

SCHEDULE A: Applications with Recommendation

13/0370

Item No: 10

Date of Committee: 19/07/2013

Appn Ref No:
13/0370

Applicant:
Mr Sam & Mrs Karen Greig

Parish:

Beaumont

Date of Receipt:
08/05/2013

Agent:

Ward:
Burgh

Location:

Sunnyside, Moorhouse Road, Moorhouse, Carlisle,
Cumbria, CA5 6EJ

Proposal: Raising Of Roof To Provide First Floor Accommodation Comprising 1no. En-Suite Bedroom, 2no. Bedrooms And Bathroom, Together With Reconfiguration Of Ground Floor Accommodation; Erection Of Detached Garage (Revised/Part Retrospective Application)

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Scale And Design Of The Proposal Is Acceptable
- 2.2 Impact On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

3. Application Details

The Site

- 3.1 The original dwelling was a single-storey brick built property under a hipped, slate roof, which had a flat roof conservatory added to the south elevation and a flat roof single-storey extension added to the east elevation. A pre-fabricated garage was located directly to the north of the dwelling.
- 3.2 The dwelling sits in a large plot, which contains a large timber shed, a

smaller garden shed, a green house, a pre-fabricated garage and a number of trees. Boundary treatment consists of post and wire fences and hedgerow. The dwelling is surrounded by fields, with the nearest residential property being located approximately 170m to the south.

- 3.3 In June 2012, planning permission was granted for the raising of roof to provide first floor accommodation comprising 1no. en-suite bedroom, 2no. bedrooms and bathroom, together with reconfiguration of ground floor accommodation (12/0314). This permission has been implemented, although there have been some minor modifications to the approved scheme. This application is seeking to regularise the minor modifications and obtain permission for the erection of a detached double garage.

Background

- 3.4 This application has been brought to committee because one of the applicants works for the City Council.

The Proposal

- 3.5 This proposal is seeking permission for some minor amendments to the approved scheme, which has been implemented. These are as follows:
- the replacement of a chimney with a flue on the north elevation;
 - the reduction in the size of two windows at ground floor level in the south elevation;
 - the removal of a rooflight and the re-positioning of a rooflight on the south roofslope;
 - the repositioning of solar panels on the south roofslope;
 - the replacement of french doors/ a juliet balcony on the first floor of the east elevation with a window;
- 3.6 The pre-fabricated garage that was located to the north of the dwelling has been demolished and this application is also seeking permission for a new double garage, which would be located on the site of the old garage and part of the garden. This would have a floor area of 8m by 6m and a ridge height of 5.4m. It would be finished in render under a slate roof to match the dwelling.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to one neighbouring property. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objections;
Beaumont Parish Council: - no comments.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies H11 and CP5 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:
1. Whether The Scale And Design Of The Proposal Is Acceptable
- 6.2 This proposal is seeking planning permission for some minor amendments to an approved scheme which has been implemented and for the erection of a double garage. The proposed changes would be acceptable and would not have an adverse impact on the design of the dwelling. Whilst the replacement garage would be large, it would be set back 6m into the site, would be finished in render under a slate roof to match the dwelling and would be partially screened by existing trees which are to be retained.
- 6.3 In light of the above, the scale and design of the proposal would be acceptable.
2. Impact On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 6.4 The application site is surrounded by open countryside and the nearest dwelling would be located over 170m away. The proposal would not, therefore, have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

Conclusion

- 6.5 In overall terms, the scale and design of the proposal would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. In all aspects, the proposal is compliant with the relevant policies contained within the adopted Local Plan.

7. Planning History

- 7.1 In June 2012, planning permission was granted for the raising of roof to provide first floor accommodation comprising 1no. en-suite bedroom, 2no. bedrooms and bathroom, together with reconfiguration of ground floor accommodation (12/0314).

8. Recommendation: Grant Permission

1. The approved documents for this Planning Permission comprise:

1. the submitted planning application form, received 8 May 2013;
2. Location Plan, received 8 May 2013 (Drawing 12-09-04);
3. As Existing Site (Block) Plan, received 8 May 2013 (Drawing 12-09-05);
4. As Proposed Site (Block) Plan, received 8 May 2013 (Drawing 12-09-06);
5. Tree Site Plan/ Tree Schedule, received 8 May 2013 (Drawing 12-09-08);
6. As Existing Ground Floor Plan & Elevations, received 8 May 2013 (Drawing 12-09-01);
7. As Proposed Ground Floor Plan & Elevations, received 8 May 2013 (Drawing 12-09-02);
8. As Proposed First Floor Plan & Elevations, received 8 May 2013 (Drawing 12-09-03);
9. Garage Elevations, received 2 July 2013 (Drawing 12-09-07);
10. Garage Floor Plan, received 2 July 2013 (Drawing 12-09-09);
11. the Notice of Decision; and
12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

