

SCHEDULE A: Applications with Recommendation

19/0879

Item No: 11

Date of Committee: 10/01/2020

Appn Ref No:
19/0879

Applicant:
Mrs McCartney

Parish:
Dalston

Agent:
CAD Connections

Ward:
Dalston & Burgh

Location: 25 Caldew Drive, Dalston, Carlisle, CA5 7NS

Proposal: Demolition Of Garage And Erection Of Two Storey Side Extension To
Provide Garage/Utility On Ground Floor With En-Suite Bedroom Above

Date of Receipt:
20/11/2019

Statutory Expiry Date
15/01/2020

26 Week Determination

REPORT

Case Officer: Leigh Thompson

1. Recommendation

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

2. Main Issues

- 2.1 Impact Of The Proposal On The Living Conditions Of Neighbouring Residents;
- 2.2 Whether The Proposal Is Appropriate To The Dwelling And Impact Upon The Existing Street Scene;
- 2.3 Highway Impacts;
- 2.4 Impact Upon Biodiversity; and
- 2.5 Other Matters.

3. Application Details

The Site

- 3.1 Number 25 Caldew Drive is a two storey detached property located on the Northern edge of Dalston village. The property is constructed from brown/pink brickwork, a pitched concrete interlocking tiled roof, white UPVC

windows and doors. The dwelling is located within a cul de sac made up of a mix of two storey detached and single storey semi detached properties.

The Proposal

- 3.5 The application seeks full planning permission for the demolition of garage and erection of two storey side extension to provide garage/utility on ground floor with en-suite bedroom above, attached to the south-western side elevation of the property. The submitted plans illustrate that the proposed extension will be constructed from materials to match those of the existing dwelling.

4. Summary of Representations

- 4.1 This application has been advertised by means of notification letters sent to three neighbouring properties. During the consultation period there have been no letters of representation received.

5. Summary of Consultation Responses

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

Dalston Parish Council: - no observations; and

Northern Gas Networks: - no objections.

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 SP6, HO8 & GI3 of the Carlisle District Local Plan (CDLP) 2015-2030. The 'Achieving Well Designed Housing' Supplementary Planning Document, adopted by the Council, and the Dalston Parish Neighbourhood Plan 2015-2030 are also material planning considerations.

- 6.3 The proposals raise the following planning issues:

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

- 6.4 The proposals would be for the demolition of existing garage and replacement with a two storey side extension to the South Western side elevation of the dwelling. There would be no proposed windows upon the side elevation of the

extension. A garage door and en-suite window would be placed upon the front elevation. One window would be placed upon the rear and one upon North Eastern side elevation. Given the position of the proposed extensions in relation to neighbouring residential properties, the proposals will not have a detrimental impact on the living conditions of adjoining occupiers on the basis of loss of light, overlooking or over dominance.

2. Whether The Proposal Is Appropriate To The Dwelling

- 6.5 The NPPF attaches great importance to the design of the built environment recognising that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The NPPF also indicates that planning decisions should not attempt to impose architectural styles or particular tastes. It is however proper to promote or reinforce local distinctiveness.
- 6.6 The relevant design policies of the CDLP seek to ensure that proposals respond to the local context in terms of height, scale and massing and by using appropriate materials and detailing. Local landscape character should be respected and development should be fully integrated into its surroundings.
- 6.7 Policy H08 of the CDLP (which relates to house extensions) confirms that house extensions and alterations should be designed to complement the existing building and be visually subservient. Policy H08 goes on to state that proposals should maintain the established character and pattern of the existing street scene and be a positive addition as well as retain gaps between buildings where they are characteristic of the area and contribute to the existing street scene.
- 6.8 The ground floor garage/utility would measure 11.4m in depth by 3.7m in width. The first floor bedroom & en-suite would measure 6.4m in depth by 3.7m in width, and would sit in line with the existing first floor of the dwelling. The roof of the first floor extension corresponds with the original dwelling as it has the same roof profile. The scale and height of the proposals are comparable to the existing property. The extensions would be constructed from materials which will match the existing dwelling, and would employ similar detailing. Accordingly, the proposals would complement the existing dwelling in terms of design and materials to be used. The scale and height of the proposed extension is comparable to the existing dwelling.
- 6.9 From the Officer site visit it was evident that other properties such as 3 Nine Rigg have undertaken similar side extensions, as such the proposal would not form a discordant feature within the existing street scene.

