

SCHEDULE A: Applications with Recommendation

21/0915

Item No: 14

Date of Committee: 03/12/2021

Appn Ref No:
21/0915

Applicant:
Mr & Mrs Maunsell

Parish:
Kirklington Middle

Agent:

Ward:
Longtown & the Border

Location: Meadow View, Smithfield, Kirklington, Carlisle, CA6 6BP

Proposal: Demolition Of Existing Conservatory; Erection Of Replacement Sun Room Together With Enlarged Bedroom Above And Formation Of Balcony

Date of Receipt:
27/09/2021

Statutory Expiry Date
22/11/2021

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Scale And Design Of the Proposals Would Be Acceptable
2.2 Impact Of The Proposals On The Living Conditions Of The Occupiers Of Neighbouring Properties
2.3 Impact Of The Proposal On Biodiversity

3. Application Details

The Site

- 3.1 Meadow View is a detached dwelling which fronts on to the A6071 Brampton to Longtown Road. The dwelling is constructed of a mixture of stone and render under a slate roof. The rear elevation of the dwelling contains a two-storey stone gable, which is adjoined by a single-storey rendered extension, with a conservatory also being attached to the rear of the dwelling. A large area of hardstanding lies to the west of the dwelling

and this is used as a parking area. The dwelling has a large side and rear garden, with the rear garden containing a series of outbuildings.

- 3.2 Residential properties (West View and The Cottage) adjoin the dwelling to the east and west respectively. Open fields adjoin the dwelling to the rear (north), with the A6071 be located to the front (south) of the property.

The Proposal

- 3.3 This proposal is seeking planning permission for demolition of the existing conservatory and for the erection of replacement sun room together with enlarged bedroom above and the formation of balcony.
- 3.4 The sunroom would project out 4.4m from the existing living room and would be attached to the side of the existing kitchen and the ground floor bathroom. The rear elevation would contain patio doors which would have single windows to both sides, with the side elevation containing two single windows.
- 3.5 At first floor level, the existing bedroom would be extended out 2.4m and would include an en-suite bathroom. Patio doors would be provided in the rear elevation of the bedroom and these would provide access to a balcony which would project out 2m and would measure 5.9m in width.
- 3.6 The extension would be finished in smooth painted render, under a slate roof, with the balcony being enclosed by glazed screening.
- 3.7 The applicant is also intending to add a first floor above the existing single-storey rear utility/ bathroom extension. This would project out 1.9m and would be constructed of materials to match the existing dwelling so would be permitted development. A small single-storey side extension is also being added to the eastern side of the dwelling. This would measure 2.7m in width, 2.2m to the eaves and 3.1m to its highest point and would, therefore, also be permitted development.

4. Summary of Representations

- 3.1 This application has been advertised by means of notification letters sent to two neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Kirklington Parish Council: - no comments received;

Environment Agency - Environmental Crime Team: - no comments received.

6. Officer's Report

Assessment

- 6.1 Section 70(2) 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 HO8 and SP6 of the Carlisle District Local Plan 2015-2030. The Supplementary Planning Document Achieving Well Designed Housing is also a material planning consideration.
- 6.3 The proposal raises the following planning issues.
1. Whether The Scale And Design Of the Proposals Would Be Acceptable
- 6.4 The sunroom would project out 4.4m from the existing living room and would be attached to the side of the existing kitchen and the ground floor bathroom (which is to have a first floor added under permitted development). The rear elevation would contain patio doors which would have single windows to both sides, with the side elevation containing two single windows.
- 6.5 At first floor level, the existing bedroom would be extended out 2.4m and would include an en-suite bathroom. Patio doors would be provided in the rear elevation of the bedroom and these would provide access to a balcony which would project out 2m and would measure 5.9m in width. The balcony would adjoin the new two-storey rear extension that is being erected as permitted development.
- 6.6 The extension would be finished in smooth painted render, under a slate roof, with the balcony being enclosed by glazed screening. The proposed materials would match those present on the existing dwelling.
- 6.7 In light of the above, the scale and design of the proposed extension would be acceptable.
2. Impact Of The Proposals On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 6.8 Whilst West View has two-first floor windows which face Meadow View there is a planing condition in place which requires these to be obscure glazed. The extension would be 12m from these windows and would largely be located behind an existing two storey section. If the small two-storey extension is constructed as permitted development this would also screen the balcony from the east.
- 6.9 The west elevation of the extension would be 17m from the boundary with Meadow View. The upper floor of the bedroom extension would not contain any windows in the west elevation. Whilst it would be possible to look towards the garden of The Cottage from the balcony the separation distance