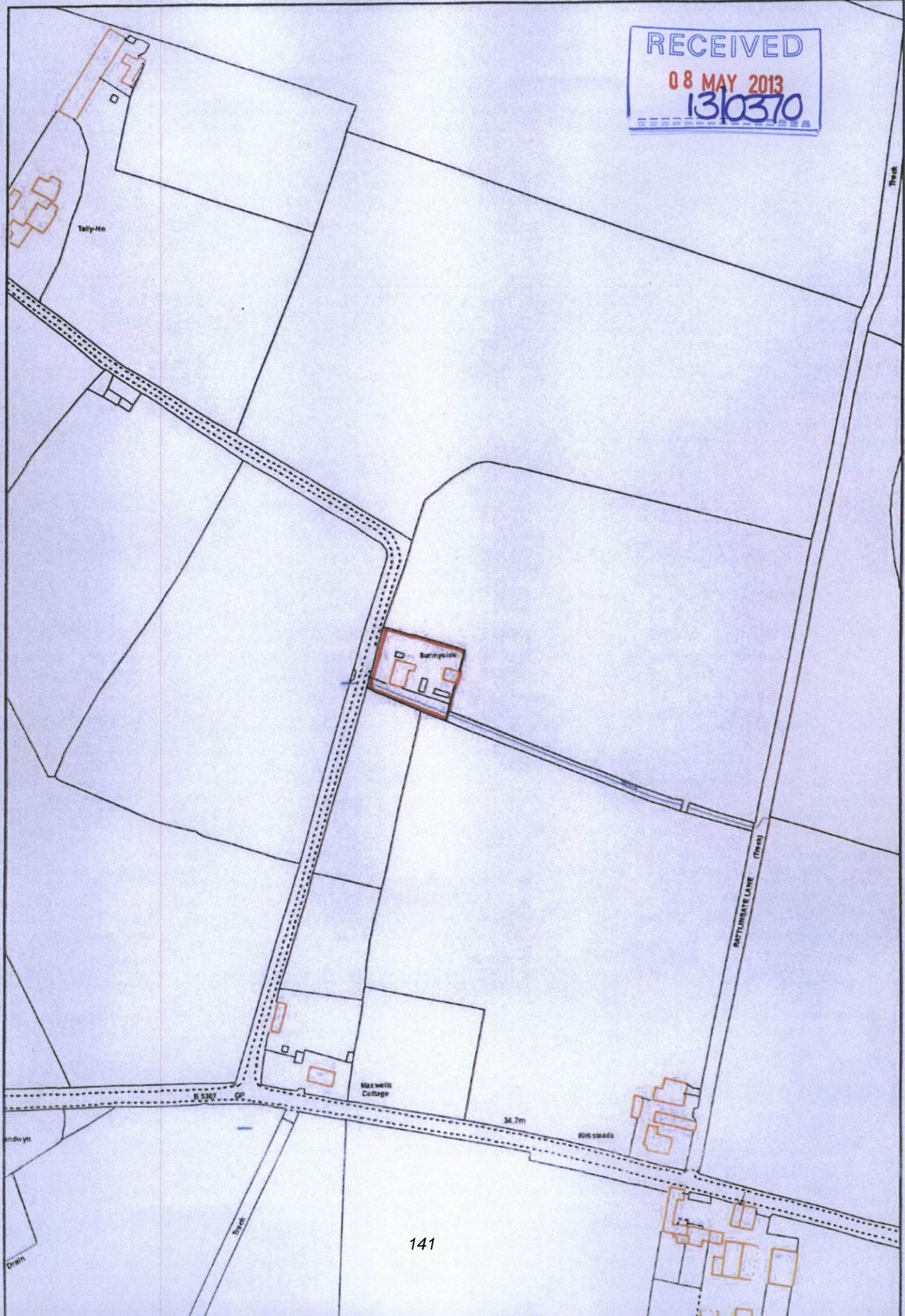
Reason: For the avoidance of doubt.

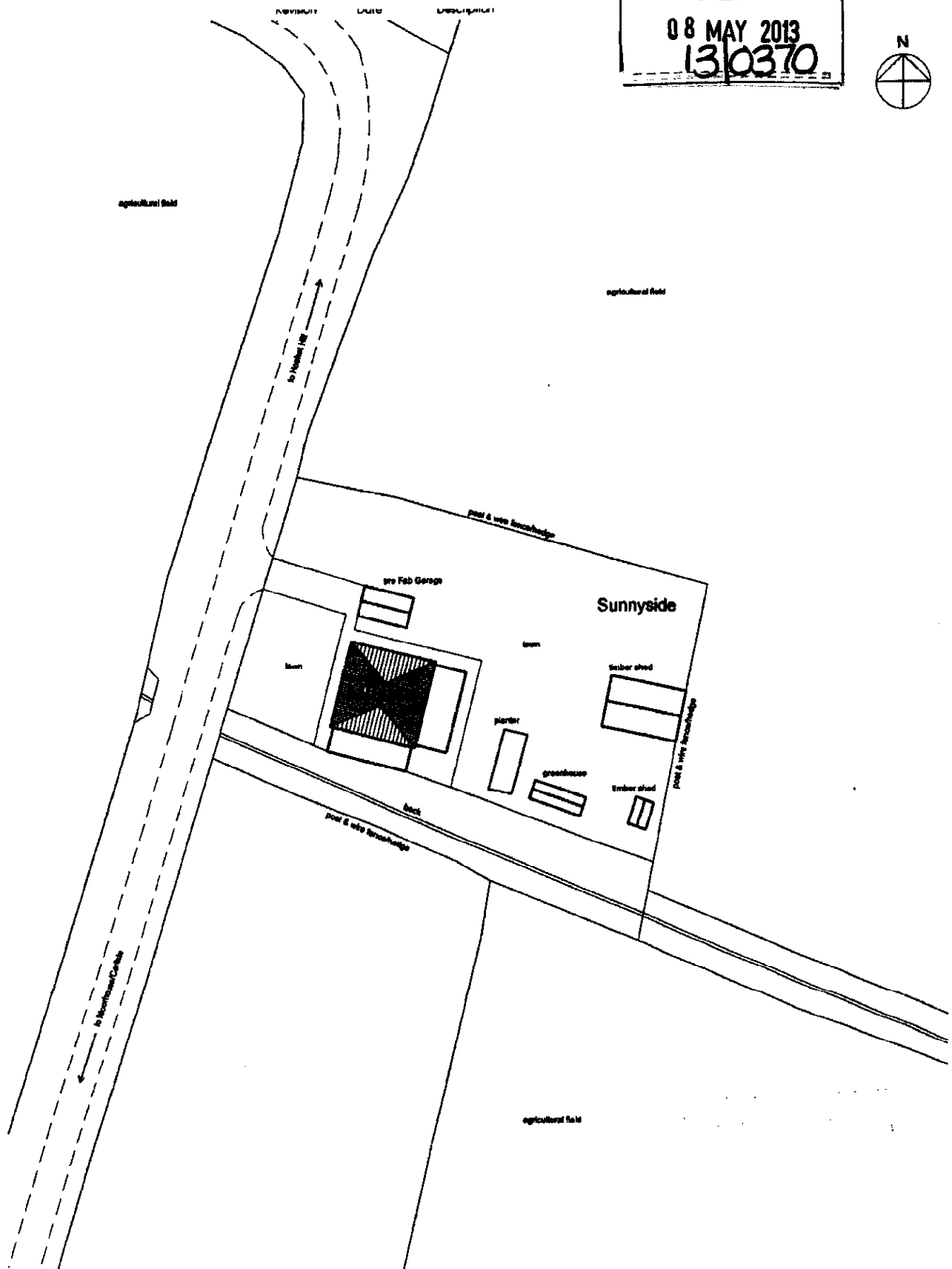
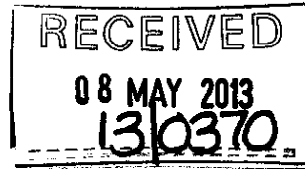
2. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policies H11 and CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

