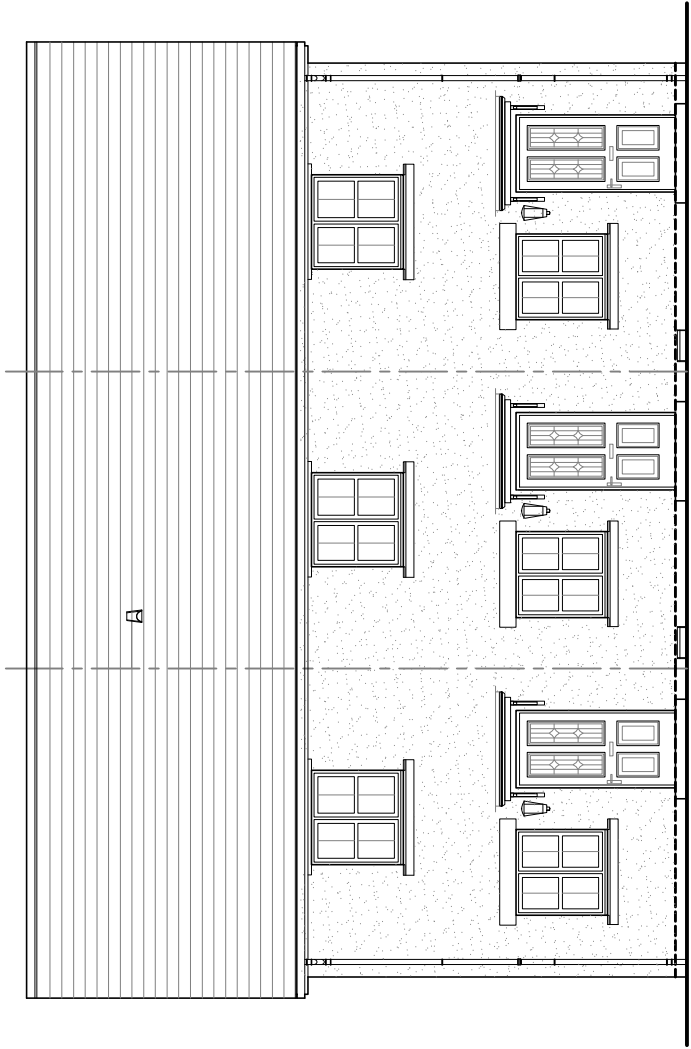
HOUSE TYPE

The HAWTHORN

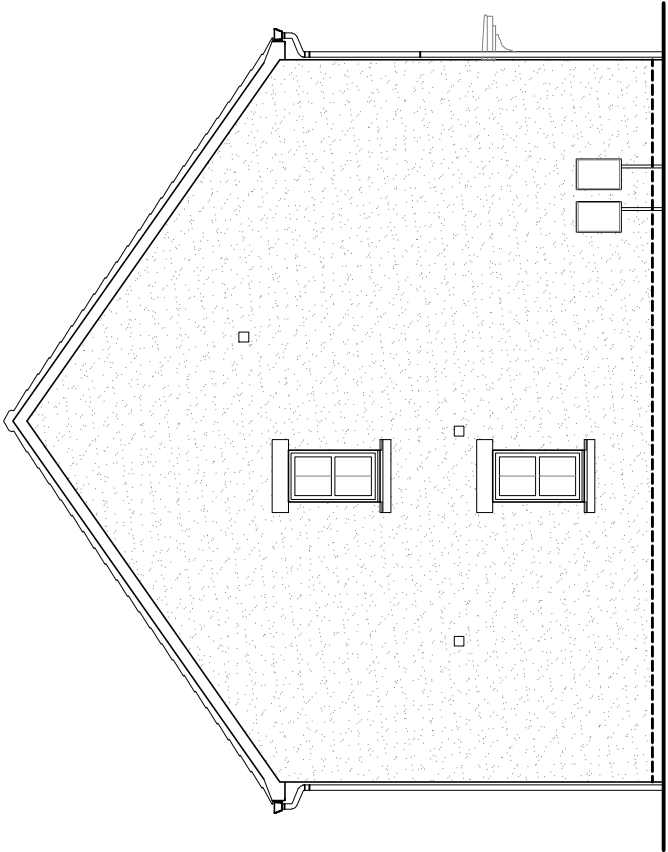
DRAWING

Planning Plans 2

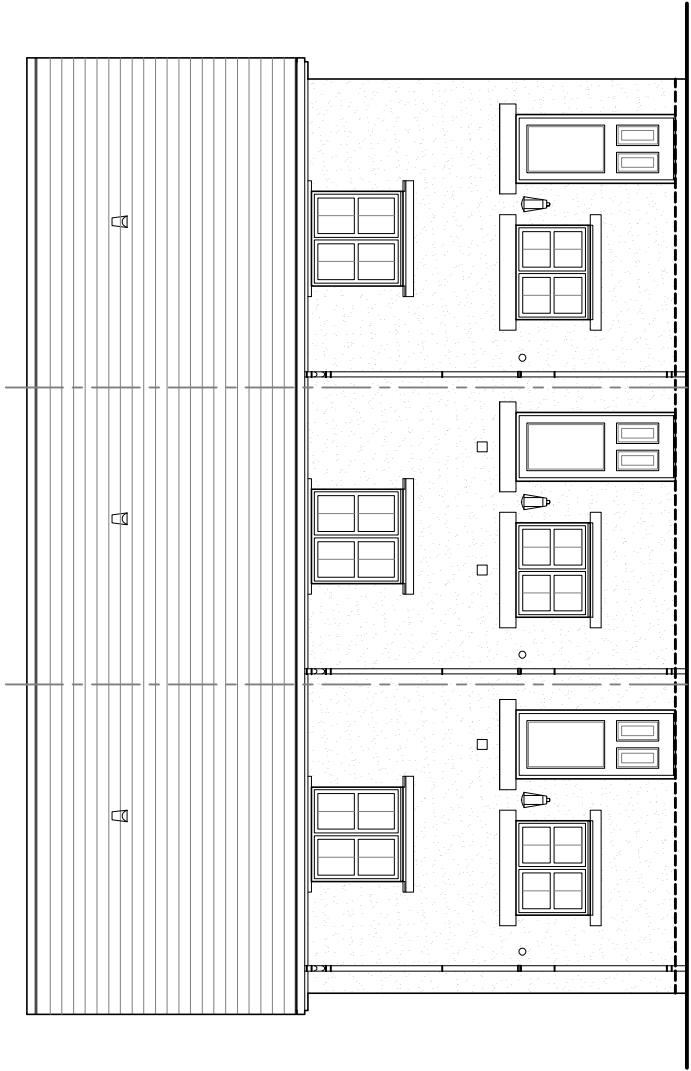
DRAWN BY	CTM	DATE	20/04/2012
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(1)	HAW - PLP2	A	
Revisions			
