

SCHEDULE B

SCHEDULE B

SCHEDULE C

SCHEDULE C

Item No: 13 Between 04/03/2017 and 04/04/2017

Appn Ref No:
15/0920

Applicant:
Citadel Estates Limited

Parish:
Wetheral

Date of Receipt:
09/10/2015

Agent:
Squire Patton Boggs (UK)
LLP

Ward:
Wetheral

Location:
Skelton Court, (formerly Skelton House), Wetheral,
CA4 8JG

Grid Reference:
346432 554572

Proposal: Additional 2no. Flats With Associated External Works To Building &
Grounds (Including Revised Landscaping And Parking Layout) (Part
Retrospective)

Amendment:

REPORT

Case Officer: Richard Maunsell

Decision on Appeals:

Appeal Against: Appeal against refusal of planning perm.

Type of Appeal: Written Representations

Report:

Appeal Decision: Appeal Part Allowed

Date: 17/03/2017

A copy of the Notice of the decision of the Determining Authority is printed following the report. This Notice also applies to items 14, 15 and 16 of the Schedule.

Appeal Decisions

Site visit made on 30 January 2017

by D H Brier BA MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 March 2017

Land at Skelton Court, Wetheral, Carlisle CA4 8JG **Appeals made by Citadel Estates Ltd**

The appeals are made under section 174 (Appeal A) and section 78 (Appeals B – E) of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991. The appeals are against an enforcement notice issued by Carlisle City Council and the same Council's refusal to grant 4 planning permissions.

Section 174 Appeal A Ref: APP/E0915/C/16/3151214

- The enforcement notice was issued on 6 May 2016.
- The breach of planning control as alleged in the notice is, without planning permission:
 - i. The insertion of a pvcu window in unit 16 on the second floor of the east elevation.
 - ii. The creation of an additional flat within the existing roof space including lift housing and an external roof terrace.
 - iii. Subdivision of one flat to create 2 flats (nos 13 & 14) on the second floor.
 - iv. Erection of a bin store.
 - v. The creation of 5 additional parking spaces.
 - vi. The creation of landscaping areas not in accordance with the approved drawing No.03/2010/00 Rev G.
 - vii. Erection of a solid sandstone wall along the frontage of the development.
 - viii. Erection of 2.10m high vehicle and pedestrian gates on the south elevation.
 - ix. Insertion of double glazed pvcu window units throughout the whole development.
 - x. Formation of utility area and cycle store.
- The requirements of the notice are:
 - i. Remove the unapproved window in unit 16 and make good by blocking up and rendering over the opening to match the existing building.
 - ii. Remove all internal partitions, fixtures and fittings including the kitchen, ensuite bathrooms, bedrooms, living room, fireplace, kitchen/dining area and external terrace, including the planters and landscaping. Reinstate the roof structure to match the existing approval.
 - iii. Reinstate units 13 & 14 into a single flat.
 - iv. Remove the bin store and construct the bin store in the north-west corner of the site.
 - v. Reinstate the parking spaces in accordance with drawing No.03/2010/00 Rev G.
 - vi. Reinstate the landscaped areas in accordance with drawing No.03/2010/00 Rev G.
 - vii. Insert 2 pedestrian accesses and associated gates in accordance with drawing No.03/2010/00 Rev G.
 - viii. Remove the entry gates on the south elevation.
 - ix. Remove the pvcu windows to the whole development and inset timber framed windows.
 - x. Reinstate the utility area and cycle store as shown on drawing No.03/2010/202B.
- The period for compliance with the requirements is 6 months.
- The appeal is proceeding on the grounds set out in section 174(2) (a) of the Town and Country Planning Act 1990 as amended.

Section 78 Appeal B Ref: APP/E0915/W/16/3150248

- The application Ref 15/0920, dated 5 October 2015, was refused by notice dated 15 February 2016.
 - The development proposed is additional 2 flats with associated external works to building and grounds including revised landscaping and parking layout.
-

Section 78 Appeal C Ref: APP/E0915/W/16/3152779

- The application Ref 16/0316, dated 8 April 2016, was refused by notice dated 27 May 2016.
 - The development proposed is subdivision of second floor apartment to provide an additional apartment.
-

Section 78 Appeal D Ref: APP/E0915/W/16/3152781

- The application Ref 16/0317, dated 8 April 2016, was refused by notice dated 27 May 2016.
 - The development proposed is revised landscaping and parking layout.
-

Section 78 Appeal E Ref: APP/E0915/W/16/3152782

- The application Ref 16/0319, dated 8 April 2016, was refused by notice dated 27 May 2016.
 - The development proposed is installation of upvc windows.
-

Preliminary Matters

The Appeals Site and Background

1. The appeals all concern a modern apartment block and the land associated with it. The site lies within the Wetheral Conservation Area and the neighbouring **property to the east, 'Acorn Bank' is a grade II listed building.**
2. Conservation Area Consent was granted for the demolition of the buildings that previously stood on the site in July 2011 (reference 10/1067) and planning permission was granted for the erection of 15 apartments in May 2012 (reference 10/1066). Since then a number of amendments to the scheme have been approved. Of especial relevance to the enforcement notice is the approval of a variation of condition 2 of the 2012 permission¹ on 11 November 2014 (reference 14/0472) which is expressly referred to in the enforcement notice. Also of note is an approval of a non-material amendment dated 23 June 2015 (reference 15/0475).
3. Two section 78 appeals following the **Council's refusal to discharge conditions** attached to the 2012 planning permission were dismissed in August 2014².
4. As most of the development (except for the parking layout in Appeal B – see paragraph 16) comprised in the section 78 appeals has been carried out I shall deal with these matters as ones arising from the provisions of section 73A, that is for their retention.

Objections

5. The matters raised by the objectors cover a wide range of topics. These include criticism of the developer and the manner in which matters appertaining to the

¹ This condition listed the approved plans and documents for planning permission reference 10/1066.

² Appeal references APP/E0915/A/14/2214847 & APP/E0915/A/2216562.

site have been handled by Council officers. It is not within my remit to pass judgment on these points – my decision will be based on the planning merits of the appeals before me.

6. **The objectors' submissions also include** claims that '**Skelton Court** is taller and larger than approved. The enforcement notice is, however, silent on this point. Nor does it form the subject of any of the section 78 appeals. As a result, investigating this lies outside the ambit of my decisions; it is a matter, in the first instance, for the Council. In so saying, I note that whereas the appellant contends that, following a detailed survey by the Council, it is common ground that these allegations are factually wrong, the Council say that the survey only **relates to the ridge height of the building's south elevation**³.

The Enforcement Notice

7. Ten separate breaches of planning control are identified in the allegation which, I note, is based upon the provisions of section 171A (a) of the 1990 Act. Although no appeal have been made on grounds (b) and (c), nor has it been claimed the notice is defective, I have a number of concerns in this respect. I elaborate on this below.
8. In my view, 4 of the items listed in the allegation, that is (i), (iv), (vi), and (x) either do not constitute development as defined by section 55 of the Act, or are permitted development by virtue of the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). My reasons for saying this are as follows:
- **Item (i).** Having regard to the pattern of fenestration on the rest of the building, together with the judgement in *Burroughs Day v Bristol City Council [1996] 1 P.L.R. 78 [1996] 1 E.G.L.R.167*, as a matter of fact and degree the works do not materially affect the external appearance of the building.
 - **Item (iv).** The bin store appears to have been formed by the erection of an '**L' shaped wall inside the site's western and northern boundary walls** to form an enclosure where the bins are stored. The '**L' shaped wall is less than 2m high, and so is 'permitted development'** by virtue of Part 2 Class A of Schedule 2 of the GPDO.
 - **Item (vi).** As a matter of fact and degree, the creation of landscaping areas such as those on the appeal site do not constitute operational development.
 - **Item (x).** The utility area and cycle store are located inside the building and only affect its interior.
9. Following the site inspection, at my behest, the parties were contacted by the Inspectorate in a letter dated 1 February 2017 which invited comments on the above points, and I have taken the respective responses⁴ into account. While the appellant agrees with the points raised, the Council maintain that permission is required for the 4 items and the enforcement notice is still '**applicable**'.

³ Letters from Squire Patton Boggs and Carlisle City Council, both dated 8 February 2017.

⁴ Ibid.

10. **I find the Council's response somewhat enigmatic. In particular, in arriving at their conclusion, it is acknowledged that items (i), (vi) and (x) do not constitute development under section 55 and that item (iv) 'would fall' within Part 2 Class A of Schedule 2 of the GPDO.**
11. **The Council's stance appears to be based on the premise that the development at 'Skelton Court' has not been undertaken in accordance with the approved details. This may be so, but, significantly in my view, the notice is silent insofar as section 171A(b) is concerned; it is not alleged that any of the items identified constitutes a breach of condition. The Council make no claim that this is the case. I note that condition 2 of planning permission ref.14/0472 requires the development to be carried out in accordance with the 'remaining conditions' attached to planning permission ref 10/1066. But, while both permissions list the plans to which they relate, neither of them includes a condition requiring that the development be carried out in strict accordance with the approved details. Nor has any other permission containing such a condition been put before me.**
12. Section 171A(a) expressly refers to the carrying out of development without planning permission. As 3 of the items do not constitute development and the other is 'permitted development' and so has planning permission by virtue of the provisions of Article 3(1) of the GPDO, I find the notice defective in that the allegation encompasses matters which do not constitute breaches of planning control.
13. In so saying, I note that the Council allude to the distinction between flats and dwellinghouses insofar as permitted development rights are concerned. I **accept the definition of 'dwellinghouse' in the GPDO** does not generally apply to a building containing one or more flats. But, whereas Part 1 of Schedule 2 expressly addresses works within the curtilage of a dwellinghouse, this is not so with Part 2 which is directed at Minor Operations, including the erection of walls and other means of enclosure.
14. **References to Drawings.** The items listed in the allegation all refer to drawings. I find this unnecessary in that this adds nothing to the individual allegations – the various references effectively augment the reasons for issuing the notice. Deleting them from the matters listed in section 3 would help put the notice into sharper focus and would add clarity to the deemed application. This point was also put to the parties, but the Council have not responded to it.
15. **Item (v).** The full allegation refers to drawing no. L/01/Rev E submitted with planning application ref 15/0920 [the subject of Appeal B]. However, in response to a further request for clarification, the appellant indicates that the current parking layout accords with drawing no. L/01F [the subject of Appeal D]⁵ and was in place at the time the enforcement notice was issued. Likewise, the Council acknowledge that the parking layout appears to accord with drawing no. L/01F⁶.
16. The merits of the parking layout and associated landscaping shown on drawing L/01/Rev E fall to be considered under Appeal B come what may. Nevertheless, from what is before me, it seems that, on the balance of probability, the

⁵ Letter from the Planning Inspectorate dated 16 February 2017; email response from Squire Patton Boggs dated 20 February 2017.

⁶ Letter from Carlisle City Council dated 22 February 2017.

matters alleged in item (v) have not occurred as a matter of fact. Had there been an appeal on ground (b), it would have succeeded on this basis. I therefore see this as another defect in the notice; it should be further corrected by the deletion of item (v) together with the related requirement. The merits of the parking and landscaping layout shown on drawing no. L/01F fall to be considered under Appeal D.

17. It is incumbent upon me to get the notice right. In this instance, I am satisfied that I can exercise my power to correct the notice by deleting items (i), (iv), (v), (vi), and (x) from the matters alleged, together with the requirements that expressly relate to them, as well as the references to the various plans contained in the outstanding allegations, without causing injustice to the parties.

Section Appeal 174 Appeal on Ground (a), the Deemed Application and the Section 78 Appeals

Background, Main Issues and Planning Policy

18. Because of the corrections to the notice referred to above, the scope of the deemed application under section 177(5) is reduced somewhat, albeit some of the points are encompassed by the section 78 appeals. For the avoidance of doubt, the matters still outstanding insofar as the deemed application is concerned relate to items (ii), (iii), (vii), (viii) and (ix) of the allegation.
19. The points in contention essentially comprise a series of departures from what has been approved previously at the appeals site. In this respect, it is important to note that as a result of what has been already approved here, the fundamental relationship of the form and mass of 'Skelton Court' and its immediate surrounds with the conservation area and the neighbouring properties, including the listed 'Acorn Bank', would remain essentially the same regardless of the outcome of the appeals. This is a consideration to which I attach a good deal of weight.
20. Notwithstanding the latter point, I consider there are 2 main issues. Firstly, whether the character and appearance of the Wetheral Conservation Area and the setting of '**Acorn Bank**' **would be adversely affected. And**, secondly, whether the living conditions of the neighbours would be adversely affected.
21. As regards the first issue, I am mindful that section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. In addition, section 66 requires that special regard be paid to the desirability of preserving the setting of a listed building.
22. Since the appeals were lodged, the planning policy position as set out in the reasons for issuing the enforcement notice and the refusals of planning permission has changed somewhat. In particular, The Carlisle District Local Plan 2015-2030 (CDLP), which at the time was referred to as the Proposed Submission Draft, was adopted on 8 November 2016. I therefore rely on the provisions of the up-to-date CDLP.
23. CDLP Policy SP 6, headed '**Securing Good Design**', sets out a number of design principles against which development proposals will be assessed. Development should, amongst other things: respond to the local context and the form of

surrounding buildings⁷; take into consideration the historic environment; and ensure there is no adverse effect on the residential amenity. A similar approach is contained in Policy HO 2, **headed 'Windfall Housing Development'**. Policies HE 3 and HE 7 are directed at listed buildings and conservation areas respectively. Their provisions reflect the statutory requirements referred to in paragraph 21 above.