LOCATION PLAN SCALE 1:2500 DRWG 12-09-04

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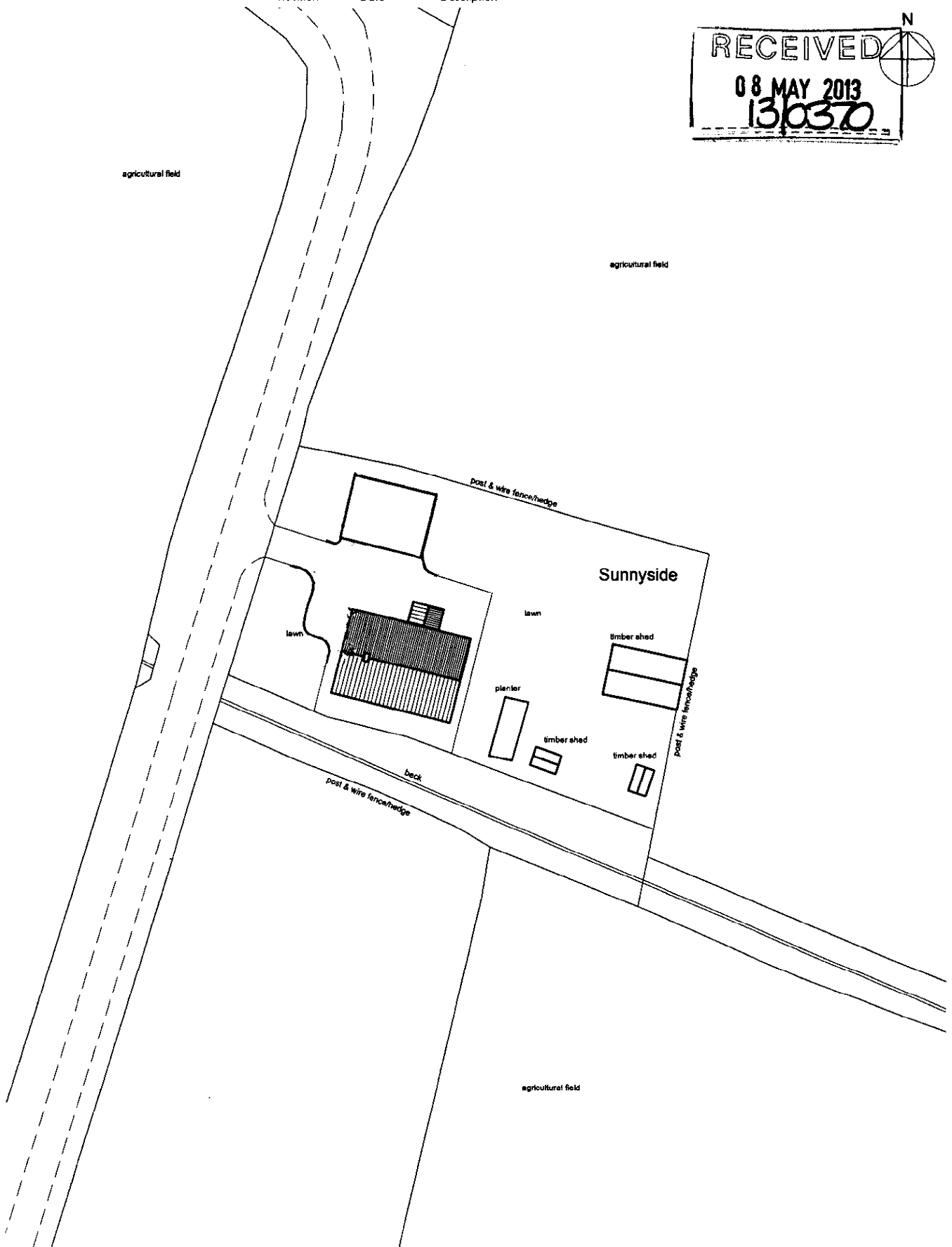
Project	Proposed Extension & Alterations. Sunnyside, Hasket Hill, Carlisle, Cumbria. CA5 6EJ.		
Drawing	As Existing Site (Block) Plan.		
Dwg No.	12-09-05	Scale	1:500 @ A4
Date	14/11/13	Rev.	
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REVISION DATE DESCRIPTION



agricultural field

agricultural field

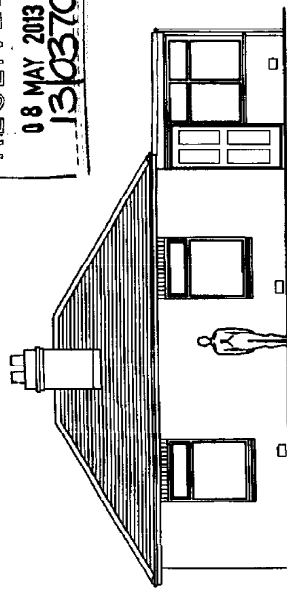


Project	Proposed Extension & Alterations. Sunnyside, Hosket Hill, Carlisle, Cumbria. CA5 6EJ.		
Drawing	As Proposed Site (Block) Plan.		
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Date	14/5/13	Rev.	