A	Alternative frontage elevation added to First Floor Plan		20.03.17



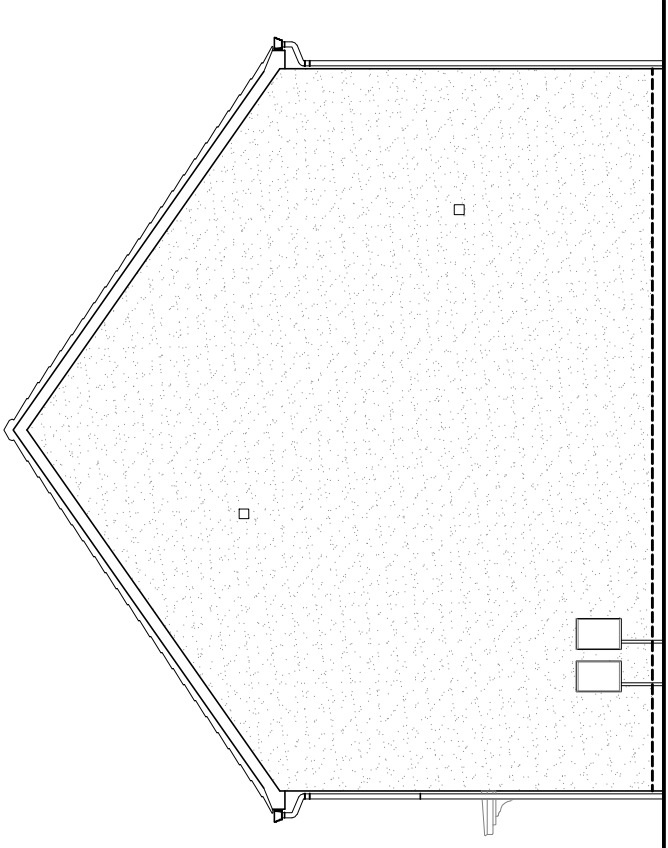
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



HOUSE TYPE

The HAWTHORN

DRAWING

Planning Elevations 2/2

DRAWN BY	CTM	DATE	20/04/2012
CHECKED BY	-	SCALE	1:100
ISSUE	DRAWING NUMBER	REVISION	
(1)	HAW - PLE2/2	-	

Revisions