24. **Also relevant is the Council's Supplementary Planning Document (SPD) 'Achieving Well Designed Housing'**. One of its objectives is that development should relate to its context and be integrated with its townscape or landscape setting. I attach weight to the SPD commensurate with its status.

Issue 1

Additional Flats – Appeals A, B and C

25. Two additional flats have been added to the scheme. One on the second floor of 'Skelton Court', and the other at third floor level, formed within the roof space of the building.
26. The extra second floor flat has been created by reconfiguring the approved living accommodation inside the building. It has not involved any significant alterations to the exterior of the building. As a result, the subdivision of the second floor accommodation has not had any perceptible impact on either the conservation area or the setting of '**Acorn Bank**'.
27. As to the third floor flat, there is some difference between the parties as to whether all of the flat and the associated roof terrace are contained wholly within the approved roof space as the appellant contends. But, while the Council indicate that the ridge nearest the eastern boundary, that is the one closest to '**Acorn Bank**', is no higher, the east and west elevation drawings submitted with application 15/0920⁸ show the outline of the top of the lift housing as well as roof lanterns protruding above '**Skelton Court's** roof. None of these features are shown on the equivalent elevation drawings approved under application ref 15/0475⁹ which, according to the appellant, are the currently approved ones. Moreover, they are expressly referred to in the section of the **appeal statement headed 'Differences between the Appeal Scheme and the Consented Scheme'**¹⁰, albeit the terms 'rooflights' and 'lift shaft roof' are used.
28. The essentially functional rectilinear form of the lift housing does not sit at all comfortably with the pitched roof and gabled features of the main body of '**Skelton Court**'. The lift housing appears as a rather utilitarian box-like and inharmonious addition to the building. In my view it is a visually incongruous feature, poorly related to, and out of keeping with, both the form of the host building and that of **the neighbouring listed property, 'Acorn Bank'**.
29. The height and massing of '**Skelton Court**' tends to screen the lift housing from view when looking at the building from Scotby Road. However, I noted that the presence of the lift housing is apparent from viewpoints in the southern part of Jennet Croft, **from the rear garden of 'Acorn Bank'** and, more distantly, from Plains Road to the north. In addition, judging by the disposition of the buildings

⁷ This approach is reiterated in criterion 1 of Policy HO 2.

⁸ O8E Rev E and O9D Revision D.

⁹ O8C Revision C and O9C Revision C.

¹⁰ Appeal Statement : Cultural Heritage Matters, page 4.

in the vicinity indicated on the Ordnance Survey Map, it seems to me that in all probability it would also be visible from the rear of some of the properties in **the western part of Hall Moor Court, from parts of the garden of 'Jasmine Cottage', and from the** first floor windows of the pair of houses on the eastern corner of the junction of Jennet Croft and Scotby Road.

30. **Compared with the size of 'Skelton Court'**, the scale of the lift housing is fairly modest and only parts of it tend to be visible. Nevertheless, due to its markedly incongruous form and appearance, as a matter of fact and degree, it is a feature that materially affects the external appearance building as a whole. In what I regard as a sensitive location, the lift housing is a visually intrusive and inappropriate addition to the building which in turn has had a negative **effect upon both the conservation area and the setting of the listed 'Acorn Bank'**.
31. The provision of the additional units is also likely to have had consequences for the parking provision and layout within the site, together with the landscaping - I address this separately below.

Alterations to Parking Area and Revised Landscaping – Appeals B and D

32. The appeals relate to 2 different schemes. The relevant drawing for Appeal B (planning application reference 15/0920) is no.L/01/Rev E, and that for Appeal D (planning application reference 16/0317) is no.L/01 F. As noted in paragraph 16 above, it appears that in all probability the former scheme, that is the one to which the enforcement notice purports to attack, was not implemented. Be that as it may, it is still a component of the subject matter of the section 78 appeal, so my decision will address both schemes.
33. According to the enforcement notice, the approved parking and landscaping **areas are shown on drawing No. 03/2010 rev G 'attached'** to the planning permission ref.14/0472, referred to in paragraph 2 above. 24 parking spaces are shown on this plan. And, although the plan contains no details of the type or precise extent of the landscaping proposed, from the symbols depicted on the drawing, it is just about possible to deduce where it was intended that planting would take place.
34. The 2 further schemes differ mainly in that 29 parking spaces are indicated on drawing no.L/01/Rev E, whereas drawing no.L/01 F shows 37. Perhaps self-evidently, both schemes provide for more parking spaces than was approved initially – more than half as **many in the case of the '37 space' scheme**. That said, insofar as the **site's frontage onto Scotby Road** – the part of the site that is most apparent to passers-by in the conservation area - is concerned, the area set aside for landscaping on the north side of the building in both schemes is essentially the same as the approved scheme provided for. The same goes for the **part of the site between the building and 'Acorn Bank'**. And there would still be a reasonable and effective amount of **landscaping alongside the site's boundary with 'Caerluel' to the west**.
35. Both schemes would entail an increase in the amount of hard surfacing within the site - all the more so in the case of the 37 space scheme. But, mindful that the approved scheme made provision for a not insignificant amount of hard surfacing, I am not satisfied that this would significantly or perceptibly alter the **visual balance between 'hard' and 'soft' landscaping at the site**. Furthermore,

as most of the increase would be in the least prominent rear part of the site, to the south of the apartment block building, I do not consider that this would have a significant impact upon, or seriously erode, either the visual quality of **the conservation area or the setting of 'Acorn Bank'**.

36. The provision of 37 parking spaces for 17 flats is relatively generous, but it has not been claimed that either this or the 29 space scheme would be likely to increase the propensity for car-borne travel. There is nothing to indicate that some of the spaces are intended to be set aside for visitors. Nevertheless, the schemes could be advantageous in this respect as the additional spaces could well encourage visitors to park within the site as opposed to parking on Scotby Road.

Front Wall and Vehicular and Pedestrian Gates - Appeal A

37. The wall in question runs alongside the back of the pavement in front of the main body of 'Skelton Court'. I saw that the gates alleged to have been omitted (item vii) have now been installed, in which case the notice appears to have been complied with in this respect. However, as the deemed application derives from the allegation, which still forms part of the notice, it is necessary for me to consider the merits of a solid boundary wall, albeit doing so now might prove to be a somewhat academic exercise.
38. **Being on the site's frontage and alongside one** of the main thoroughfares in the conservation area, both the wall and the disputed entry gates are features that are readily apparent to passers-by. The Council raise no objection to the form and materials of the wall; the concern as expressed in the Committee report focuses upon the claimed incompatibility of the unbroken length of wall with the pattern of individual accesses within the conservation area, and the increased perception of 'Skelton Court' as a large building mass that it creates.
39. The concern referred to above is not without merit, and I accept that without **the gates the site's frontage would** probably be **somewhat 'inactive'**. **Be that as** it may, I am mindful that the approved scheme has a lengthy central section of unbroken boundary wall which extends in front of a large proportion of the south elevation of 'Skelton Court'. In the light of this, I am not satisfied that the omission of the gates would have a detrimental effect on the conservation area or the setting of 'Acorn Bank'. I would not go so far as to say that either would be enhanced, but as I see it, the effect on both would be essentially neutral and so the attributes of both would be preserved.
40. The same view applies to the metal entrance gates which are positioned close **to the site's western boundary** (item viii). Despite their height, the vertical railings are fairly slender which tends to give the gates **a somewhat 'light'** appearance. And, being set back from Scotby Road, just behind the front of the western part of the apartment block, I do not consider the gates impinge upon the setting of 'Acorn Bank', which is some way away to the east, beyond the mass of 'Skelton Court'.

Installation of UPVC Windows – Appeals A and E

41. I see no reason to take issue with the Council's **view that the installation of** uPVC windows in conservation areas is often inappropriate and can lead to the type of problems they highlight. Despite this however, it seems to me that

each case has to be considered on its merits, even in a sensitive location such as the appeals site and its surrounds.

42. The overall form of the windows accords with that indicated on the approved elevation drawings. And, to my mind the type of uPVC windows that have been installed in the appeals building are significantly less strident than the more commonplace (and more visually damaging) forms of uPVC windows, examples of which are in evidence within the conservation area, including some further along Scotby Road to the east. In particular, the glazing bars do not have the **'heavy' appearance that often characterises uPVC windows and which can make them look insensitive**. In addition, the recessed nature of the windows, with their stone surrounds and returns, tends to temper the impact of the window frames.
43. The front elevation of the building facing onto Scotby Road contains a large number of window openings. But, the nature of the windows that have been installed is such that I do not consider they appear unduly strident or incongruous, to the extent that they have had a detrimental effect on the conservation area, or the setting of 'Acorn Bank', albeit the front windows of the latter have timber frames. In my view, the effect of the windows is neutral, so the attributes of the conservation area and the setting of the listed building have been preserved.

Issue 2

44. The site **lies between 'Acorn Bank' to the east and 'Caerluel' to the west**. Its **vehicular access is located between the main body of 'Skelton Court' and the latter house**. While the increased parking provision could well result in more vehicular movements to and from the site, there is what appeared to me to be **a robust boundary along the site's western edge**. Consequently, I do not consider the extra comings and goings would be likely to have an adverse effect **on the living conditions of the occupiers of 'Caerluel'**. Nor, for the most part, would the alterations in question be likely to impinge upon the living conditions of the occupiers of both sets of neighbours. There is however, one exception to this, namely the roof terrace that has been created in association with the formation of the additional flat on the third floor of the appeals building.
45. The roof terrace, which the parties estimated to be about 9m by 6m in extent, is a sizeable entity. It is on the eastern side of the building opposite the **western side of 'Acorn Bank'**. And, as can be seen from the third floor plan, the eastern and northern flanks of the terrace are fairly close to the outer edges of **the building's roof**.
46. There are no windows on the west elevation **of 'Acorn Bank'**, but the house has a single storey rear extension on top of which is a large glazed rooflight feature. As the photographs submitted by the neighbours illustrate¹¹, it is possible to look down into both the extension and the **garden of 'Acorn Bank'** from the roof terrace. Likewise, having had the opportunity to see the appeal **site from inside 'Acorn Bank's** extension and from its garden, the parapet wall on the edge of the roof terrace is clearly visible from both.

¹¹ Submission by I Ferguson and D Stephenson dated 17 July 2016, pages 21 & 22.

47. Because of the elevated position and relative proximity of the roof terrace to **'Acorn Bank'**, I consider the neighbours' concern about the loss of privacy in their home and its garden is well-founded. In addition to this, my impression was that for essentially the same reasons, the very presence of roof terrace **has a somewhat brooding and oppressive effect on 'Acorn Bank'**. To my mind, this is likely to be a source of apprehension for the neighbours in its own right and would also contribute to **making 'Acorn Bank' a less pleasant place** in which to live. I see this as a further disadvantage which adds to my concern in this respect.
48. I acknowledge that since the **neighbours'** photographs were taken, measures to alleviate these concerns, and which form part of planning application reference 15/0920 (Appeal B)¹², have been implemented. This has involved the installation of planters that run alongside the inner edges of the parapet walls that flank the terrace, and the planting of an evergreen hedge in the planters. In addition, although it is not indicated on the plans, I saw that seating has been placed in front of the planters.
49. The introduction of the greenery means that, with the planting in place, people would not be able to **look down onto 'Acorn Bank's extension or its garden** from the roof terrace. Indeed, this is illustrated on drawing S/02. On the face of it therefore, the boundary treatment here would appear to have resolved the problem. However, this solution would only be effective if the planting remained in place permanently, and provided that it was kept at a minimum height at least. I am not satisfied that stipulating what effectively would be a requirement in perpetuity could reasonably be achieved by means of a condition attached to a planning permission. I have read that the appellant would do so via a unilateral undertaking, but as no such undertaking has been put before me, this is not a consideration to which I can attach any weight.
50. In the light of the foregoing, my view is that the presence of the roof terrace in its current form and extent would have unacceptably adverse consequences for the living conditions of the neighbours. I do not consider there are any other conditions that would overcome my concern in this respect.