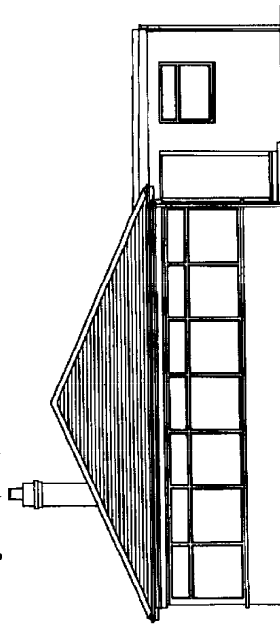
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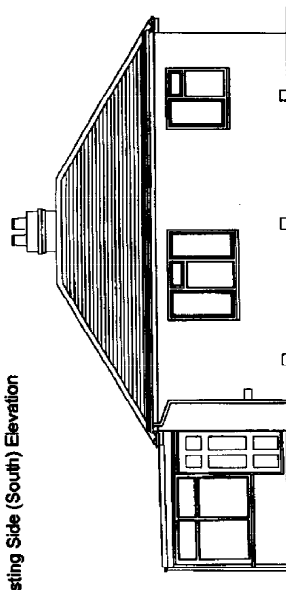
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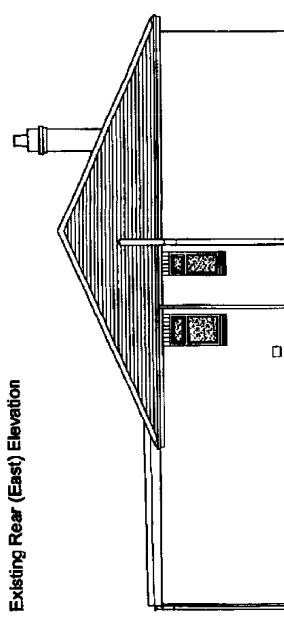
Existing Front (West) Roadside Elevation



Existing Side (South) Elevation



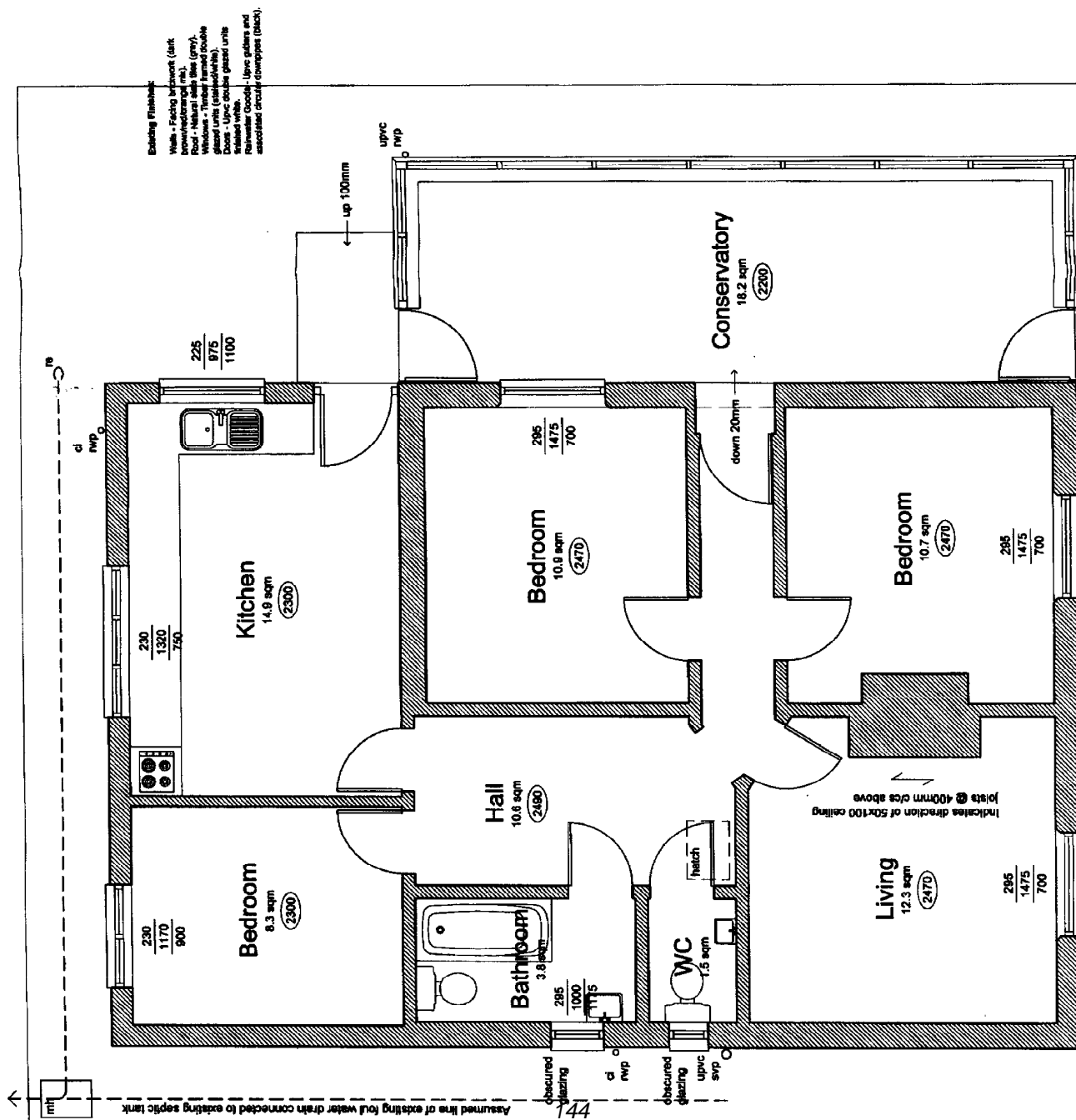
Existing Rear (East) Elevation



Existing Side (North) Elevation

Project	Proposed Extension & Alterations. Sunnyside, Hosket Hill, Carlisle, Cumbria CA5 6EJ.			
Drawing	As Existing Ground Floor Plan & Elevations.			
Dwg No.	12 - 09 - 01	Scale	1/50 / 1/100	Date 14/11/13 Rev.
<p>The drawings and calculations are to be followed in preference to the printed form as the drawings are the master copy. The drawings are to be used to produce the construction documents. The drawings are the property of the client and are not to be used for any other purpose without the written consent of the client.</p>				