3. Impact Of The Proposal On Highway Safety

- 6.10 The submitted plans illustrate the provision of 3no. parking spaces. The

Highway Authority has been consulted on the development and has raised no objections to the proposal. In such circumstances the development will not have an adverse impact upon highway safety.

4. Impact Of The Proposal On Biodiversity

- 6.11 The Councils GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. As the proposed development seeks permission to extend an existing dwelling with minimum disturbance to vegetation, it is unlikely that the development would harm a protected species or their habitat. It is suggested that if the application is approved an informative should be included within the Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

5. Other Matters

- 6.12 The human rights of the occupiers of the neighbouring properties have been properly considered and taken into account as part of the determination of the application. Several provisions of the Human Rights Act 1998 can have implications in relation to the consideration of planning proposals, the most notable being:

Article 6 bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

Article 7 provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularize any breach of planning control;

Article 8 recognises the "Right To Respect for Private and Family Life".

- 6.13 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need.

- 6.14 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.15 The proposed extension is appropriate in terms of scale and design to the existing dwelling and will not have a detrimental impact upon the character/appearance of the surrounding area or the living conditions of the occupiers of any residential properties. The development will also not have an adverse impact upon highway safety or biodiversity. Overall, the proposal is compliant with the objectives of the relevant Development Plan Policies and approval is recommended.

7. Planning History

- 7.1 There is no relevant planning history for this site.

8. Recommendation: Grant Permission

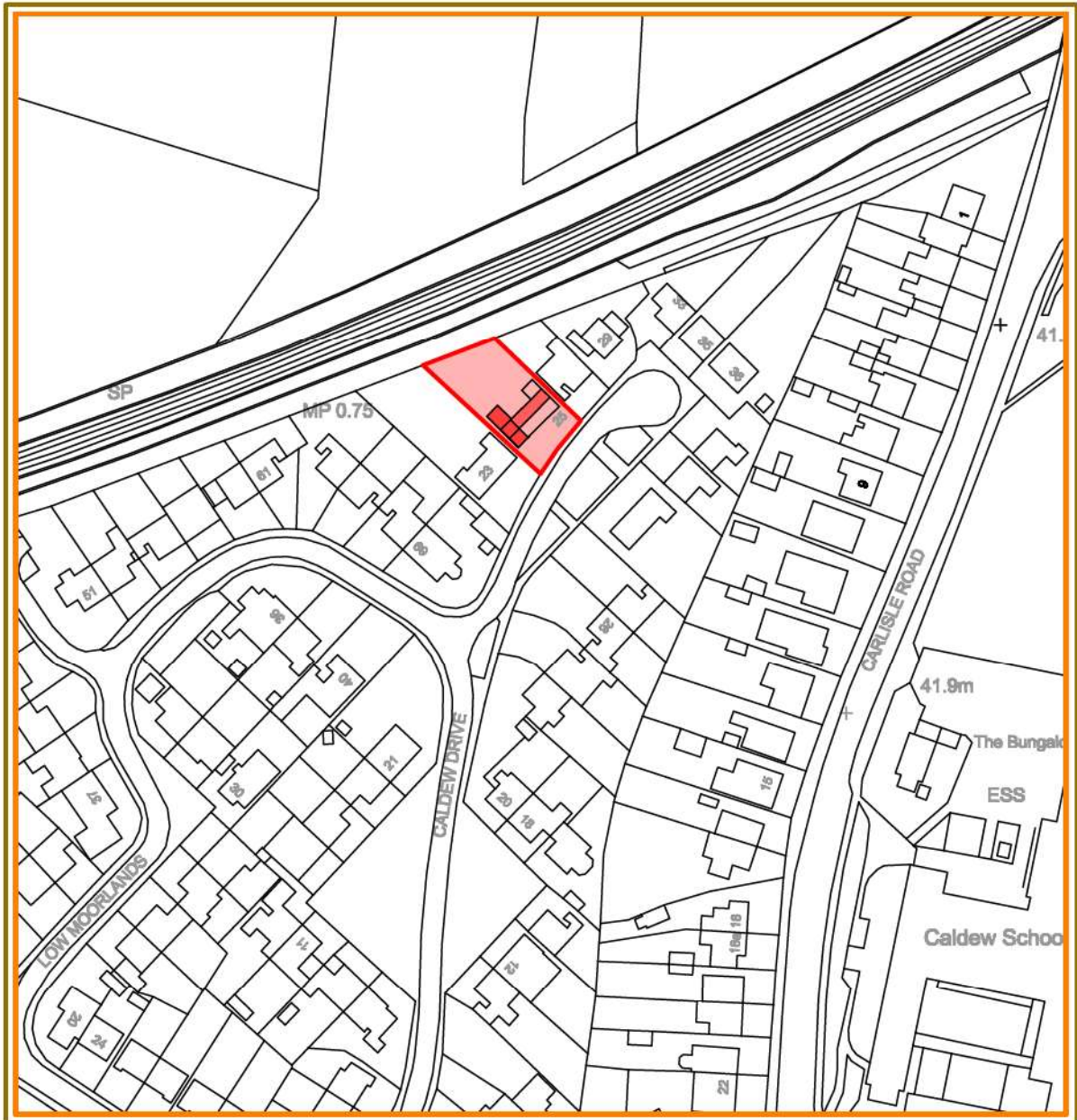
1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