is considered to be acceptable and there is existing vegetation on the boundary which would limit any overlooking.

- 6.10 In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

3. Impact Of The Proposal On Biodiversity

- 6.11 As the proposal would be an extension to an existing dwelling with minimum disturbance to vegetation the proposal would not harm a protected species or their habitat; however, an informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.

Conclusion

- 6.12 The scale and design of the proposed extension would be acceptable. It would not have an adverse impact on the occupiers of neighbouring properties due to loss of light, loss of privacy or over-dominance. In all aspects, the proposal is considered to be compliant with the relevant policies in the adopted Local Plan.

7. Planning History

- 7.1 In August 2010, planning permission was granted for the change of use from agricultural land to domestic curtilage (10/0697).
- 7.2 In November 2011, planning permission was granted for the erection of replacement porch (11/0875).

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.

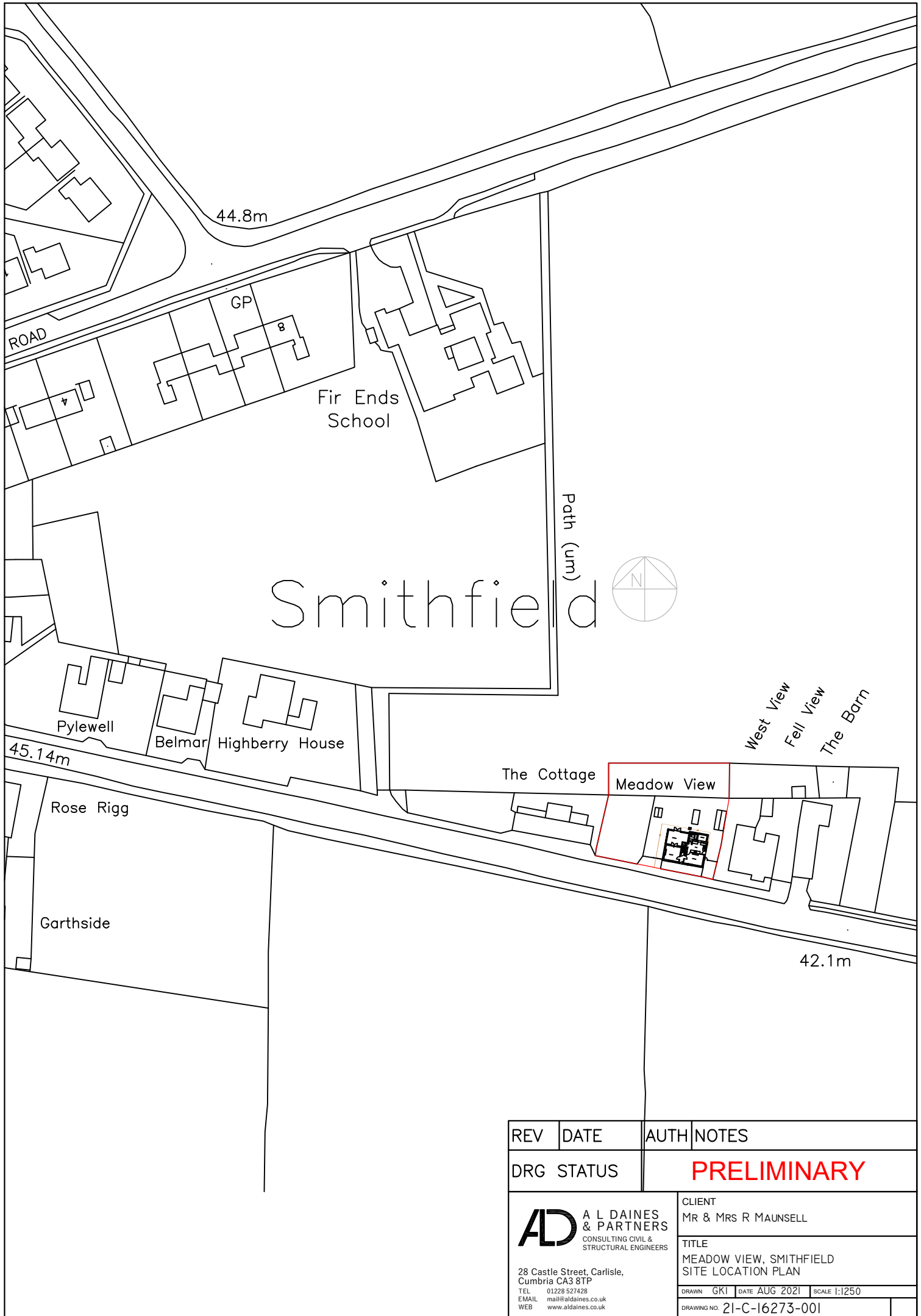
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
1. the submitted planning application form, received 23rd September 2021;
 2. Location Plan (Dwg. 21-C-16273-001), received 28th September 2021;
 3. Proposed Block Plan (Dwg. 21-C-16273-004), received 28th