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Key:

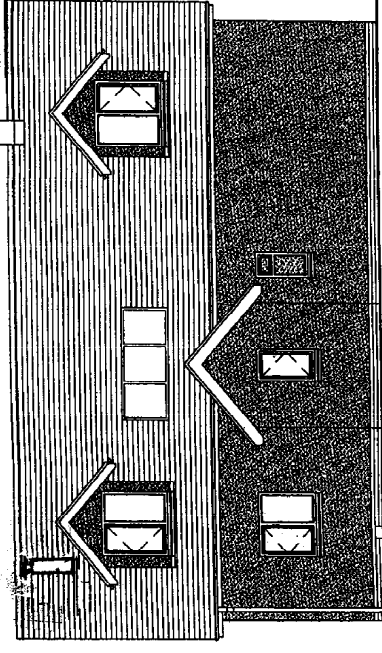
Indicates o/a floor
to ceiling height

200	1200	800
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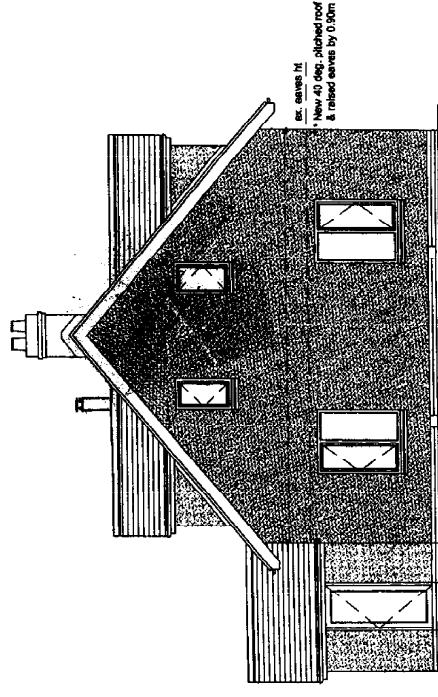
Indicates o/a floor
to ceiling height.

Existing Ground Floor Plan

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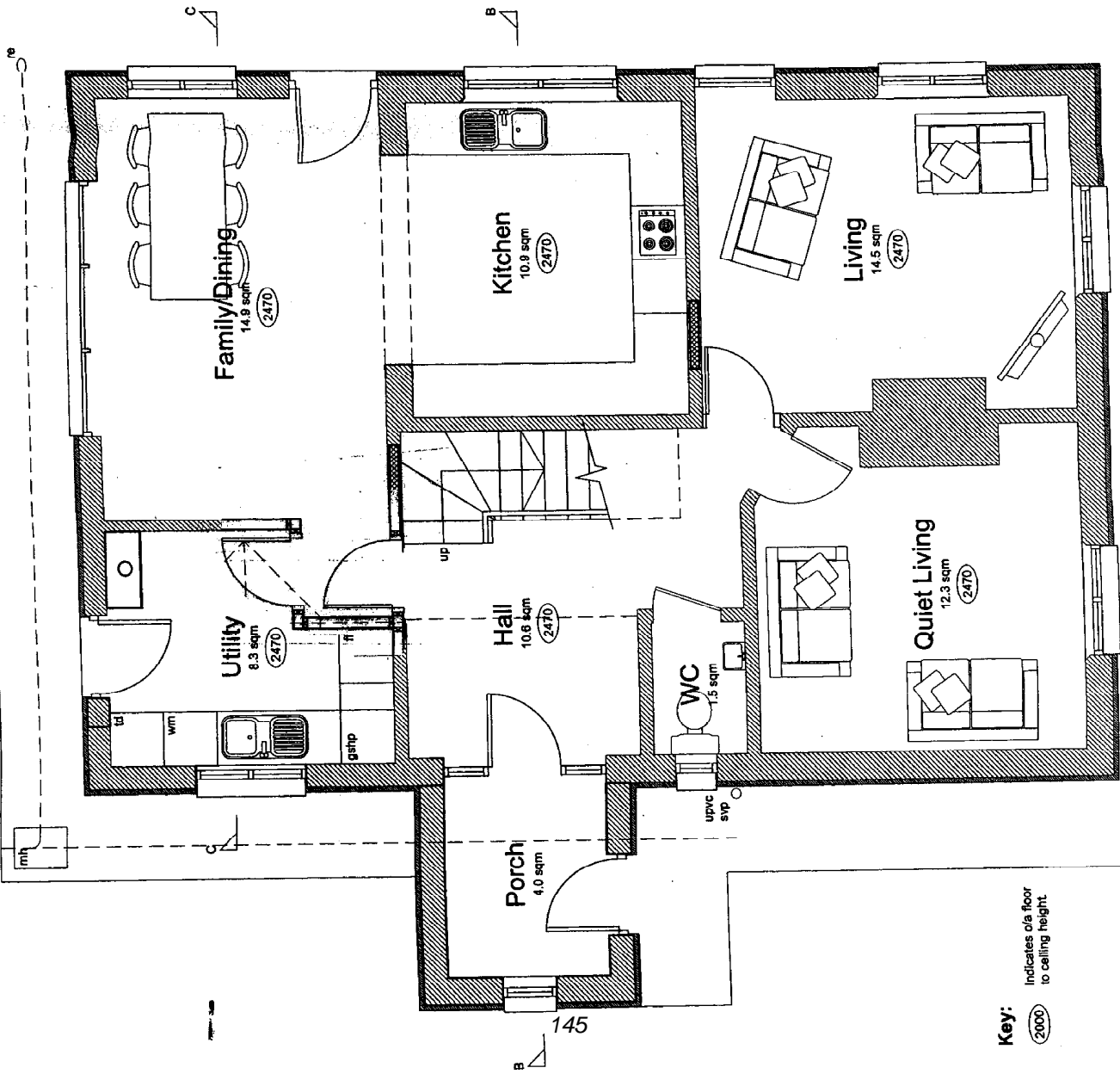


Proposed Side (North) Elevation



Proposed Front (West) Roadside Elevation

Proposed Finishes:
Walls - Facing brickwork (dark brown/red/orange mix) pattern.
Self coloured textured render (colour l.b.c.).
Roof - Natural slate (grey).
Windows - UPVC framed double glazed units (colour l.b.c.).
Doors - UPVC framed past double glazed/glassed units (colour l.b.c.).
Rainwater Gutter - UPVC half round guttering and associated circular downpipes (colour l.b.c.).