Overall

51. As regards the third floor flat, I see no reason to take issue with the principle of **providing additional living accommodation within the roof space of 'Skelton Court'**. However, the physical consequences of the particular scheme in question are such that they render it unacceptable. Not only would the living conditions of the neighbours be harmed as a result of the creation of the roof terrace, but also the alterations to the roof profile of the building would tend to detract from both the character and appearance of the conservation area and **the setting of 'Acorn Bank'**. As such I consider this part of the scheme would be contrary to CDLP Policies SP 6, HO 2, HE 3, and HE 7.
52. Paragraph 132 of The National Planning Policy Framework (The Framework) advises that when considering the impact of development on the significance of a designated heritage asset, great **weight should be given to the asset's** conservation. In this instance, the development in question has resulted in less than substantial harm. In such circumstances, paragraph 134 of The

¹² Drawing nos.L/02 Rev A & S/02.

Framework advises that this harm should be weighed against the public benefits of the proposal. Here though, the benefits that have accrued from the disputed development appear to me to be essentially private ones. As a result, they do not outweigh the harm to the significance of the conservation area or **that of 'Acorn Bank'**.

53. Turning to the second floor flat and the various physical changes to the appeal building and the land associated with it contained in the deemed application and the section 78 appeals. I would not go as far as to say that they would enhance either the character or appearance of the Wetheral Conservation Area, **or the setting of the listed 'Acorn Bank'**. **Be that as it may, for the reasons** given above, I do not consider there would be adverse consequences in these respects either. The effect would be essentially neutral, in which case the attributes of the conservation area and the setting of the listed building would be preserved. Accordingly, therefore, insofar as these matters are concerned, I see no conflict with the relevant provisions of the CDLP or the SPD.
54. Drawing all the various threads of the case together, the section 174 appeal on ground (a) succeeds insofar as items (iii), (vii), (viii) and (ix) of the allegation are concerned, but fails in respect of item (ii). A split decision will be made on the deemed application on this basis. In the case of those matters for which planning permission will be granted, as the provisions of section 180 will come into play, there is no need for me to make any further corrections to the enforcement notice.
55. Section 78 appeals C, D and E succeed and planning permission will be granted accordingly. It is questionable whether the parking and landscaping layout in appeal B will be implemented, but this is not a reason to withhold the granting of planning permission for this part of the scheme. As this element of the scheme is severable in that it is a separate physical entity, distinct from the works affecting the building, a split decision can be issued on this basis. However, I do not consider this is a practical proposition insofar as the other components of the application are concerned. In so saying though, I am mindful that some of these matters are covered by the deemed application and the other section 78 appeals.
56. As regards conditions, it is reasonable that the ground level landscaping should be addressed in this manner, It would also be prudent to ensure that the parking provision continues to remain available for that purpose. **As the '29 space scheme' is a proposal and is a discrete element, the 'standard' time limit** for commencement should be proscribed. Other than that, I see no need for any further conditions in respect of the various matters covered by the appeals.

Other Matters

57. I have taken into account all the other matters raised, but none are sufficient to outweigh the considerations that have led me to my conclusions.

Formal Decisions

Section 174 Appeal A Ref: APP/E0915/C/16/3151214

58. I direct that the notice be corrected:

A. In section 3 by:

- (a) The deletion of items (i), (iv), (v), (vi), and (x);
- (b) **The deletion from item (ii) of all the text after "roof terrace";**
- (c) The deletion from item (iii) of all the text after "2nd floor";
- (d) The deletion from item (vii) **of all the text after "pedestrian gates";**
- (e) The deletion from item (viii) of all the text after **"south elevation";**
- (f) The deletion from item (ix) of all the text after **"the development"**.

B. In section 5 by the deletion of items (i), (iv), (v), (vi), and (x).

59. Subject to these corrections, I allow the appeal insofar as it relates to items (iii), (vii) (viii) and (ix) and I grant planning permission on the application deemed to have been made under section 177(5) of the 1990 Act as amended, for:

- a. the subdivision of one flat to create 2 flats (nos 13 & 14) on the second floor;
- b. the erection of a solid sandstone wall along the frontage of the development;
- c. the erection of 2.10m high vehicle and pedestrian gates on the south elevation;
- d. the insertion of double glazed uPVC window units throughout the whole development

at 'Skelton Court', Wetheral, Carlisle CA4 8JG.

60. I dismiss the appeal and uphold the notice as corrected insofar as it relates to the creation of an additional flat within the existing roof space including lift housing and an external roof terrace. I refuse to grant planning permission on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Section 78 Appeal B Ref: APP/E0915/W/16/3150248

61. I dismiss the appeal insofar as it relates to 2 additional flats and associated external works. I allow the appeal insofar as it relates to the revised parking and landscaping layout at 'Skelton Court', Wetheral, Carlisle CA4 8JG in accordance with the terms of the application, Ref 15/0920, dated 5 October 2015 and the plan reference L/01/Rev E and submitted with it and subject to the following conditions.

- 1) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 2) The parking area hereby approved shall be kept available at all times for the parking of vehicles **by the occupants of the flats at 'Skelton Court'** and their visitors.

Section 78 Appeal C Ref: APP/E0915/W/16/3152779

62. The appeal is allowed and planning permission is granted for the subdivision of second floor apartment to provide an additional apartment at 'Skelton Court', Wetheral, Carlisle CA4 8JG in accordance with the terms of the application, Ref 16/0316, dated 8 April 2016 and the plans submitted with it.

Section 78 Appeal D Ref: APP/E0915/W/16/3152781

The appeal is allowed and planning permission is granted for a revised landscaping and parking layout at 'Skelton Court', Wetheral, Carlisle CA4 8JG in accordance with the terms of the application, Ref 16/0317, dated 8 April 2016 and the plans submitted with it subject to the following conditions.

- 1) Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 2) The parking area hereby approved shall be kept available at all times for the parking of vehicles **by the occupants of the flats at 'Skelton Court'** and their visitors.

Section 78 Appeal E Ref: APP/E0915/W/16/3152782

63. The appeal is allowed and planning permission is granted for the proposed installation of uPVC windows at 'Skelton Court', Wetheral, Carlisle CA4 8JG in accordance with the terms of the application, Ref 16/0318, dated 8 April 2016 and the plans submitted with it.

D H Brier

Inspector

Item No: 14

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0316**Applicant:**
Mr D Montgomery**Parish:**
Wetheral**Date of Receipt:**
13/04/2016**Agent:**
Squire Patton Boggs (UK)
LLP**Ward:**
Wetheral**Location:**
Skelton Court, (formerly Skelton House), Wetheral,
CA4 8JG**Grid Reference:**
346432 554572**Proposal:** Subdivision Of 2nd Floor Layout To Provide 1no. Additional Apartment
(Retrospective)**Amendment:**

REPORT**Case Officer:** Richard Maunsell**Decision on Appeals:****Appeal Against:** Appeal against refusal of planning perm.**Type of Appeal:** Written Representations**Report:****Appeal Decision:** Appeal Allowed**Date:** 17/03/2017

Item No: 15 Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0317

Applicant:
Mr D Montgomery

Parish:
Wetheral

Date of Receipt:
13/04/2016

Agent:
Squire Patton Boggs (UK)
LLP

Ward:
Wetheral

Location:
Skelton Court, (formerly Skelton House), Wetheral,
CA4 8JG

Grid Reference:
346432 554572

Proposal: Revised Landscaping And Parking Layout (Retrospective)

Amendment:

REPORT

Case Officer: Richard Maunsell

Decision on Appeals:

Appeal Against: Appeal against refusal of planning perm.

Type of Appeal: Written Representations

Report:

Appeal Decision: Appeal Allowed with Conditions **Date:** 17/03/2017

Item No: 16

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0319**Applicant:**
Mr D Montgomery**Parish:**
Wetheral**Date of Receipt:**
15/04/2016**Agent:**
Squire Patton Boggs (UK)
LLP**Ward:**
Wetheral**Location:**
Skelton Court, (formerly Skelton House), Wetheral,
CA4 8JG**Grid Reference:**
346432 554572**Proposal:** Installation Of uPVC Windows (Retrospective)**Amendment:**

REPORT**Case Officer:** Richard Maunsell**Decision on Appeals:****Appeal Against:** Appeal against refusal of planning perm.**Type of Appeal:** Written Representations**Report:****Appeal Decision:** Appeal Allowed**Date:** 17/03/2017

Item No: 17

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0530**Applicant:**
Mr S Warwick**Parish:**
Arthuret**Date of Receipt:**
08/08/2016**Agent:****Ward:**
Longtown & Rockcliffe**Location:**
Glenesk, Arthuret Road, Longtown, Carlisle, CA6
5SJ**Grid Reference:**
337987 568431**Proposal:** Erection Of Balcony/Fire Escape Above First Floor Level; Erection Of
Flat Roof To Form Fire Escape/Porch Above Rear Door; Alterations To
Dormer Windows To Front Elevation To Form Balcony (Part
Retrospective)**Amendment:**

REPORT**Case Officer:** Richard Maunsell**Decision on Appeals:****Appeal Against:** Appeal against refusal of planning perm.**Type of Appeal:** Householder Appeals**Report:****Appeal Decision:** Appeal Dismissed**Date:** 28/03/2017

A copy of the Notice of the decision of the Determining Authority is printed following the report.

Appeal Decision

Site visit made on 27 February 2017

by David Cross BA (Hons), PGDip, MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 28 March 2017

Appeal Ref: APP/E0915/D/16/3165446
Glen Esk, Arthuret Road, Longtown CA6 5SJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Sandy Warwick against the decision of Carlisle City Council.
 - The application Ref 16/0530, dated 6 June 2016, was refused by notice dated 3 October 2016.
 - The development proposed is make flat roof to form "fire escape/balcony" above rear first floor, make flat roof to form "fire escape/porch" above back door, alter dormer windows on front roof to form small balcony.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. At the time of my site visit, the development had commenced through the erection of the fire escape/balcony to the rear of the dwelling. Juliet balconies had also been constructed on the dormer windows on the front roof, although these differ from the balconies depicted on the submitted plans and which form the basis of this appeal.
3. This appeal must be determined on the basis of the development plan as it exists at the time of my decision. Subsequent to the date of refusal of the application, the Council has adopted the Carlisle District Local Plan 2015-2030 (CDLP) in November 2016. I have therefore considered the appeal against the relevant development plan policies and make no further reference to the previous development plan.

Main Issues

4. The main issues in this appeal are:
 - The effect of the proposed development on the character and appearance of the host dwelling, the surrounding area and on the setting of the Longtown Conservation Area; and
 - The effect on the living conditions of adjacent residents due to overlooking and loss of privacy.
-

Reasons

Character and Appearance

5. The appeal property is a substantial dwelling to the south of the central area of the village of Longtown. Due to the size of the property, its location adjacent to a road junction and proximity to the centre of the village, the appeal site is a prominent feature in the street scene.
6. The balcony to the rear of the property is already in place. I saw on my site visit that this element of the scheme is readily visible from the south, particularly in views along Arthuret Road on the entrance into Longtown. The extensive balcony overhangs the rear wall of a two storey offshoot and is bounded by railings which project above the rear roof slope. Due to its extent, design and elevated position, the balcony appears as an incongruous and obtrusive feature attached to the rear of the building.
7. The host dwelling has two gable dormer windows on the front roof slope. It is proposed to form balconies to the front of these dormer windows. Whilst the dormers are prominent features on the property, they are set back from the front wall and are proportionate to the overall scale and massing of the building. The proposed balconies would project forward of the dormers and extend to the front wall of the building. Due to the height and design of the balconies, they would appear as incongruous and unduly prominent features on the roof of the dwelling and would detract from the character and appearance of the building. Furthermore, due to their design, height and location on a prominent elevation of the building, the balconies to the front would be particularly intrusive in views of the building within the street scene from the surrounding area.
8. The property is located adjacent to the southern boundary of the Longtown Conservation Area (CA) which is based on the historic core of the village and which has an understated character due to the predominantly simple vernacular architecture. Although the site is just outside the CA, the appeal property is a prominent feature at the southern entrance into the CA and in views from within the CA. For the reasons stated above, the balconies to the front of the dwelling would be incongruous and overdominant features at odds with views of this prominent building. The harm to the setting of the CA would therefore fail to preserve the character and appearance of the CA.
9. I conclude that the proposal would be detrimental to the character and appearance of the host building and the wider area. It would also fail to preserve the character and appearance of the CA and its setting. The proposal would therefore conflict with Policies SP6 and HO8 of the CDLP in respect of securing the good design of house extensions. The proposal would also conflict with Policy HE7 of the CDLP due to the harm to the character and appearance of the setting of the CA.
10. The proposal would also conflict with the provisions of the National Planning Policy Framework (the Framework) in respect of requiring good design and conserving and enhancing the historic environment. The proposal would also be contrary to the advice of the Achieving Well Designed Housing Supplementary Planning Document 2011 (SPD) which seeks to ensure that extensions are appropriate to the dwelling and its design.