September 2021;

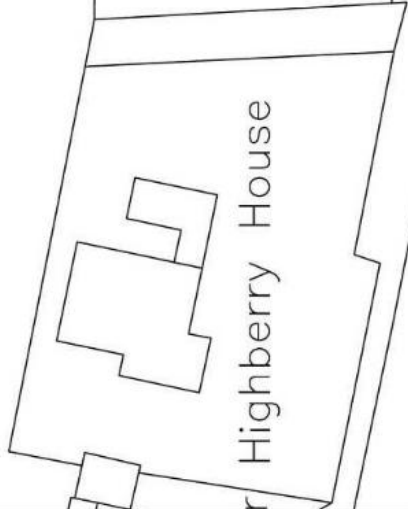
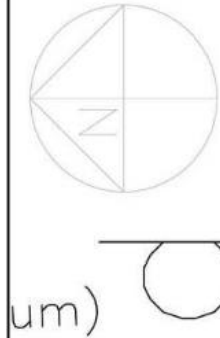
4. Proposed Floor Plan & Roof Plan (Dwg. 21-C-16273-005), received 23rd September 2021;
5. Proposed Elevations (Dwg. 21-C-16273-006), received 23rd September 2021;
6. the Notice of Decision;
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.



REV	DATE	AUTH	NOTES
DRG STATUS		PRELIMINARY	
<div><div>AD</div><div>A L DAINES & PARTNERS</div><div>CONSULTING CIVIL & STRUCTURAL ENGINEERS</div><div>28 Castle Street, Carlisle, Cumbria CA3 8TP</div><div>TEL 01228 527428</div><div>EMAIL mail@aldaines.co.uk</div><div>WEB www.alldaines.co.uk</div></div>		CLIENT MR & MRS R MAUNSELL	
		TITLE MEADOW VIEW, SMITHFIELD SITE LOCATION PLAN	
DRAWN GKI		DATE AUG 2021	SCALE 1:1250
DRAWING NO. 21-C-16273-001			

Smithfield



Highberry House

West View
Fell View
The Barn

The Cottage



Meadow View

42.1m

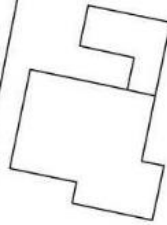
REV	DATE	AUTHOR	NOTES
DRAWING STATUS			
PRELIMINARY			
CLIENT			
MR & MRS R MAUNSELL			
TITLE			
MEADOW VIEW, SMITHFIELD			
AS EXISTING BLOCK PLAN			
DRAWN			
GKI	DATE	AUG 2021	SCALE 1:500@A3
DRAWING NO. 21-C-16273-002			