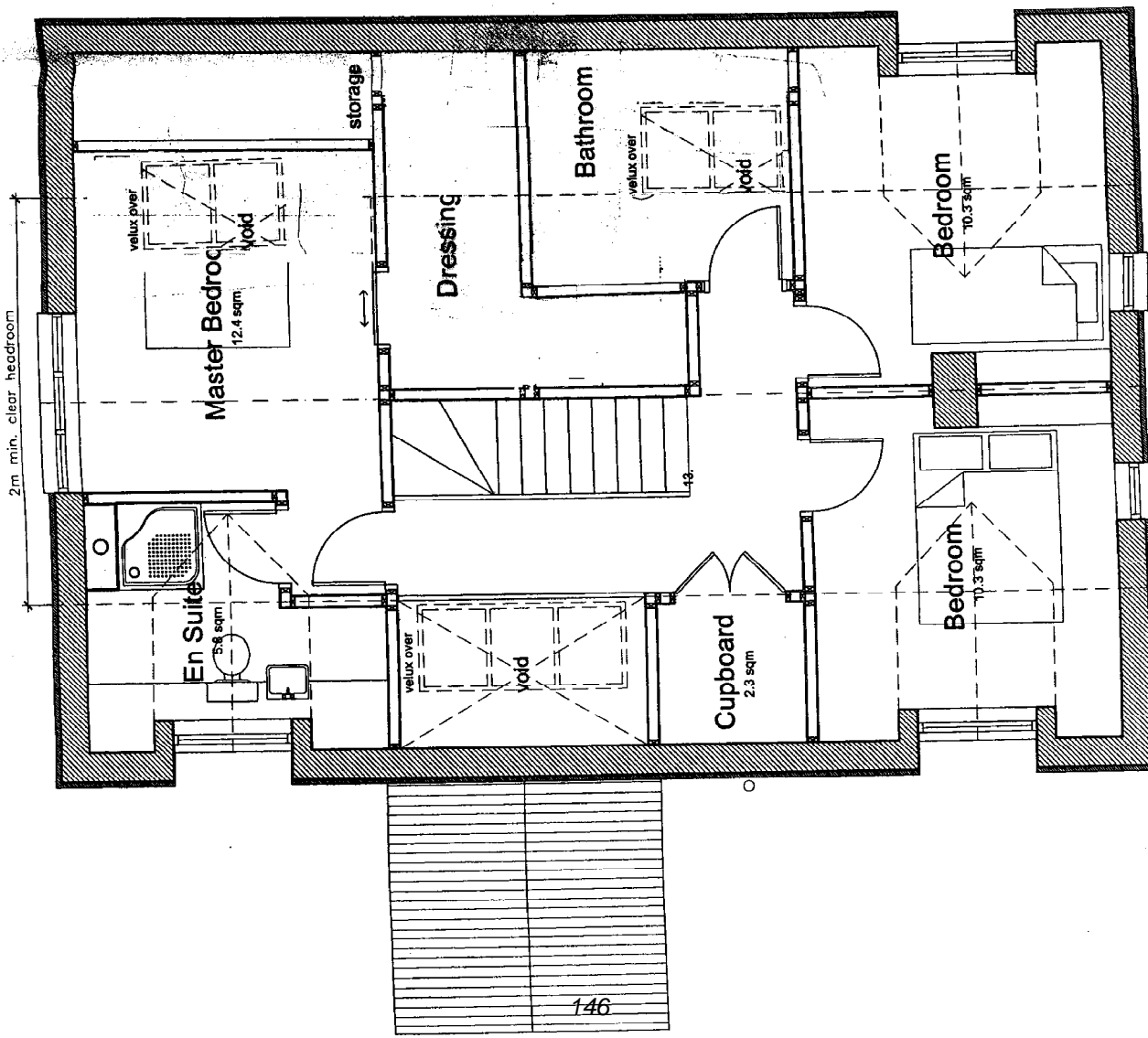
Key:
Indicates o/a floor to ceiling height.
(2000)

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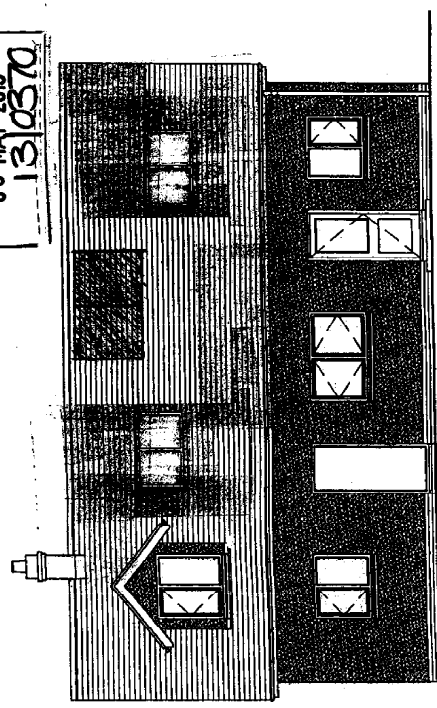
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Drawing	As Proposed Ground Floor Plan & Elevations.		
Dwg No.	12 - 09 - 02	Scale	1:50 / 100
Date	13/11/13	Rev.	