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 19th November 2019;
2. the site location plan received 20th November 2019 (Drawing No.CC19/152/05);
3. the block plan received 20th November 2019 (Drawing No.CC19/146/03);
4. the proposed floor plans and elevations received 19th November 2019 (Drawing No.CC19/152/03A & CC19/152/02A);
5. the plans received 19th November 2019 stating the colour of render and materials to be used (Drawing No.CC19/152/03A);
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.



□ Location Plan 1:1250

Planning



CONNECTIONS

07984 984833
ENQUIRIES@CADCONNECTIONS.CO.UK

CLIENT:

Amanda McCartney
Palmer Road,
Carlisle
CA2 5NE

REVISIONS:

PROJECT:

25 Caldew Drive, Dalston
Proposed Extension
Location Plan

DRAWN:

JDK

DATE:

Nov 19

SCALE:

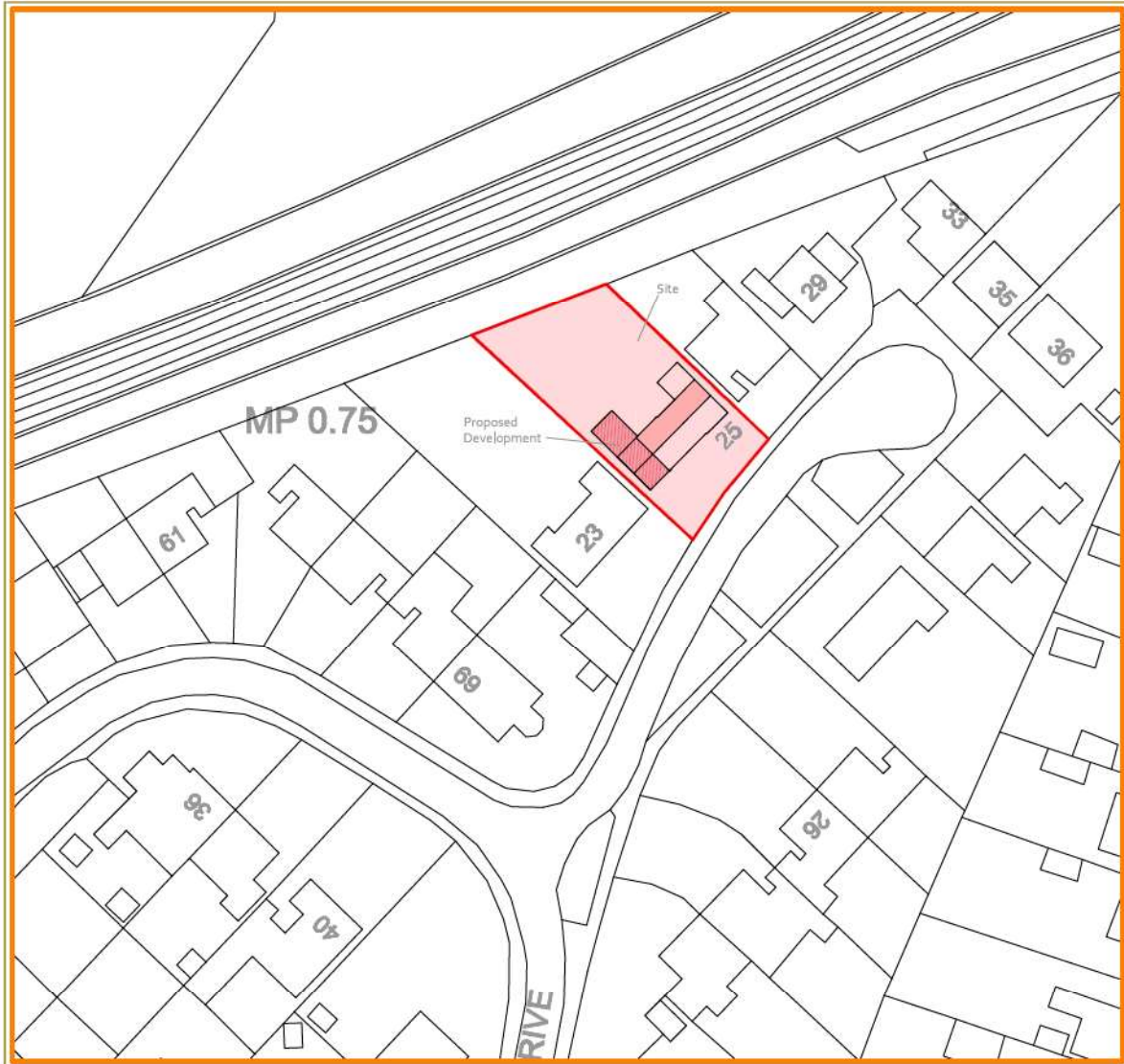
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SIZE:

A3

NUMBER:

CC19/152/05



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 Block Plan 1:500

Planning



CONNECTIONS

07984 984833
ENQUIRIES@CADCONECTIONS.CO.UK

CLIENT:

Amanda McCartney
Palmer Road,
Carlisle
CA2 5NE

REVISIONS:

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PROJECT:

25 Caldew Drive, Dalston
Proposed Extension
Block Plan

DRAWN:

JDK

DATE:

Oct 19

SCALE:

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SIZE:

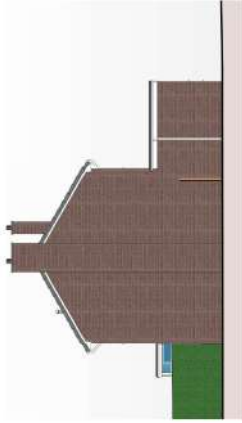
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NUMBER:

CC19/146/03



1:1500 South Elevation



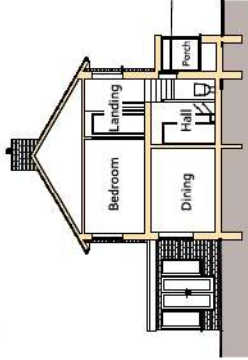
1:1500 East Elevation



1:1500 North Elevation



1:1500 West Elevation



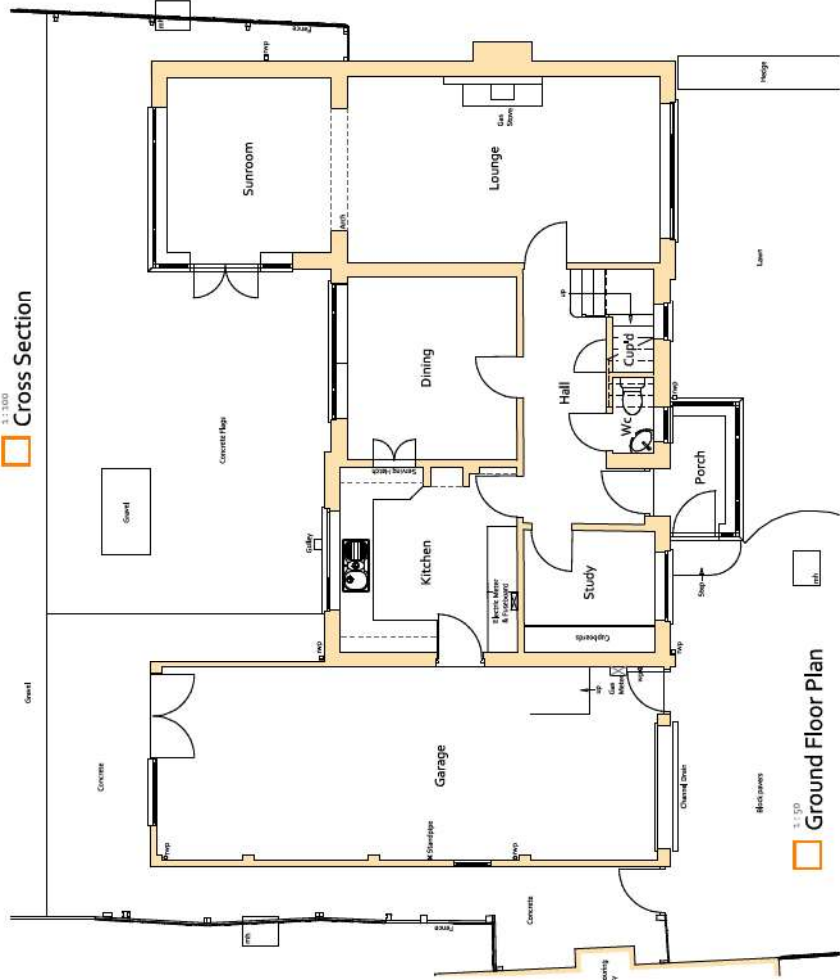
1:1500 Cross Section



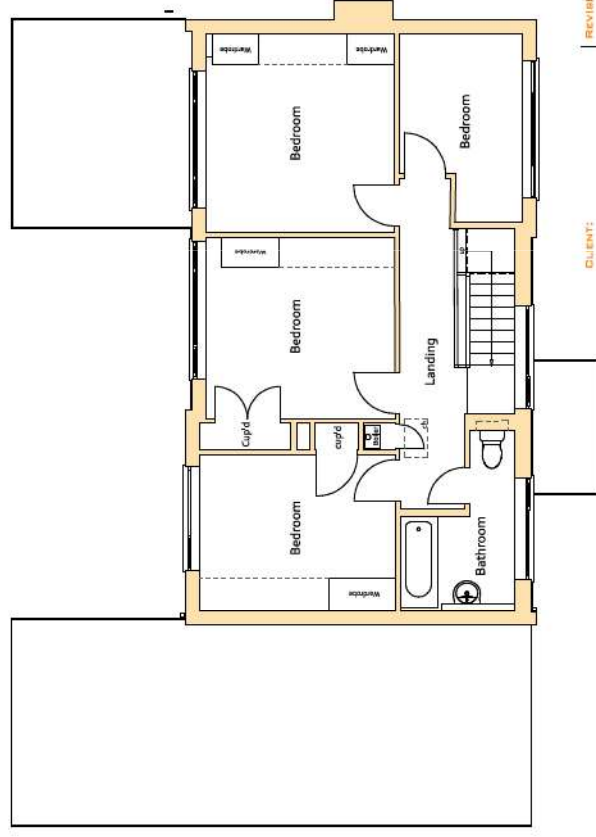
3D View 1



3D View 2



1:150 Ground Floor Plan



1:150 First Floor Plan

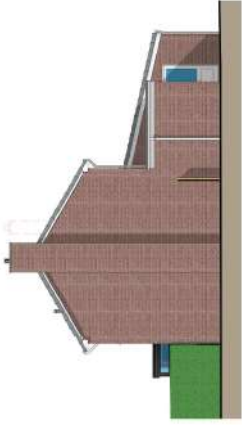
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Palmer Road, Cardiff, CA, S1E			
PROJECT:		DATE:	
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DRAWN:		JDK	
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07954 984833 enquiries@cadconnections.co.uk		03	



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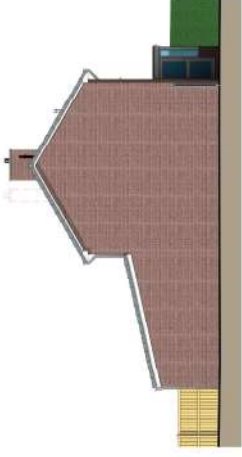
1:1000
South Elevation As Proposed



1:1000
East Elevation As Proposed



1:1000
North Elevation As Proposed