Living Conditions

11. The balcony above the first floor to the rear will enable views from the appeal site into the curtilage of neighbouring properties. In particular, I saw that the balcony will directly overlook the amenity area of The Limes immediately to the rear of the site. The balcony would also enable overlooking of the gardens of Garthside to the north and Lovat Haze to the south.
12. I acknowledge that existing windows of the appeal property currently enable overlooking of neighbouring properties to some degree. However, due to its elevated position, proximity to the site boundary and extent, the balcony will result in a degree of overlooking which will be intrusive and detrimental to the privacy of neighbouring residents and the enjoyment of their property.
13. I am mindful that no objections have been received from neighbouring residents in relation to this proposal. But this does not outweigh the harm to living conditions that I have identified above.
14. I therefore conclude that the proposal will be detrimental to the living conditions of nearby residents as a result of overlooking and loss of privacy. The proposal will therefore be contrary to Policy SP6 of the CDLP which seeks to ensure that development would not lead to an adverse effect on the residential amenity of adjacent land uses.
15. The proposal will also conflict with the provisions of the Framework which seeks to secure a good standard of amenity for all existing and future occupants of land and buildings. The proposal will also be contrary to the advice of the SPD which seeks to safeguard the privacy and amenity of the occupiers of neighbouring properties.

Other Matters

16. I am mindful that the proposals to the rear of the property would also function as fire escapes. I also note that the house was in need of repair and potentially at risk and I acknowledge that modernisation would enable the dwelling to be retained in a productive use. However, no substantive evidence has been provided to me to justify why such significant external works are required either to provide a fire escape or to ensure the occupation of the property as a dwellinghouse. Accordingly, these circumstances are not sufficient to outweigh the harm that I have identified. In particular, whilst the harm to the significance of the CA would be less than substantial, I consider that the public benefits of the proposal would not outweigh the identified harm.
17. I have a statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to consider the effect of the proposal on the nearby Grade II listed buildings of 56 English Street and Nook House and I am mindful of the content of the Framework in relation to heritage assets. The significance of these properties is summarised by the list description. I saw that the effect of the proposals is such, taking into account their design, scale, arrangement and physical separation, that the setting of the listed buildings and their significance would not be adversely affected. I note that this reflects **the Council's** conclusion on this matter.

Conclusion

18. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

David Cross

INSPECTOR

SCHEDULE C: Applications Determined by Other Authorities

Item No: 18

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/9003

Applicant:

Cumbria County Council

Parish:

Carlisle

Date of Receipt:

18/01/2017

Agent:

Cumbria County Council -
Economy & Planning

Ward:

Morton

Location:

Former Morton Primary School Site, Burnrigg,
Carlisle, CA2 6QH

Grid Reference:

338217 554486

Proposal: Proposed New Build 60no. Bed Care Home with Associated Parking and
Landscaping

Amendment:

REPORT

Case Officer: Stephen Daniel

City Council Observations on the Proposal:

Decision: City Council Observation - Observations

Date: 07/02/2017

Decision of: Cumbria County Council

Decision Type: Grant Permission

Date: 31/03/2017

A copy of the Notice of the decision of the Determining Authority is printed following the report.

CUMBRIA COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

NOTICE OF PLANNING CONSENT

To: Cumbria County Council
The Parkhouse Building
Kingmoor Business Park
Carlisle
CA6 4SJ

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 10 January 2017.

viz: Proposed New Build 60 no Bed Care Home with Associated Parking and Landscaping.

Former Morton Primary School Site, Burnrigg, Carlisle CA2 6QH

Subject to due compliance with the following conditions:

Time Limit for Implementation of Permission

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Date of Commencement

2. Notification of the date of commencement of the development shall be made in writing to the County Planning Authority within 7 days of such commencement. The County Planning Authority shall also be notified of the commencement date of occupation of the new build, within 7 days of such commencement.

Reason: To enable the County Planning Authority to monitor the development to ensure compliance with this permission.

Approved Scheme

3. The development hereby permitted shall be carried out, except where modified by the conditions to this permission, in accordance with the following:
 - a. The submitted Application Form – dated 9 January 2017;
 - b. The Design and Access Statement – Ref 6421, Rev (01) - dated January 2017;
 - c. *Former Morton Primary School, Morton – Phase 2 Site Investigation Report*, by Curtins Consulting Ltd; dated 20 January 2017;
 - d. *Tree Method Statement, undertaken by OpenSpace*; dated January

2017;

e. Plans numbered and named:

- i) Location Plan (05), Ref P6421S1 L(00)01 Rev 5 – dated 9 January 2017;
- ii) Existing Site Plan (03), Ref P6421S1 L(00)05 Rev 3 – dated 9 January 2017;
- iii) Proposed Site Plan (08), Ref P6421S1 L(00)03 Rev 8 – dated 9 January 2017;
- iv) Proposed Landscaping Plan (05) – Carlisle, Ref P6421S1 L(00)02 Rev 5 - dated 9 January 2017;
- v) Proposed Floor Plans (06), Ref P6421S2 L(1)01 Rev 6 - dated 12 December 2016;
- vi) Proposed Elevations (05), Ref P6421S2 L(2)01 Rev 5 - dated 12 December 2016;
- vii) Proposed Detailed Elevations (03), Ref P6421S2 L(2)02 Rev 3 - dated 12 December 2016;
- viii) Proposed Boundary Treatments (03), Ref P6421S1 L(00)04 Rev 3 - dated 9 January 2017.

f. The details or schemes approved in accordance with the conditions attached to this permission.

Reason: To ensure the development is carried out to an approved, appropriate standard and to avoid confusion as to what comprises the approved scheme.

Hours of Working during Construction

4. No site construction work, delivery or removal of materials shall take place on the site outside the hours of:

07:30 to 18:00 Monday to Fridays (except Public Holidays)
08:00 to 13:00 Saturday

No site construction work, delivery or removal of materials shall take place on Sundays; Bank Holidays and other Public Holidays.

Reason: To ensure the construction is carried out in accordance with the approved scheme and to minimise impacts upon the amenities of nearby residents, in accordance with Policy CM 5 of the Carlisle District Local Plan 2015-2030.

Construction Method Statement

5. No development shall commence on site until a Construction Method Statement has been submitted to and approved in writing by the County Planning Authority. The Method Statement shall include the following:

- i. Details of the construction compound, areas of hardstanding, access tracks, vehicular access/egress, and parking provision during the construction phase;
- ii. Methods for cleaning of wheels, site entrance and adjacent public highway to prevent debris from the site being deposited upon the public highway;
- iii. HGV sheeting to prevent debris from the site being deposited upon the

- public highway;
- iv. Details of where plant and materials used in construction will be stored;
- v. Details of where/how fuels, oils and other chemicals will be stored, and how spillages will be dealt with;
- vi. A scheme for recycling/disposing of waste resulting from construction works, including a statement to the effect that there shall be no burning of waste on the site during the construction of the development;
- vii. Identification of potential sources of and measures to control/suppress noise, dust and vibration;
- viii. Details of temporary lighting during construction;
- ix. A written procedure for dealing with any complaints associated with the construction phase;
- x. Post-construction restoration/reinstatement of the compound/working areas.

The construction phase of the development shall be carried out in accordance with the approved Construction Method Statement.

Reason: To ensure the construction of the development is carried out in accordance with the approved scheme, in order to minimize impacts on residential and environmental amenity, in accordance with Carlisle Local Plan Policy CM 5.

Construction Traffic Management Plan

6. No development shall commence on site until a Construction Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority. The Management Plan shall include, but not limited to, the following:
- i. Details of the means of access and egress to the site;
 - ii. Details of the construction of the site access; the creation, positioning and maintenance of associated visibility splays, and provision of kerb radii;
 - iii. Details of site access gates, to be hung to open inwards away from the public highway;
 - iv. Details of proposed vehicular crossings over the highway verge/footway, to include lowering of kerbs, construction, and drainage.
 - v. Details to show provision for all vehicle parking (including HGV and worker), manoeuvring, loading and unloading for their respective purposes during construction;
 - vi. Details to demonstrate sufficient turning space to enable all vehicles entering/leaving the site to do so in a forward gear;
 - vii. The scheduling and timing of all HGV vehicle movements, temporary warning signs and banksman details;
 - viii. Management of traffic within and accessing the site, and
 - ix. Construction vehicle routing.

The approved Construction Traffic Management Plan shall be implemented in full from the commencement and throughout the duration of the construction phase of the development.

Reason: To ensure that traffic is managed in accordance with the approved scheme in the interests of highway safety and residential amenity.

Ground Contamination

7. No construction development shall commence on site until further gas monitoring, as recommended by the *Former Morton Primary School, Morton – Phase 2 Site Investigation Report* (to establish the need [or otherwise]) for gas protection measures, has been undertaken by a suitably qualified person. If the monitoring identifies the presence of gas at levels that require protective measures to be employed, no development shall commence on site until a scheme setting out the gas protection measures has been submitted to and approved in writing by the County Planning Authority. The scheme shall include the provision of a verification report by an appropriately experienced consultant upon completion of the installation of the gas protection measures. The approved scheme shall thereafter be implemented in full.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Carlisle Local Plan Policy CM 5.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported as soon as possible to the County Planning Authority and in any event within 24 hours the contamination is identified. Development on that part of the site where contamination has been identified shall be halted until a risk assessment has been submitted to and approved in writing by the County Planning Authority. Where unacceptable risks are found, remediation and verification schemes to include the following shall be submitted:
- i. an appraisal of remediation options;
 - ii. identification of the preferred options;
 - iii. the proposed remediation objectives and remediation criteria;
 - iv. a description and programme of works to be undertaken, and
 - v. The provision of a verification plan for submission on the completion of the development.

The approved remediation scheme shall thereafter be implemented in full.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Carlisle Local Plan Policy CM 5.

Site Levels

9. No development shall commence until details of all building(s)/structure(s) including finished site and ground floor level in relation to existing site levels and adjoining land and buildings have been submitted to and approved in writing by the County Planning Authority. The details shall include the proposed grading and mounding of land areas, cross sections through the site and relationship with the adjoining landform and buildings. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development is constructed in accordance with the approved scheme.

Access, Traffic and Travel

10. No development shall commence on site until details of the design, layout, construction, and drainage (to include longitudinal/cross sections), and visibility splays and kerb radii at the site access and egress) of the following elements of the development have been submitted to and approved in writing by the County Planning Authority:

- i. The proposed site access and egress, to include visibility splays and kerb radii; positioning of access/egress gates, and details of the proposed crossings of the highway verge/footway;
- ii. The proposed internal accesses, footways and parking and servicing areas;
- iii. The proposed road widening and new footpath provision along Burnrigg as shown on the Proposed Site Plan – Carlisle; Drawing No. P6421-S1 L(00) 03 Rev8, dated 9 January 2017, and
- iv. Hardening of verges for a minimum length of 30m opposite the proposed new site egress (Note: the site egress is shown on the Proposed Site Plan – Carlisle; Drawing No. P6421-S1 L(00) 03 Rev8, dated 9 January 2017).

The approved details shall thereafter be implemented in full and prior to the occupation of the building.

Reason: To ensure a minimum standard of construction in the interests of road safety and to safeguard the amenity of local residents, in accordance with Carlisle Local Plan Policy IP 2 and IP 3.

11. There shall be no vehicular access to or egress from the site other than those shown on Proposed Site Plan – Carlisle; Drawing No. P6421-S1 L(00) 03 Rev8, dated 9 January 2017.

Reason: To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of highway safety.

12. Access gates shall be hung to open inwards only away from the highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.

Reason: In the interests of highway safety.

13. The measures identified in the Framework Travel Plan shall be implemented within 9 months of the building being brought into use. Within 12 months of the building being brought into use the Framework Travel Plan shall have been developed into a Full Travel Plan and submitted to the County Planning Authority for approval. This submission shall include the baseline travel survey; evidence that measures specified in the Framework Travel Plan to achieve modal shift away from the use of private cars have been carried out, and set targets to be used as benchmarks for the forthcoming Annual Review Reports.