Proposed Ground Floor Plan

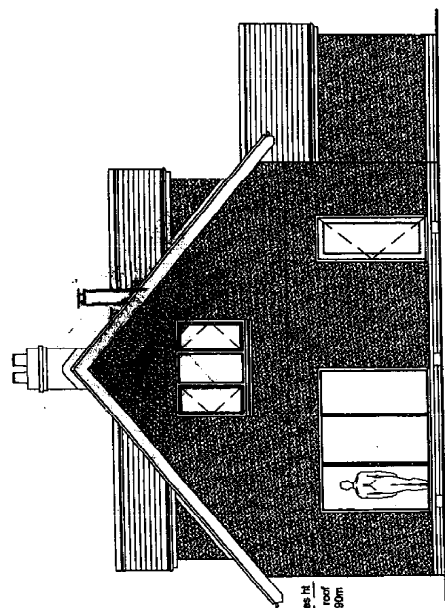
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Proposed First Floor Plan



Proposed Side (South) Elevation



Proposed Rear (East) Elevation

ex. steps to
New 40 deg. pitched roof
& raised terrace by 0.80m

- Proposed Finishes:
- Walls - Facing brickwork (dark brown/red/orange)
 - Roof - Natural slate (grey)
 - Windows - UPVC framed double glazed units (colour l.b.c.)
 - Doors - UPVC framed part double glazed/part solid (colour l.b.c.)
 - Rainwater Goods - UPVC half round gutters and associated circular downpipes (colour l.b.c.)

Project	Proposed Extension & Alterations, Sunnyside, Hosket Hill, Carlisle, Cumbria, CA5 6EJ.		
Drawing	As Proposed First Floor & Elevations.		
Dwg No.	12-09-03	Scale	1:50 / 1:100
Date	MM/YY	13/1	Rev.

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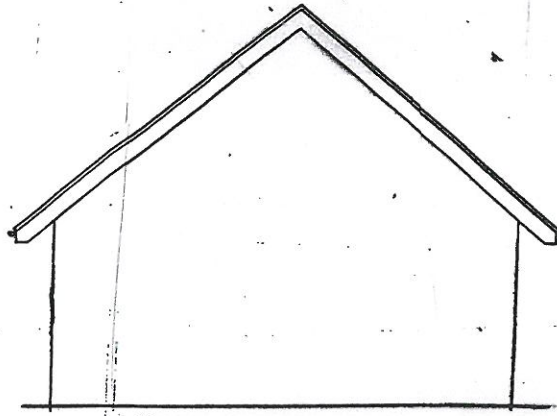
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GARAGE ELEVATIONS

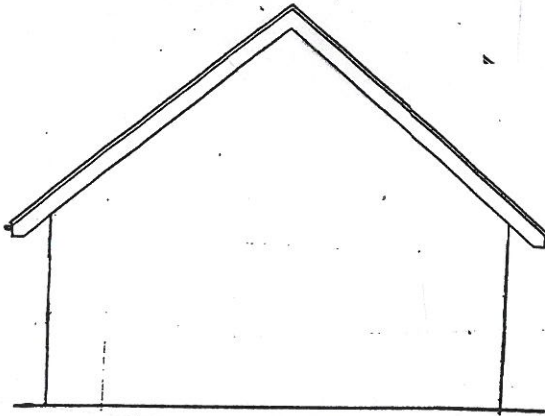
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SCALE 1:100

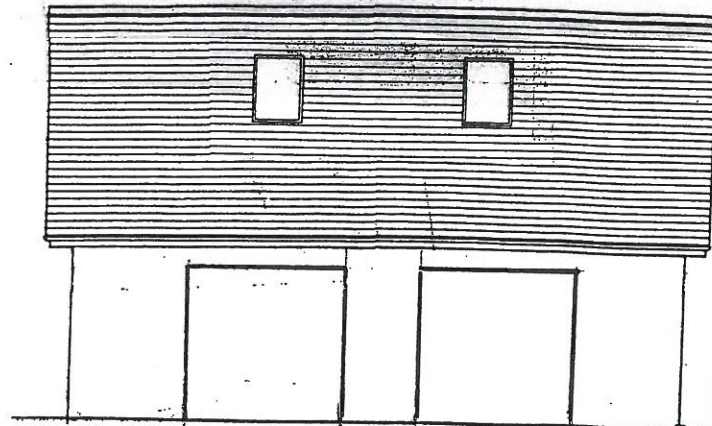
SIDE
(WEST)



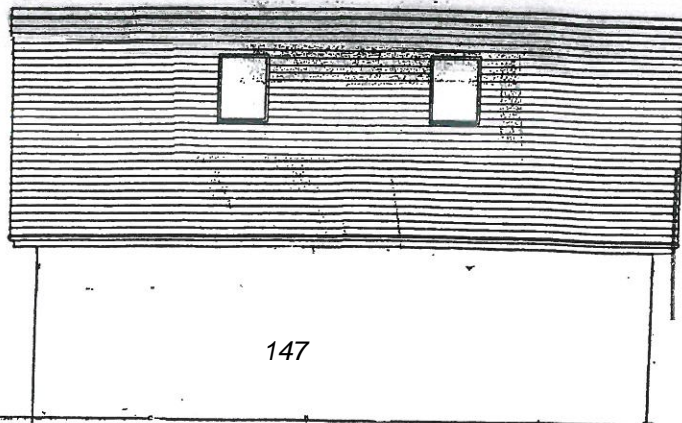
SIDE
(EAST)



FRONT
(SOUTH)