1:1000
West Elevation As Proposed



1:1000
3D View 1 As Proposed



1:1000
3D View 2 As Proposed



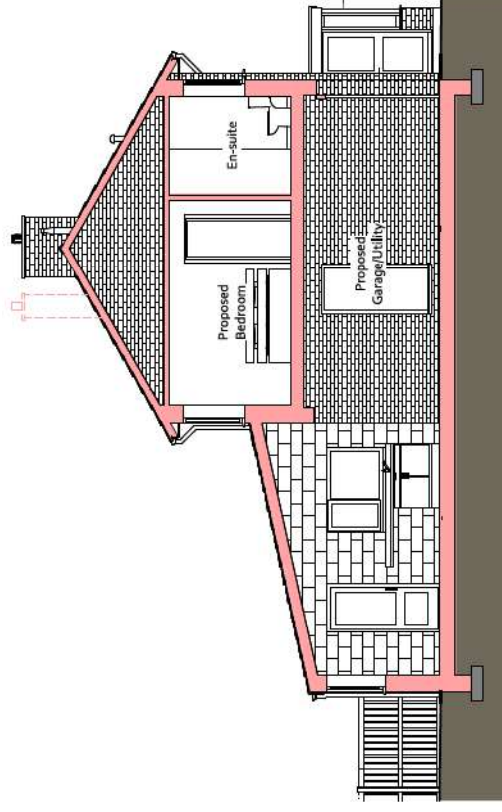
1:1000
3D View 3 As Proposed



1:1000
3D View 4 As Proposed



1:1000
Garage Side Elevation



1:150
Section Through Extension

External Materials

- Roof**
Concrete interlocking tiles to match existing
- Soffits**
White upvc
- Rainwater Goods**
White upvc to match
- Walls**
Polished brickwork to match
- Windows & Doors**
White upvc double glazed to match

CLIENT:
Amanda McCartney
Palmer Road,
Cullinstown,
Co. DU

REVISIONS:
Rev A - Client request



CONNECTIONS

07954 984833
enquiries@cadconnections.co.uk

PROJECT:
25 Caldwell Drive, Dalston
Proposed Extension & Internal Alterations
Elevations & Section As Proposed

DRAWN:
JKK

DATE:
05/11/19

SCALE:
1:500/1000

SIZE:
A3

NUMBER:
CC09 352

09A