Reason: To aid in the delivery of sustainable transport objectives in accordance with Carlisle Local Plan Policy IP 2.

14. Following the approval of the Full Travel Plan, Annual Review Reports reviewing its effectiveness, including any amendments or measures to achieve targets, shall be prepared by the applicant/occupier and submitted each Easter to the County Planning Authority for approval. Any measures identified by the County Planning Authority as being required shall be implemented before the commencement of/during the following year as may be required by the County Planning Authority, and be continued for the operational life of the care home hereby approved duration of the use.

Reason: To aid in the delivery of sustainable transport objectives in accordance with Carlisle Local Plan Policy IP 2.

Drainage

15. No development shall commence until a detailed scheme for surface and foul water drainage (inclusive) has been submitted to and approved in writing by the County Planning Authority. The submitted scheme must demonstrate the following:
- i. That it has taken into account an assessment of the existing site conditions;
 - ii. That it has considered the hierarchy of drainage options set out in the *National Planning Practice Guidance* (NPPF; March 2014);
 - iii. That it is in accordance with the *Non-Statutory Technical Standards for Sustainable Drainage Systems* (March 2015) or any subsequent replacement national standards;
 - iv. That in the event of surface water run-off from the development draining to the public surface water sewer, the pass forward flow rate to the public surface water sewer would be restricted to a maximum of 6.5 l/s;
 - v. Method of connection to any watercourse;
 - vi. Separation of foul and surface water drainage, and
 - vii. Details of the maintenance and future management regime after completion, for the lifetime of the development, to include:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The drainage scheme shall be installed in accordance with the approved details prior to the occupation of the building and shall thereafter be maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Carlisle Local Plan Policies CC 4 and CC 5.

Lighting

16. No development shall take place on the site above foundation level until details of the lighting scheme for the development [including siting and design (colour, style, size); details of all lamps and lux levels (including light spread diagrams

showing lux levels at the site boundary and calculation of the impacts of these on nearby residential properties), and hours of illumination] has been submitted to and approved in writing by the County Planning Authority. The lighting shall thereafter be provided in accordance with the approved details.

Reason: To ensure that external lighting does not cause light pollution to nearby residents or negatively impact upon nature conservation interests, in accordance with Carlisle Local Plan Policies SP 6 and GI 3.

Landscaping, Design and External Materials

17. The landscaping scheme shown on the Proposed Landscaping Plan – Carlisle; Drawing No. P6421-S1 L(00) 02 Rev5, dated 9 January 2017 shall be implemented within the first available planting season following completion of the construction phase of the development.

Reason: To secure the satisfactory establishment and maintenance of a landscaping scheme in the interests of local and residential amenity.

18. No development shall take place on the site above foundation level until details of additional landscaping to be provided on the boundary between the proposed parking areas and the neighbouring residential properties has been submitted to and approved in writing by the County Planning Authority. The details shall include proposed tree and shrub species mix, planting size, location, protection and maintenance of proposed planting. When approved, the landscaping shall be undertaken in accordance with the approved details and within the first available planting season following completion of the construction phase of the development.

Reason: To secure the satisfactory establishment and maintenance of a landscaping scheme in the interests of local and residential amenity.

19. The landscaping scheme and the additional landscaping shall be maintained for a minimum period of five years from the date of planting. Any trees or shrubs which die or become seriously damaged or diseased within five years of planting shall be replaced with plants of the same species or such species as may otherwise be agreed with the County Planning Authority.

Reason: To secure the satisfactory establishment and maintenance of a landscaping scheme in the interests of local and residential amenity.

20. No development shall take place on site above foundation level until:

- i. samples of all external materials and finishes to be used on the building;
- ii. samples of all materials and finishes to be used for the hard landscaped areas, including paving and pathways, and
- iii. details (style, colour and finishes/materials) of all boundary treatments, including fences - metal and wooden, walls, gates and railings;

have been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the construction is carried out in accordance with the approved scheme, and in the interests of visual and residential amenity, in accordance with Carlisle Local Plan Policy SP 6.

Nature Conservation

21. The Weeping Willow tree (identified as T1 TPO on Figure 3.1 Tree Categories in the *Tree Method Statement, undertaken by OpenSpace; dated January 2017*) shall not be felled until a licensed bat ecologist has overseen a pre-felling climbing inspection of the tree to establish the presence or otherwise of bats. In the event bats are present the tree shall not be felled until such time as the bats have been relocated in accordance with a bat licence from Natural England.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 (as amended), and to accord with Carlisle Local Plan Policy GI 3.

22. No trees, bushes or hedges within the development site shall be removed, lowered or pruned during the bird nesting season between March and August inclusive. If such works cannot be undertaken outside this time period, a suitably qualified ecologist must be present to oversee all vegetation removal and, if appropriate, an exclusion zone set up around any vegetation to be protected. No works shall be undertaken within the exclusion zone until the birds and any dependent young have vacated the area.

Reason: To protect nesting birds during the bird nesting season in order to deliver no net loss of biodiversity through compliance with the NERC biodiversity duty as reflected in Carlisle Local Pan Policy GI 3.

23. No development shall commence on site until fencing, in accordance with BS5837: 2012 for the protection of trees to be retained on site, and the other precautionary measures as set out in Section 4 of and the Tree Protection Plan (dated 9 January 2017) contained in the *Tree Method Statement, undertaken by OpenSpace; dated January 2017* have been provided. The protective measures shall be retained throughout the construction phase of the development and thereafter removed from site prior to the occupation of the building.

Reason: To protect and preserve existing trees within the site and to ensure no net loss of biodiversity through compliance with the NERC biodiversity duty as reflected in Carlisle Local Pan Policy GI 3.

24. All bird and bat boxes and wildflower and tree habitat creation shall be provided in accordance with the Proposed Landscaping Plan – Carlisle; Drawing No. P6421-S1 L(00) 02 Rev5, dated 9 January 2017 before the building is brought into use.

Reason: In order to ensure no net loss of biodiversity through compliance with the NERC biodiversity duty as reflected in Carlisle Local Pan Policy GI 3.

Community Use

25. The building shall not be used for community purposes by the local community between 21:00 hours and 08:00 hours.

Reason: To safeguard residential amenity, in accordance with Carlisle Local Pan Policy HO 12.

Definitions

Heavy goods vehicle: a vehicle of more than 7.5 tonnes gross weight

1 Lux: this is the equivalent of 1 lumen per square metre

Dated the 31st March 2017



.....

Signed: Angela Jones
Assistant Director of Environment & Regulatory Services
on behalf of Cumbria County Council.

NOTES

- The local planning authority has worked with the applicant/agent in a positive and proactive manner to seek solutions to any problems which have arisen in relation to dealing with the planning application and has implemented the requirements of the National Planning Policy Framework.
- The policies and reasons for the approval of this planning application are set out within the planning officers' report on the application which can be viewed online via: <https://cloud2.atriumsoft.com/ePlanningCMB/searchPageLoad.do>
- Where the permission is granted subject to conditions, attention is directed to the attached Appendix and below notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Submissions to discharge conditions may require a fee (*see Appendix*)
- Any approval to be given by the Assistant Director of Environment & Regulatory Services or any other officer of Cumbria County Council shall be in writing.

APPENDIX TO NOTIFICATION OF PLANNING DECISION

This Appendix does not form part of any consent. However, you should take careful notice of the advice given below as it may affect your proposal.

1. You must deal responsibly with any waste arising from this development under your duty of care. Unless specifically exempt, all operations involving “controlled waste”, which includes most wastes excluding mine and radioactive waste, requires a Waste Management Licence or Pollution Prevention and Control Permit issued by the Environment Agency. Where your proposal includes the disposal, storage, transfer or treatment of any waste material on the permission site, you should contact the Environment Agency, Ghyll Mount, Gillan Way, Penrith 40 Business Park, Penrith, CA11 9BP (Tel. 03708 506 506), regarding applying for a licence, if you have not already done so. It is a criminal offence to deposit controlled waste and in certain circumstances to store, transfer or treat waste without a licence.
2. Obtaining any planning permission does not imply that any consents or licences required to be obtained from United Utilities Plc or the Environment Agency would be granted. You are advised to consult the appropriate body to determine if any such consent or licence may be required.
3. Any grant of planning permission does not entitle developers to obstruct a public right of way. Development, insofar as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under Section 247 or 257 of the Town and Country Planning Act 1990, or other appropriate legislation, for the diversion or extinguishment of right of way has been made and confirmed.
4. The attention of the person to whom any permission has been granted is drawn to Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings or any prescribed document replacing that code.
5. Any application made to the Local Planning Authority for any consent, agreement or approval required by a condition or limitation attached to a grant of planning permission will be treated as an application under Article 27 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and must be made in writing. Applications will be acknowledged and the Local Planning Authority is required to determine them within 8 weeks of receipt unless otherwise agreed in writing. A fee of £97 is payable for each submission (except for mining and landfill sites where fees are chargeable for site visits). A single submission may relate to more than one condition. If the County Council does not make a decision within 12 weeks of the date of submission the fee will be returned.

SCHEDULE D

SCHEDULE D

SCHEDULE D: Reports on Previously Deferred Decisions

Item No: 19

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0974

Applicant:
Riverside Carlisle

Parish:
Carlisle

Date of Receipt:
16/11/2016

Agent:
Storm Tempest Ltd

Ward:
Morton

Location:
Land to the rear of Ellesmere Way/Lyndhurst
Gardens, Carlisle CA2 6LZ

Grid Reference:
337873 554225

Proposal: Creation Of 23no. Car Parking Spaces For Residents (2No. Spaces For Disabled Persons) Together With Construction Of Access Road; Installation Of Street Lighting; Footpaths And Retaining Wall

Amendment:

REPORT

Case Officer: Richard Maunsell

Details of Deferral:

Members will recall at Committee meeting held on 17th March 2017 that authority was given to the Corporate Director (Economic Development) to issue approval subject to the receipt of a formal response from Cumbria County Council as the Highway Authority that raises no objection.

This has been completed and the decision was issued on 31st March 2017.

Decision: Grant Permission

Date: 31/03/2017

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

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

2. The approved documents for this Planning Permission comprise:

1. the Planning Application Form received 11th November 2016;
2. the Location Plan received 16th November 2016 (Drawing no. 02 Rev 01);
3. the Block Plan received 16th November 2016 (Drawing no. 01 Rev 01);
4. the Proposed Layout received 22nd March 2017 (Drawing no. 04 Rev B);
5. the Drainage & Soakaway Layout received 18th January 2017 (Drawing

SCHEDULE D: Reports on Previously Deferred Decisions

- no. JDP-1701-08-001);
6. the Proposed Entrance Layout received 16th November 2016 (Drawing no. 02 Rev A);
 7. the Visibility Splay received 17th March 2017 (Drawing no. 05 Rev D);
 8. the Proposed Cross Sections received 19th December 2016 (Drawing no. 3117-08-16);
 9. the Micro Drainage Details received 18th January 2017;
 10. the Driveline Priora Permeable Paving Details received 11th November 2016;
 11. the Planning Statement received 25th January 2017;
 12. the Kingfisher Lighting Datasheet received 22nd March 2017;
 13. the Notice of Decision;
 14. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. The vehicular crossing over the highway verge, including the lowering of kerbs, shall be carried out to the specification of the Local Highway Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

4. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason: In the interests of highway safety in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.

5. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the local planning authority.

Reason: To prevent any direct access to the site from that road and to avoid vehicles entering or leaving the site by an unsatisfactory access or route, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and in the interests of road safety and to support Local Transport Plan Policies LD7 and LD8.

6. The development hereby approved shall be drained in accordance with the Drainage & Soakaway Layout (Drawing no. JDP-1701-07-001) received 18th

SCHEDULE D: Reports on Previously Deferred Decisions

January 2017 and the Micro Drainage Calculations received 18th January 2017 prior to the development being brought into use.