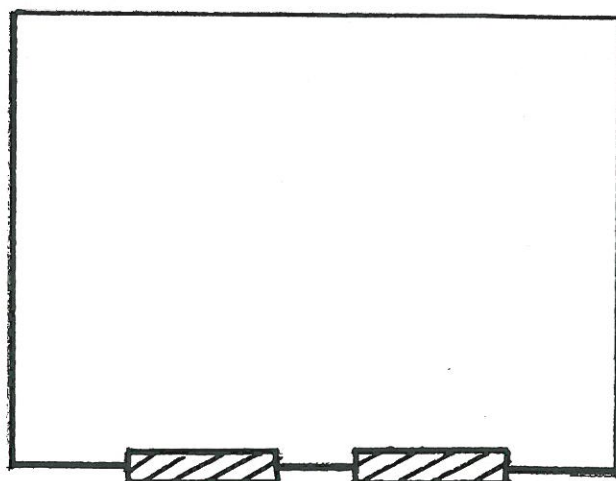


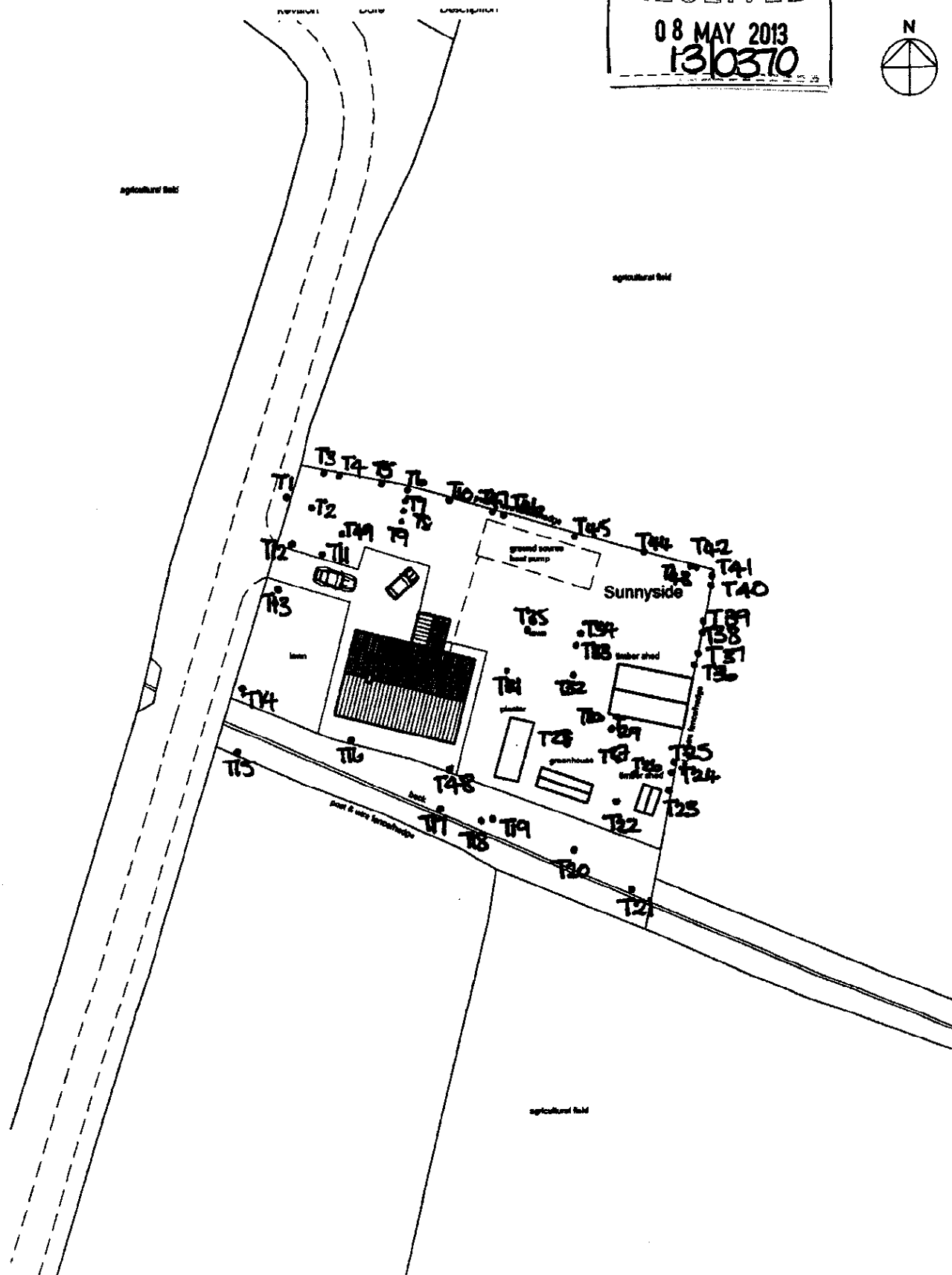
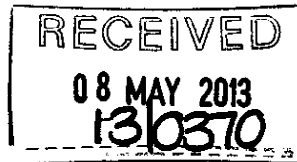
REAR
(NORTH)



GARAGE FLOOR PLAN
12-09-09

SCALE 1:100





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Project	Proposed Extension & Alterations. Sunnyside, Hosket Hill, Carlisle, Cumbria. CA5 6EJ.		
Drawing	TREE SITE Plan.		
Dwn No.	12-09-051	Scale	1:500 @ A4
Date	MAY 13	Rev.	
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Tree Schedule

1. Oak
2. Sycamore
3. Beech
4. Sycamore
5. Pine
6. Cypress
7. Cypress
8. Yew
9. Prunus
10. Holly
11. Silver Birch
12. Beech
13. Sycamore
14. Sycamore
15. Apple
16. Cherry
17. Plum
18. Alder
19. Elder
20. Elder
21. Alder
22. Cherry
23. Cherry
24. Cherry
25. Apple
26. Pear
27. Hazelnut
28. Almond
29. Apple
30. Pear
31. Apple
32. Apple
33. Willow
34. Pear
35. Sycamore
36. Holly
37. Willow
38. Holly
39. Hawthorn

-
- 40. Oak
 - 41. Beech
 - 42. Sycamore
 - 43. Beech
 - 44. Prunus
 - 45. Cherry
 - 46. Beech
 - 47. Beech
 - 48. Apple
 - 49. Crab Apple