AD
A L DAINES
& PARTNERS
CONSULTING CIVIL &
STRUCTURAL ENGINEERS

28 Castle Street, Carlisle,
Cumbria CA3 8TP
TEL: 01228 527428
EMAIL: info@aldaines.co.uk
WEB: www.aldaines.co.uk

h (um)

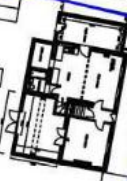
Smithfield



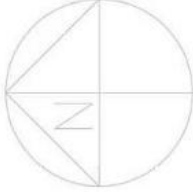
ghberry House

The Cottage

Meadow View



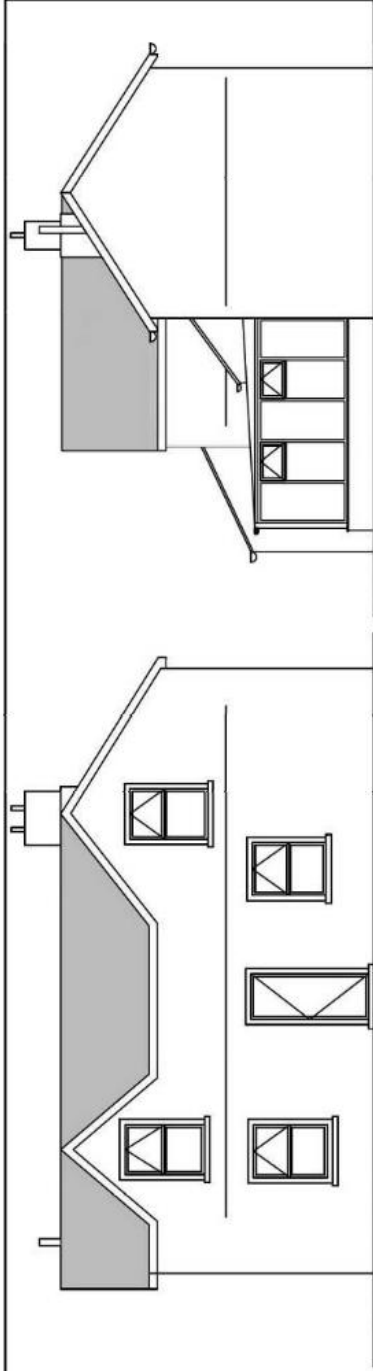
West View
Fell View
The Barn



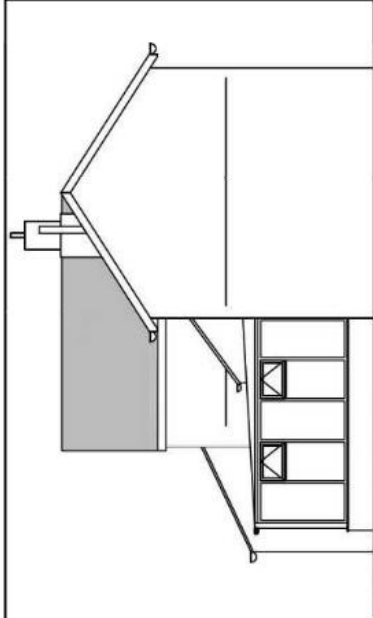
REV	DATE	AUTHOR	NOTES
DRAWING STATUS			
PRELIMINARY			
CLIENT		MR & MRS R MAUNSELL	
TITLE		MEADOW VIEW, SMITHFIELD BLOCK SITE PLAN	
DRAWN	GKI	DATE	AUG 2021
SCALE	1:500	DRAWING NO. 21-C-16273-004	