Reason: In the interests of highway safety and environmental management in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

7. The lighting columns shall include a suitable restrictive cowl to prevent light spillage into the habitable rooms of adjacent residential properties. The cowls shall remain in situ and fit for purpose unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the development does not adversely affect the living conditions of the occupiers of neighbouring properties through unnecessary light spillage in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

8. The street lighting installed shall be "SO5 ITALIAN 1- Asymmetrical Suburban Streetlight" as detailed in the Kingfisher Lighting Datasheet received 22nd March 2017 and shall be retained and maintained in a sound working condition thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure an adequate form of lighting within the development in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

SCHEDULE E

SCHEDULE E

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0769

Applicant:
Administrators of the
Estate of the Late Peter
Armstrong

Parish:
Brampton

Date of Receipt:
23/08/2016

Agent:
Abacus Building Design

Ward:
Brampton

Location:
Land between Gelt Rise and Gelt Road, Brampton,
Carlisle

Grid Reference:
352941 560776

Proposal: Erection Of 18No. Dwellings

Amendment:

Decision: Grant Permission

Date: 31/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0824

Applicant:
Mr W J Kirkup

Parish:
Arthuret

Date of Receipt:
15/09/2016

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Longtown & Rockcliffe

Location:
4 Swan Street, Longtown, Carlisle, CA6 5UY

Grid Reference:
338000 568633

Proposal: Erection Of 1No. Detached Dwelling

Amendment:

Decision: Grant Permission

Date: 13/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0943

Applicant:
Mrs H Hunter

Parish:
Carlisle

Date of Receipt:
24/01/2017

Agent:

Ward:
Castle

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

18 Hartington Place, Carlisle, CA1 1HL

Grid Reference:

340659 555968

Proposal: Replacement Of Wooden Half Opening Windows Back To Hardwood
Sliding Sash Double Glazed Traditional Vertical Sash Windows (LBC)

Amendment:

Decision: Grant Permission

Date: 15/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

16/0960

Applicant:

Mr A Thompson

Parish:

Wetheral

Date of Receipt:

08/11/2016

Agent:

Black Box Architects
Limited

Ward:

Wetheral

Location:

The White House, Lambley Bank, Scotby, Carlisle,
CA4 8BX

Grid Reference:

343915 555021

Proposal: Demolition Of Existing Detached Garage And Outbuilding And Erection
Of 2No. Bedroom Annexe

Amendment:

Decision: Grant Permission

Date: 09/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

16/0984

Applicant:

Mr Steve O'Sullivan

Parish:

Carlisle

Date of Receipt:

14/11/2016

Agent:

Johnston & Wright

Ward:

Castle

Location:

Carlisle Working Mens Club, 11 Fisher Street,
Carlisle, CA3 8RR

Grid Reference:

339957 556128

Proposal: Change Of Use Of Former Working Men's Club To Provide 8No.
Residential Units (Revised Application)

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 06/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/0987

Applicant:
Mr Steve O'Sullivan

Parish:
Carlisle

Date of Receipt:
11/11/2016

Agent:
Johnston & Wright

Ward:
Castle

Location:
Carlisle Working Mens Club, 11 Fisher Street,
Carlisle, CA3 8RR

Grid Reference:
339957 556128

Proposal: Change Of Use Of Former Working Men's Club To Provide 8No.
Residential Units (Revised Application) (LBC)

Amendment:

Decision: Grant Permission

Date: 06/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/1074

Applicant:
Mr & Mrs M Marras

Parish:
Wetheral

Date of Receipt:
12/12/2016

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Wetheral

Location:
Garth Cottage, Wetheral Pasture, Carlisle, CA4
8HR

Grid Reference:
345944 553337

Proposal: The Erection Of A Single Storey Replacement Porch; The Erection Of A
Single Storey Side Extension To The North Of The Dwelling To Provide
1no. En-Suite Bedroom And A Store, And The Erection Of A Single
Storey Side Replacement Sunroom And Dinette Room To The South Of
The Dwelling.

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 17/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/1082

Applicant:
Cubby Construction Ltd

Parish:
St Cuthberts Without

Date of Receipt:
06/02/2017

Agent:
Black Box Architects
Limited

Ward:
Dalston

Location:
Land to the North of Glebe House, Wreay, Carlisle

Grid Reference:
343412 548936

Proposal: Discharge Of Conditions 4 (External Materials) & 5 (Sample Stone Panel) Of Previously Approved Planning Permission 14/0875

Amendment:

Decision: Grant Permission

Date: 29/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
16/1090

Applicant:
Mr David Coulthard

Parish:
Westlinton

Date of Receipt:
22/12/2016

Agent:
Abacus Building Design

Ward:
Longtown & Rockcliffe

Location:
Young's Close, Justicetown Farm, Westlinton,
Carlisle, CA6 6AN

Grid Reference:
337397 564258

Proposal: Erection Of New Agricultural Steel Portal Framed General Purpose Shed For Both Storage Purposes And To House Livestock

Amendment:

Decision: Grant Permission

Date: 08/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

16/1098 The Scot Group Kingmoor

Date of Receipt: 17/01/2017 **Agent:** Hancock Town Planning Ltd **Ward:** Stanwix Rural

Location: Land to the south of Thomas Graham and Sons, Unit 8, Kingmoor Park East, Carlisle, CA6 4SQ **Grid Reference:** 338496 559202

Proposal: Change Of Use To Vehicle Rental Use (Sui Generis) To Include Erection Of Office Building And Ancillary Wash Bay

Amendment:

Decision: Grant Permission

Date: 16/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No: 16/1099 **Applicant:** The Scot Group **Parish:** Kingmoor

Date of Receipt: 17/01/2017 **Agent:** Hancock Town Planning Ltd **Ward:** Stanwix Rural

Location: Land to the south of Thomas Graham and Sons, Unit 8, Kingmoor Park East, Carlisle, CA6 4SQ **Grid Reference:** 338496 559202

Proposal: Display Of 4No. Internally Illuminated Fascia Signs And 1No. Internally Illuminated 4-Sided Post Sign

Amendment:

Decision: Grant Permission

Date: 14/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No: 17/0003 **Applicant:** Mr Wright **Parish:** Nicholforest

Date of Receipt: 07/02/2017 **Agent:** **Ward:** Lyne

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

The Corner House, Penton, Carlisle, CA6 5QW

Grid Reference:

347751 578518

Proposal: Erection Of Detached Garage/Store

Amendment:

Decision: Grant Permission

Date: 27/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0015

Applicant:

Story Homes

Parish:

Wetheral

Date of Receipt:

10/01/2017

Agent:**Ward:**

Wetheral

Location:

Land to south of Orchard Lodge, School Road,
Cumwhinton

Grid Reference:

345430 552586

Proposal: Proposed Temporary Access Works and Change Of Use Of Land to
Sales/Construction Compound

Amendment:

Decision: Grant Permission

Date: 10/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0018

Applicant:

Mr & Mrs Stewart

Parish:

Rockcliffe

Date of Receipt:

13/01/2017

Agent:

Tsada Building Design
Services

Ward:

Longtown & Rockcliffe

Location:

Land to north of Oakwood, Harker Park Road,
Harker, Carlisle, CA6 4HR

Grid Reference:

339597 560765

Proposal: Discharge Of Conditions 7 (Surface Water Discharge); 8 (Adequate
Parking Of Vehicles Engaged In Construction Operations); 11 (Hedge
Protection); 12 (External Material Samples); 13 (Hard Surface Finishes)
And 14 (Foul And Surface Water Drainage Scheme) Of Previously

SCHEDULE E: Decisions Issued Under Delegated Powers

Approved Planning Permission 16/0860

Amendment:

Decision: Partial Discharge of Conditions
24/03/2017

Date:

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0028

Applicant:
Mr & Mrs March

Parish:
Carlisle

Date of Receipt:
12/01/2017 13:02:50

Agent:
IGB Architectural Design

Ward:
Harraby

Location:
37 Cumwhinton Road, Carlisle, CA1 3LA

Grid Reference:
342206 553911

Proposal: Proposed Two Storey Side Extension Providing Kitchen, Shower Room
And Utility Area On Ground Floor With 1no. Bedroom Above

Amendment:

Decision: Grant Permission

Date: 09/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0029

Applicant:
Mr McNeil

Parish:
Cumrew

Date of Receipt:
16/01/2017

Agent:
H&H Land and Property

Ward:
Great Corby & Geltsdale

Location:
Land between Cumrew & Newbiggin along B6413,
Brampton

Grid Reference:
355402 549768

Proposal: Proposed Agricultural Building To Accommodate Breeding Ewe Flock,
Lambs And Machinery

Amendment:

Decision: Grant Permission

Date: 08/03/2017

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0030

Applicant:
Mr & Mrs Jenner

Parish:
Cumrew

Date of Receipt:
16/01/2017

Agent:
Aditus Architectural
Services Limited

Ward:
Great Corby & Geltsdale

Location:
Copperfield, Cumrew, Heads Nook, Brampton, CA8
9DD

Grid Reference:
354820 550826

Proposal: Proposed Single Storey Side And Rear Extension Creating An Extended
Kitchen/Dining Room

Amendment:

Decision: Grant Permission

Date: 13/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0032

Applicant:
Mr Brown

Parish:
Bewcastle

Date of Receipt:
17/01/2017

Agent:

Ward:
Lyne

Location:
Greenholme, Bewcastle, Carlisle, CA6 6PW

Grid Reference:
354441 574758

Proposal: Erection Of General Purpose Agricultural Building

Amendment:

Decision: Grant Permission

Date: 08/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0033

Applicant:
Mr Pattinson

Parish:
Rockcliffe

Date of Receipt:
16/01/2017

Agent:
Taylor and Hardy

Ward:
Longtown & Rockcliffe

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Land adjacent Waverley, Station Road, Harker,
Carlisle, CA6 4DS

Grid Reference:

339331 560912

Proposal: Discharge Of Condition 4 (Surface Water Drainage) Of Previously
Approved Planning Permission 16/0315

Amendment:

Decision: Partial Discharge of Conditions
27/03/2017

Date:

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0035

Applicant:

Mr Jeremy Robinson

Parish:

Brampton

Date of Receipt:

25/01/2017

Agent:**Ward:**

Brampton

Location:

Hillcrest, Milton, Brampton, CA8 1HS

Grid Reference:

355236 560516

Proposal: Change Of Use From Agricultural Land To Domestic Garden; Widening
Of Driveway, Erection Of Wood Store And Perimeter Fence; Erection Of
Two Storey Rear Extension To Provide Bathroom, Play Room And Coal
Bunker On Ground Floor With 1No. Bedroom Above (Part-retrospective)

Amendment:

Decision: Grant Permission

Date: 21/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0037

Applicant:

Star Pubs & Bars Limited

Parish:

Carlisle

Date of Receipt:

31/01/2017

Agent:

SR Signs

Ward:

Castle

Location:

Kings Head Inn, 29A Fisher Street, Carlisle, CA3
8RF

Grid Reference:

340047 556002

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Proposed New Signage Consisting Of 2no. Fascia Signs, 1no. Hanging Sign, 1no. Welcome Sign, 3no. Sets Of Sign-Written Text, 1no. Amenity Board, 1no. Brass Menu Case, 3no. Lanterns and 4no. LED Floodlights

Amendment:

Decision: Grant Permission

Date: 30/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0039

Applicant:
Mr McGlone

Parish:
Nether Denton

Date of Receipt:
23/01/2017

Agent:

Ward:
Irthing

Location:
High Broomhill, Low Row, Brampton, CA8 2LT

Grid Reference:
358323 563573

Proposal: Demolition of Existing Living Room And Erection Of Two Storey Extension To Provide New Living Room On Ground Floor And En-Suite Bedroom Above. Single Storey Extension To Provide Cloakroom, Vestibule, Log Store And Canopy. First Floor Extension Above Kitchen And Utility To Provide Bedroom And Bathroom. Conversion Of Existing Outbuilding To Provide Additional Living Accommodation.

Amendment:

Decision: Grant Permission

Date: 20/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0045

Applicant:
Mr & Mrs G Smith

Parish:
Arthuret

Date of Receipt:
23/01/2017

Agent:
Spence & Dower

Ward:
Longtown & Rockcliffe

Location:
Gardeners Cottage, Netherby Hall, Longtown,
Carlisle, CA6 5PR

Grid Reference:
339644 571673

Proposal: Replacement Of Existing Septic Tank With A New Treatment Plant

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 15/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0046

Applicant:
Mr and Mrs Hitch

Parish:
Wetheral

Date of Receipt:
18/01/2017 23:02:40

Agent:
Architects Plus

Ward:
Wetheral

Location:
Wellholme Lea, 35 Scotby Village, Scotby, Carlisle,
CA4 8BS

Grid Reference:
344114 554920

Proposal: Replacement Of 10No. Existing Single Glazed Timber Framed Windows
With 9No. Double Glazed Timber Windows And 1No. Patio Door (LBC)

Amendment:

Decision: Grant Permission

Date: 23/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0049

Applicant:
c/o BMO Real Estate
Partners

Parish:
Carlisle

Date of Receipt:
23/01/2017

Agent:
Architects Plus (UK) Ltd

Ward:
Castle

Location:
3 & 5 New Lane, 9-15 Grapes Lane & 79, 81-85
Lowther Street, Carlisle

Grid Reference:
340187 555985

Proposal: Discharge Of Conditions 4 (Vehicle Turning); 5 (Scheme Of
Archaeological Investigation) And 6 (External Doors, Windows And
Glazing) Of Previously Approved Planing Permission 15/0093

Amendment:

Decision: Grant Permission

Date: 08/03/2017

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0051

Applicant:
K France

Parish:
Carlisle

Date of Receipt:
24/01/2017

Agent:
Day Cummins Limited

Ward:
Castle

Location:
26 Spencer Street, Carlisle, CA1 1BG

Grid Reference:
340412 555907

Proposal: Proposed New Steps And Handrails With New Disabled User Friendly Access. Minor Alteration To Existing Stone Wall Capping

Amendment:

Decision: Grant Permission

Date: 14/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0052

Applicant:
K France

Parish:
Carlisle

Date of Receipt:
20/01/2017 11:02:45

Agent:
Day Cummins Limited

Ward:
Castle

Location:
26 Spencer Street, Carlisle, CA1 1BG

Grid Reference:
340412 555907

Proposal: Proposed New Steps And Handrails With New Disabled User Friendly Access. Minor Alteration To Existing Stone Wall Capping (LBC)

Amendment:

Decision: Grant Permission

Date: 14/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0054

Applicant:
Mrs Daria Martyniuk

Parish:
Stapleton

Date of Receipt:
25/01/2017

Agent:
Tsada Building Design
Services

Ward:
Lyne

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Longrigg House, Roweltown, Carlisle, CA6 6LF

Grid Reference:

350731 572121

Proposal: Change Of Use Of Agricultural Store And Yard To Domestic Use;
Erection Of Detached Garage; Two Storey Rear Extension To Dwelling
To Provide Hall, Utility And Living Room On Ground Floor With 1No.
Master Bedroom Suite Above

Amendment:

Decision: Grant Permission

Date: 14/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0055

Applicant:

Messrs E I Coulthard

Parish:

St Cuthberts Without

Date of Receipt:

07/02/2017

Agent:**Ward:**

Dalston

Location:

Land to the south of Woodside Lodge and north of
The Keep, Wreay, Carlisle, CA4 0RH

Grid Reference:

342887 550377

Proposal: Widening Of 2No. Existing Field Entrances

Amendment:

Decision: Grant Permission

Date: 10/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0057

Applicant:

Mr Tom Clark

Parish:**Date of Receipt:**

23/01/2017

Agent:

SAC Consulting

Ward:

Lyne

Location:

Sorbies Farm, Roadhead, Carlisle, CA6 6NU

Grid Reference:

351122 576992

Proposal: Extension To Existing Livestock Building To Enable Dry Storage Of
Farmyard Manure

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 20/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0059

Applicant:
Mr Hetherington

Parish:
Kirklington Middle

Date of Receipt:
01/02/2017

Agent:
PlanB Building Drawing

Ward:
Lyne

Location:
Willow Grove, Smithfield, Kirklington, Carlisle, CA6
6DD

Grid Reference:
341664 565849

Proposal: Erection Of Detached Garage/Workshop (Part Retrospective)

Amendment:

Decision: Grant Permission

Date: 08/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0060

Applicant:
The Christopher Harrison
Group

Parish:
Carlisle

Date of Receipt:
02/02/2017

Agent:

Ward:
Harraby

Location:
Roebuck Suite and The Gelt Suite, Coulton House,
Harrison Way, Harraby Green Business Park,
Carlisle, CA1 2NU

Grid Reference:
341347 554160

Proposal: Change Of Use From A Medical Facility To Personal Training Facility

Amendment:

Decision: Grant Permission

Date: 08/03/2017

Between 04/03/2017 and 04/04/2017

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
17/0062

Applicant:
Mr S J Williamson

Parish:
Beaumont

Date of Receipt:
26/01/2017

Agent:

Ward:
Burgh

Location:
Eden Lodge, Edenholme, Grinsdale, Carlisle, CA5
6DS

Grid Reference:
336920 557922

Proposal: Replacement Of Existing Bedroom Windows With Fully Glazed Double
Doors And Juliet Balcony To Rear Elevation At First Floor Level

Amendment:

Decision: Grant Permission

Date: 23/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0063

Applicant:
Border Trucks

Parish:
Carlisle

Date of Receipt:
25/01/2017

Agent:
Tara Signs

Ward:
Belah

Location:
20b Millbrook Road, Kingstown Industrial Estate,
Carlisle, CA3 0EU

Grid Reference:
339312 559321

Proposal: Proposed Erection Of 1no. 600mm & 1no. 300mm High Built Up
Illuminated Letters; 1no. Entrance Gate With A Halo Illuminated Logo,
1no. Wall Mounted Non-Illuminated Directional Sign & 1no. Free
Standing Double Sided Pylon With Halo Illuminated Logos.

Amendment:

Decision: Grant Permission

Date: 15/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0067

Applicant:
Mrs D Burrow

Parish:
Carlisle

Date of Receipt:
25/01/2017 13:02:42

Agent:
DarntonB3 Architecture

Ward:
Botcherby

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

255 Pennine Way, Carlisle, CA1 3QW

Grid Reference:

342623 554745

Proposal: Erection Of A Single Storey Rear Extension To Provide 1no. En-suite Bedroom; Proposed Ramp Adjacent To The Rear Extension To Allow Disabled Access

Amendment:

Decision: Grant Permission

Date: 22/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0068

Applicant:

Mr D Walker

Parish:

Carlisle

Date of Receipt:

30/01/2017

Agent:**Ward:**

Castle

Location:

34 Tait Street, Carlisle, CA1 1RX

Grid Reference:

340561 555546

Proposal: Proposed Subdivision Of Living Room To Form 1no. Bedroom; Opening Of New Doorway To Dining Room; Modernisation Works Including The Renewal Of Kitchen And Bathroom Units and The Replacement Of An Electric Heater and Back Boiler With A Condensing Boiler Unit.

Amendment:

Decision: Grant Permission

Date: 16/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0069

Applicant:

Avon Construction Limited

Parish:

Cummersdale

Date of Receipt:

27/01/2017

Agent:

Mr Brian Child

Ward:

Dalston

Location:

Land to the rear of Margery Terrace, Cummersdale, Carlisle, CA2 6BG

Grid Reference:

338952 553203

Proposal: Proposed Erection Of 3no. Dwellings With Access Road And Parking

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 23/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0076

Applicant:
Lush Cosmetics Ltd

Parish:
Carlisle

Date of Receipt:
30/01/2017 16:02:45

Agent:
Zillwoods Ltd

Ward:
Castle

Location:
49a Scotch Street, Carlisle, CA3 8PY

Grid Reference:
340116 556012

Proposal: Installation Of 1No. Internally Illuminated Fascia Sign And 1No. Non Illuminated Hanging Sign

Amendment:

Decision: Grant Permission

Date: 17/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0077

Applicant:
Mr Ben Thomlinson

Parish:
Kirkandrews

Date of Receipt:
31/01/2017

Agent:
Mr Rodney Jeremiah

Ward:
Longtown & Rockcliffe

Location:
3 Kirkandrews Moat, Longtown, Carlisle, CA6 5PH

Grid Reference:
341057 573890

Proposal: Two Storey Side Extension To Provide Garage And Utility Room On Ground Floor With 2No. Bedrooms (1 With En-Suite) Above

Amendment:

Decision: Grant Permission

Date: 27/03/2017

Between 04/03/2017 and 04/04/2017

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
17/0079

Applicant:
Park Broom Lodge

Parish:
Stanwix Rural

Date of Receipt:
31/01/2017 11:02:55

Agent:
D.P.Plans

Ward:
Stanwix Rural

Location:
Park Broom Lodge, Park Broom, Carlisle, CA6 4QH

Grid Reference:
343103 559223

Proposal: Two Storey Rear Extension To Provide Additional Living Space To Owner's Accommodation On Ground Floor; Erection Of 2no. Hotel Bedrooms With En-Suites Including Rear Balconies At First Floor Level

Amendment:

Decision: Grant Permission

Date: 28/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0081

Applicant:
Mr & Mrs Thomas

Parish:
Burgh-by-Sands

Date of Receipt:
31/01/2017 13:02:48

Agent:
CAD Connections

Ward:
Burgh

Location:
9 The Courtyards, Moorhouse, Carlisle, CA5 6EX

Grid Reference:
332984 556799

Proposal: Demolition Of Existing Timber Conservatory And Erection Of Single Storey Rear Extension To Provide Sunroom

Amendment:

Decision: Grant Permission

Date: 27/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0082

Applicant:
Mr & Mrs Thomas

Parish:
Burgh-by-Sands

Date of Receipt:
31/01/2017 13:02:48

Agent:
CAD Connections

Ward:
Burgh

Location:
9 The Courtyards, Moorhouse, Carlisle, CA5 6EX

Grid Reference:
332984 556799

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Demolition Of Existing Timber Conservatory And Erection Of Single Storey Rear Extension To Provide Sunroom (LBC)

Amendment:

Decision: Grant Permission

Date: 27/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0088

Applicant:
Mr Rob Carr

Parish:
Arthuret

Date of Receipt:
03/02/2017

Agent:
Black Box Architects
Limited

Ward:
Longtown & Rockcliffe

Location:
Brackenhill Farm Brackenhill, Longtown, Carlisle,
CA6 5TU

Grid Reference:
344473 569541

Proposal: Conversion Of Existing Farmhouse To 2No Dwellings (Revised Application) (LBC)

Amendment:

Decision: Grant Permission

Date: 08/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0089

Applicant:
Greene King Plc

Parish:
Carlisle

Date of Receipt:
02/02/2017 13:02:46

Agent:
Omega Signs Limited

Ward:
Stanwix Urban

Location:
Crown Inn, 23 Scotland Road, Carlisle, CA3 9HS

Grid Reference:
339980 557106

Proposal: Proposed New Signage Consisting Of 3 Fascia Signs, 1no. Hanging Sign, 1no. Post-mounted Sign, 1no. Door Plaque, 2no. A3 Brass Menu Cases, 1no. Welcome Sign, 3no. Lanterns, 3no. Amenity Signs, 2no. Poster Frames, 4no. LED Floodlights And 2no. Replacement Flags

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 27/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0090

Applicant:
Mr Slinger

Parish:
Cumwhitton

Date of Receipt:
02/02/2017 16:02:44

Agent:
Black Box Architects
Limited

Ward:
Great Corby & Geltsdale

Location:
Burnside, Cumwhitton, Brampton, CA8 9EX

Grid Reference:
350648 552346

Proposal: Demolition of Existing Side Extension And Garage And Replace With Single Storey Side And Rear Extension Providing Kitchen, Utility And 1no. Bedroom En-suite Together With The Erection Of Timber Framed Sunroom

Amendment:

Decision: Grant Permission

Date: 29/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0091

Applicant:
Mr Laxton

Parish:
Stanwix Rural

Date of Receipt:
14/02/2017

Agent:

Ward:
Stanwix Rural

Location:
Harker Grange Nursing Home, Houghton, Carlisle,
CA6 4HY

Grid Reference:
339823 560182

Proposal: Change Of Use From Care Home (Class C2) To 1No. Dwelling (Class C3)

Amendment:

Decision: Grant Permission

Date: 27/03/2017

SCHEDULE E: Decisions Issued Under Delegated Powers

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0092

Applicant:
Mr Martin

Parish:
Dalston

Date of Receipt:
02/02/2017 23:02:40

Agent:
Gray Associates Limited

Ward:
Dalston

Location:
Land To South East Of Orton Grange Roundabout,
Orton Grange, Carlisle, CA5 6LA

Grid Reference:
335282 551845

Proposal: Erection Of 4No. Detached Dwellings (Revised Application)

Amendment:

Decision: Grant Permission

Date: 30/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0095

Applicant:
Mr Sam Bulman

Parish:
Carlisle

Date of Receipt:
06/02/2017 08:02:39

Agent:
JPR Building Design Ltd

Ward:
Belah

Location:
22 St Peters Drive, Carlisle, CA3 0QB

Grid Reference:
339476 558539

Proposal: Proposed Alterations To Front Porch; Enlargement Of Utility Room And
Erection Of First Floor Extension Over Existing Playroom, Porch And
Utility Room

Amendment:

Decision: Grant Permission

Date: 03/04/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0097

Applicant:
Acting by her Deputy
Nicholas Gutteridge

Parish:
Dalston

Date of Receipt:
06/02/2017 11:02:44

Agent:
Burnetts

Ward:
Dalston

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:

Twin Peaks, Townhead Road, Dalston, Carlisle,
CA5 7JF

Grid Reference:

336495 550067

Proposal: Proposed Rear Single Storey Extension Providing 2no. Bedrooms
Ensuite And A Car Port.