AD
A L DAINES
& PARTNERS
CONSULTING CIVIL &
STRUCTURAL ENGINEERS

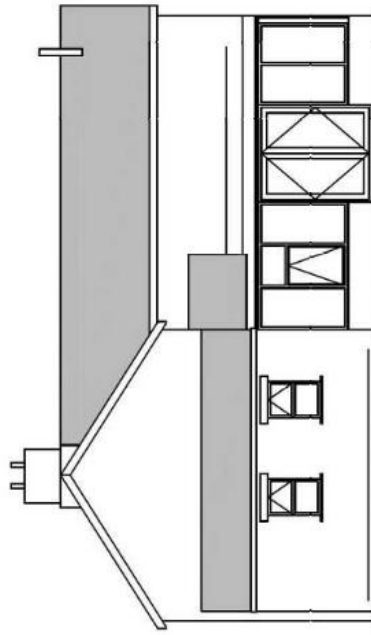
28 Castle Street, Carlisle,
Cumbria CA3 8TP
TEL: 01228 527428
EMAIL: info@aldaines.co.uk
WEB: www.aldaines.co.uk



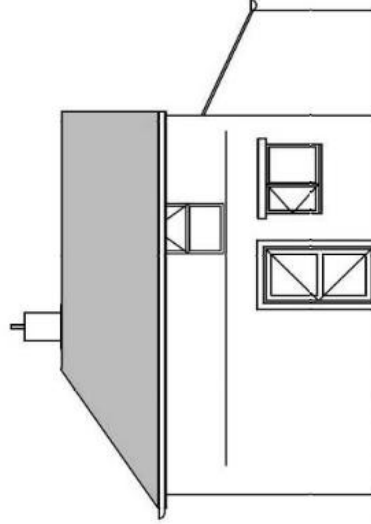
FRONT ELEVATION



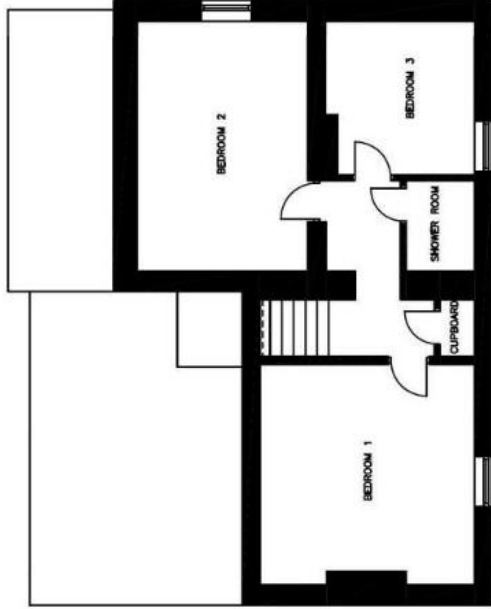
SIDE ELEVATION



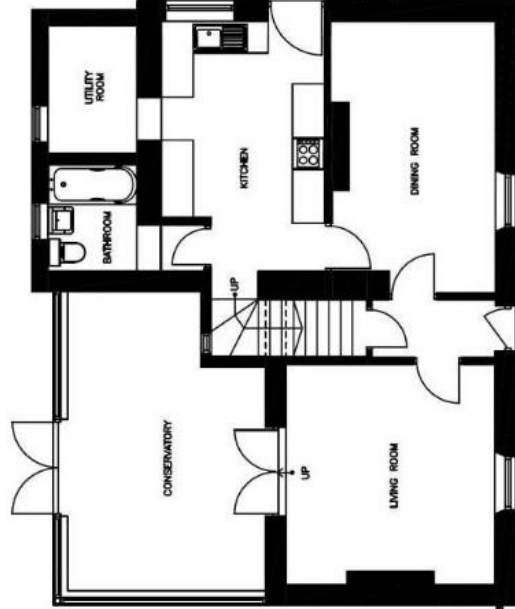
REAR ELEVATION



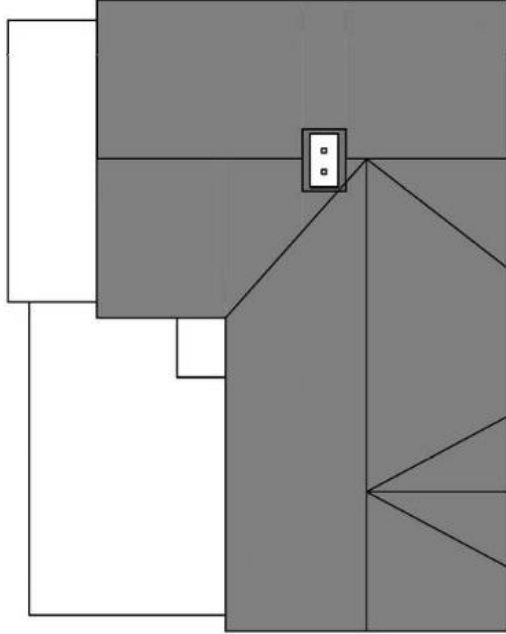
SIDE ELEVATION



FIRST FLOOR AS EXISTING



GROUND FLOOR AS EXISTING

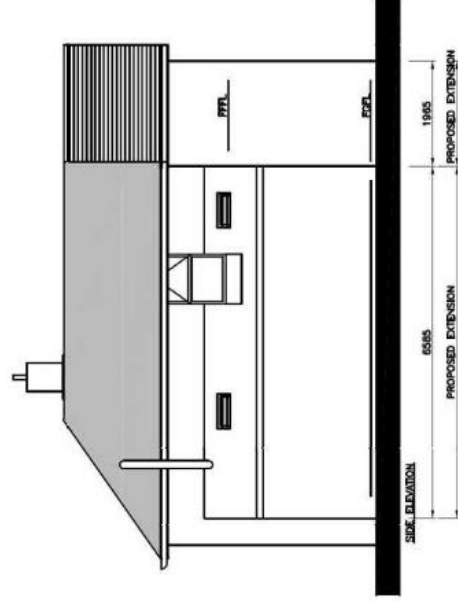
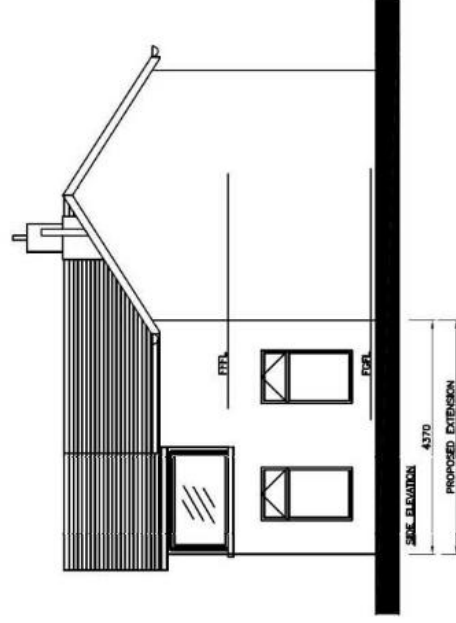


ROOF PLAN AS EXISTING

REV	DATE	AUTHOR	NOTES
DRAWING STATUS			
PRELIMINARY			
CLIENT			
MR & MRS R MAUNSELL			
TITLE			
MEADOW VIEW, SMITHFIELD			
AS EXISTING FLOOR PLANS & ELEVATIONS			
DRAWN			
GKI	DATE	AUG 2021	SCALE 1:100@A3
DRAWING NO. 21-C-16273-003			

AD A L DAINES
& PARTNERS
CONSULTING CIVIL &
STRUCTURAL ENGINEERS

28 Castle Street, Carlisle,
Cumbria CA3 8TP
TEL 01228 527428
EMAIL info@aldaines.co.uk
WEB www.aldaines.co.uk



REV	DATE	AUTHOR	NOTES
DRAWING STATUS		<div>  <div> A L DAINES & PARTNERS CONSULTING CIVIL & STRUCTURAL ENGINEERS </div> </div>	
<div> <div> <div>CLIENT</div> <div>MR & MRS R MAUNSELL</div> </div> <div> <div>TITLE</div> <div>MEADOW VIEW, SMITHFIELD</div> </div> </div>			
PROPOSED ELEVATIONS			
DRAWN		GKI	DATE AUG 2021
SCALE		1:100@A3	
DRAWING NO.		21-C-16273-006	