Amendment:

Decision: Grant Permission

Date: 03/04/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0098

Applicant:

Ms Charlotte Jude

Parish:

Carlisle

Date of Receipt:

09/02/2017

Agent:

Black Box Architects
Limited

Ward:

Morton

Location:

43 Levens Drive, Carlisle, CA2 6JE

Grid Reference:

338616 554404

Proposal: Two Storey Side Extension To Provide Store/Garage And Kitchen On
Ground Floor With 1no. En-Suite Bedroom Above; Erection Of Porch To
Front Elevation And Single Storey Kitchen Lean-To Extension To Rear

Amendment:

Decision: Grant Permission

Date: 22/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

17/0099

Applicant:

Mr Darren Illidge

Parish:

Wetheral

Date of Receipt:

13/02/2017

Agent:

Broadwath Design Sevices

Ward:

Wetheral

Location:

Mill Holmes, Scotby, Carlisle, CA4 8BT

Grid Reference:

344536 554595

Proposal: Discharge Of Condition 9 (Access From Carriageway) Of Previously
Approved Permission 15/0699

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 28/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0100

Applicant:
Mr Workman

Parish:
St Cuthberts Without

Date of Receipt:
14/02/2017

Agent:
H&H Land and Property

Ward:
Dalston

Location:
The Beeches Farm, Carleton, Carlisle, CA1 3DP

Grid Reference:
343036 552780

Proposal: Erection Of A Muck Midden

Amendment:

Decision: Grant Permission

Date: 21/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0102

Applicant:
Mr Deadman

Parish:
Stanwix Rural

Date of Receipt:
08/02/2017

Agent:
CONCEPT

Ward:
Stanwix Rural

Location:
The Old Schoolhouse, Rickerby, Carlisle, CA3 9AA

Grid Reference:
341514 557031

Proposal: Proposed Conversion Of School House To Residential Dwelling; Single Storey Rear And Side Extension With Glazed Link Providing Kitchen/Dining/Family Room; Detached Double Garage.

Amendment:

Decision: Grant Permission

Date: 28/03/2017

Between 04/03/2017 and 04/04/2017

SCHEDULE E: Decisions Issued Under Delegated Powers

Appn Ref No:
17/0103

Applicant:
Mr Deadman

Parish:
Stanwix Rural

Date of Receipt:
06/02/2017 23:02:47

Agent:
CONCEPT

Ward:
Stanwix Rural

Location:
The Old Schoolhouse, Rickerby, Carlisle, CA3 9AA

Grid Reference:
341514 557031

Proposal: Proposed Conversion And Extension To Former School House To
Provide 2 Bedroom Residential Dwelling (LBC)

Amendment:

Decision: Grant Permission

Date: 28/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0104

Applicant:
Mr & Mrs Blackburn

Parish:
Stanwix Rural

Date of Receipt:
16/02/2017

Agent:
Aditus Architectural
Services

Ward:
Stanwix Urban

Location:
63 Millcroft, Carlisle, CA3 0HT

Grid Reference:
341232 557708

Proposal: Variation Of Condition 2 (Approved Documents) To Enclose
Passageway Between Garage And Building; Reroof And Modification Of
Garage To Form Enlarged Garage And Office Area Of Previously
Approved Planning Application 16/0332

Amendment:

Decision: Grant Permission

Date: 31/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0105

Applicant:
Mr & Mrs D Mossop

Parish:
Wetheral

Date of Receipt:
10/02/2017

Agent:
Plan B Building Drawing
Limited

Ward:
Wetheral

SCHEDULE E: Decisions Issued Under Delegated Powers

Location:
Wathgreen, Cotehill, Carlisle, CA4 0AZ

Grid Reference:
346524 550662

Proposal: Single Storey Side Sunroom Extension. Rear Balcony to First Floor
Bedroom

Amendment:

Decision: Grant Permission

Date: 14/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0108

Applicant:
Cumbria Partnership NHS
Foundation Trust

Parish:
St Cuthberts Without

Date of Receipt:
08/02/2017

Agent:
Johnston & Wright

Ward:
Dalston

Location:
136 Suite & Assessment Unit, Carleton Clinic,
Cumwhinton Drive, Carlisle, CA1 3SX

Grid Reference:
343617 553412

Proposal: Discharge Of Condition 4 (External Lighting) Of Previously Approved
Permission 16/1081

Amendment:

Decision: Partial Discharge of Conditions
17/03/2017

Date:

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0109

Applicant:
Mr Richard Brown

Parish:
Rockcliffe

Date of Receipt:
08/02/2017

Agent:

Ward:
Longtown & Rockcliffe

Location:
Oak View, Todhills, Blackford, Carlisle, CA6 4HB

Grid Reference:
336892 563007

Proposal: Demolition Of Existing Cottage And Erection Of Replacement Bungalow
With Detached Garage

SCHEDULE E: Decisions Issued Under Delegated Powers

Amendment:

Decision: Grant Permission

Date: 04/04/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0112

Applicant:
Mr & Mrs G Rigg

Parish:
Wetheral

Date of Receipt:
09/02/2017 08:02:39

Agent:
Allan Alexander MCIAT

Ward:
Wetheral

Location:
1 Bridge End Cottage, Warwick on Eden, Carlisle,
CA4 8NS

Grid Reference:
346858 556664

Proposal: Variation Of Condition 2 (Approved Documents) Of Previously Approved Application 16/0582 To Amend The Internal Layout And Configuration Of External Staircase

Amendment:

Decision: Grant Permission

Date: 31/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0118

Applicant:
Dreams

Parish:
Carlisle

Date of Receipt:
10/02/2017 13:03:01

Agent:
Spencer Signs LTD

Ward:
Denton Holme

Location:
Unit 3 Byron House, The Maltings, Shaddongate,
Carlisle, CA2 5TU

Grid Reference:
339520 555934

Proposal: Display Of 5no. Part Illuminated Fascia Signs, 1no. Externally Illuminated Fascia sign, 1no. Set Of Glazing Graphics And 1no. Estate Sign Graphic

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 27/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0124

Applicant:
Mr S Dobinson

Parish:
Carlisle

Date of Receipt:
14/02/2017 11:02:40

Agent:
DarntonB3 Architecture

Ward:
Yewdale

Location:
32 Cartmel Drive, Carlisle, CA2 7SE

Grid Reference:
336969 555151

Proposal: Partial Demolition Of Existing Garage/Workshop; Proposed Single Storey Side Extension Providing Bedroom And Shower Room

Amendment:

Decision: Grant Permission

Date: 22/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0125

Applicant:
TW & AM Moscrop & Sons Irthington

Parish:

Date of Receipt:
14/02/2017 16:02:41

Agent:
H&H Land and Property

Ward:
Stanwix Rural

Location:
Rye Close Farm, Irthington, Carlisle, CA6 4NE

Grid Reference:
348978 559102

Proposal: Proposed Cattle Building

Amendment:

Decision: Grant Permission

Date: 21/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0127

Applicant:
Mr & Mrs L Allison

Parish:
Hayton

Date of Receipt:
24/02/2017

Agent:
Ecoplan Architectural

Ward:
Hayton

SCHEDULE E: Decisions Issued Under Delegated Powers

Limited

Location:
32 Cairn Wood, Heads Nook, Brampton, CA8 9AH

Grid Reference:
349715 555036

Proposal: Erection of Front Porch

Amendment:

Decision: Grant Permission

Date: 17/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0130

Applicant:
Mr Stephen Komolafe

Parish:
Irthington

Date of Receipt:
15/02/2017 13:02:47

Agent:
Tsada Building Design
Services

Ward:
Stanwix Rural

Location:
Sportsman Inn, Laversdale, Irthington, Carlisle, CA6
4PJ

Grid Reference:
347600 562592

Proposal: Change Of Use Of Former Public House To 2no. Residential Units (Part
Retrospective) (Revised Application)

Amendment:

Decision: Grant Permission

Date: 23/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0133

Applicant:
Mr Kyle Gillies

Parish:
Burgh-by-Sands

Date of Receipt:
21/02/2017

Agent:
Joseph Architecture

Ward:
Burgh

Location:
Land adj Hamilton House, Burgh by Sands, Carlisle,
CA5 6AQ

Grid Reference:
331772 558954

Proposal: Discharge Of Conditions 3 (Materials) ; 8 (Prevention of Surface Water
Discharging Onto Highway); 11 (Tree and Hedge Protection Measures);

SCHEDULE E: Decisions Issued Under Delegated Powers

12 (Landscaping Scheme); and 13 (Disposal Of Foul & Surface Waters) attached to Planning Permissions 15/0907 Together with Conditions 3 (Construction Method Statement) and 4 (Sample Panel) of Planning Permission 16/0938

Amendment:

Decision: Grant Permission

Date: 17/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0139

Applicant:
Mr & Mrs Hudson

Parish:
Carlisle

Date of Receipt:
20/02/2017

Agent:
Tsada Building Design
Services

Ward:
Belah

Location:
19 Naworth Drive, Carlisle, CA3 0DD

Grid Reference:
339354 558519

Proposal: Conversion Of Garage To Provide Day Room And Shower Room;
Erection Of Single Storey Side/Rear Extension To Provide Utility Room

Amendment:

Decision: Grant Permission

Date: 22/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0140

Applicant:
Mr Gemmell

Parish:
Arthuret

Date of Receipt:
27/02/2017

Agent:
Plan B Building Drawing
Limited

Ward:
Longtown & Rockcliffe

Location:
10 Briar Lea Court, Longtown, Carlisle, CA6 5YS

Grid Reference:
338497 568438

Proposal: Erection Of Single Storey Rear Extension To Provide Utility Room;
Erection Of Adjoining Boundary Walls

Amendment:

SCHEDULE E: Decisions Issued Under Delegated Powers

Decision: Grant Permission

Date: 27/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0141

Applicant:
JLSG Inns

Parish:
Irthington

Date of Receipt:
20/02/2017

Agent:
Gray Associates Limited

Ward:
Stanwix Rural

Location:
Salutation Inn, Irthington, Carlisle, CA6 4NJ

Grid Reference:
349696 561498

Proposal: Display Of Replacement Internally Illuminated Signage (Retrospective)

Amendment:

Decision: Grant Permission

Date: 29/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:
17/0143

Applicant:
Reiver Homes (Story
Contracting)

Parish:
Multiple Parishes

Date of Receipt:
21/02/2017

Agent:
PFK Planning

Ward:
Multiple Wards

Location:
Land Adjacent The Whins, Heads Nook

Grid Reference:
349184 555192

Proposal: Discharge Of Conditions 4 (Hard And Soft Landscape Works); 5 (Boundary Details); 7 (Tree Protection Details); 8 (Wildlife Enhancement Measures); 9 (Details Of No. 8 The Whins) & 16 (Existing Highway Fence/Wall Boundaries) Of Previously Approved Permission 16/0812

Amendment:

Decision: Grant Permission

Date: 29/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No:

Applicant:

Parish:

SCHEDULE E: Decisions Issued Under Delegated Powers

17/0150 Mr Ian Huntington

Date of Receipt: 20/02/2017 23:02:39
Agent: JPR Building Design Ltd
Ward: Stanwix Urban

Location: 42 Longlands Road, Carlisle, CA3 9AE
Grid Reference: 340949 557369

Proposal: Erection Of Single Storey Side And Rear Extension

Amendment:

Decision: Grant Permission

Date: 22/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No: 17/0151
Applicant: Speedy Asset Services Ltd
Parish: Carlisle

Date of Receipt: 07/03/2017
Agent: Dunlop Heywood
Ward: Castle

Location: Unit 3, Port Road Industrial Estate, Port Road, Carlisle, CA2 7AJ
Grid Reference: 339016 556203

Proposal: Display Of 1no. non-illuminated freestanding sign and 2no. non-illuminated wall-mounted signs.

Amendment:

Decision: Grant Permission

Date: 30/03/2017

Between 04/03/2017 and 04/04/2017

Appn Ref No: 17/0181
Applicant: Esh Homes
Parish: Carlisle

Date of Receipt: 03/03/2017
Agent:
Ward: Yewdale

Location: Land at Suttle House, Wigton Road, Carlisle, CA2 6BQ
Grid Reference: 337638 554284

SCHEDULE E: Decisions Issued Under Delegated Powers

Proposal: Non-Material Amendment Of Previously Approved Planning Permission
14/1005

Amendment:

Decision: Amendment Accepted
24/03/2017

Date:
