

## SCHEDULE A: Applications with Recommendation

16/1022

Item No: 07

Date of Committee: 21/04/2017

**Appn Ref No:**  
16/1022

**Applicant:**  
North Homes Ltd

**Parish:**  
Cummersdale

**Agent:**  
Taylor and Hardy

**Ward:**  
Denton Holme

**Location:** Land to the Rear of Irvings Place, Dalston Road, Cummersdale

**Proposal:** Erection Of 17No. Dwellings And Associated Infrastructure

**Date of Receipt:**  
28/11/2016

**Statutory Expiry Date**  
27/02/2017

**26 Week Determination**  
29/05/2017

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### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

- 1.1 It is recommended that Authority to Issue approval of this application with conditions is given to the Corporate Director of Economic Development subject to a legal agreement to cover the provision of affordable housing on the site.

#### 2. Main Issues

- 2.1 Whether The Proposal Would Be Acceptable In Principle
- 2.2 Whether The Scale And Design Would Be Acceptable
- 2.3 The Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.4 Affordable Housing
- 2.5 Impact Of The Proposal On Tree And Hedges
- 2.6 Impact Of The Proposal On Biodiversity
- 2.7 Highways Matters
- 2.8 Other Matters

#### 3. Application Details

**The Site**

- 3.1 The application site, which measures 0.4 hectares, is currently overgrown grassland with some scrub. Part of the site, adjacent to Dalston Road, is significantly higher than the rear section of the site and the dwellings at Irvings Place. The south-east corner of the site has been used for fly tipping and contains rubble and building materials, whilst a disused chicken coop is present within the northern part of the site. Hedges and trees are located around the periphery of the site, particularly along the southern and eastern site boundaries.
- 3.2 Irvings Place, a terrace of eight two-storey rendered properties, which front onto Dalston Road, adjoins the site to the north and west. An access road runs to the rear of these dwellings, beyond which lies garden areas, garages and a range of outbuildings. The Pirelli Factory also adjoins part of the northern site boundary, with a landscaped strip being located between the factory and the site. Cummersdale Road adjoins the southern site boundary beyond which lies a detached bungalow. Some open space adjoins the site to the east.

### **The Proposal**

- 3.3 The proposal is seeking to erect 17 dwellings within the site. A pair of semi-detached four-bedroom properties (Plots 1 & 2) would be sited adjacent to the dwellings on Irvings Place and these would face Dalston Road. The dwellings would contain small pitched roof dormer windows in the front facing roofslope. The side elevation that would face Cummersdale Road would contain a bay window and a number of windows at ground, first and second floor levels to add visual interest. Garages and parking areas would be located to the rear of these dwellings and these would be accessed from Cummersdale Road.
- 3.4 A new road would be provided from Cummersdale Road and this would provide access to three pairs of semi-detached properties and three terraces of three dwellings.
- 3.5 Plot 3, which would be a three-bedroom property, would face Cummersdale Road and would have a bay window on the front elevation and a small pitched roof at eaves level. Plot 4, which would be a two-bedroom property, would be attached to the rear of Plot 3 and would be a mixture of brick and render. Plots 5 to 8 would be two pairs of three-bedroom semi-detached properties that would lie at the northern end of the site.
- 3.6 The three terraces of three dwellings (Plots 9-17) would contain two two-bedroom properties and one three-bedroom property. The front elevations of these dwellings would contain a two-storey projecting gable and a small pitched roof at eaves level. Plot 17 has also been designed so that its front elevation faces Cummersdale Road. A further access would be created from Cummersdale Road to serve a parking area to the rear of Plot 17.
- 3.7 All of the dwellings would be constructed of a mixture of brick and render, with artstone heads and sills under tiled roofs.
- 3.8 Each dwelling would have two dedicated parking spaces, with an additional

seven parking spaces being provided within the site. The hedges and a number of existing trees along the southern and eastern boundaries would be retained, with new beech and hawthorn hedges being planted along sections of the northern, eastern and western site boundaries.

#### **4. Summary of Representations**

4.1 This application has been advertised by means of site and press notices as well as notification letters sent to 10 neighbouring properties. In response, 3 letters of objection have been received, which make the following points:

- concerned about how the development will affect Irvings Place;
- proposal would lead to a loss of privacy for the dwellings at Irvings Place;
- the new houses will be built right behind the dwellings on Irvings Place;
- the dwellings on Irvings Place, which are over 150 years old, would be surrounded by new houses;
- how will the scheme affect the value of the properties at Irvings Place?;
- the access road that serves the dwellings at Irvings Place would be used as a vehicle access to two of the properties;
- 1 Irvings Place has dog kennels near to the site;
- proposal would lead to loss of countryside and adversely affect wildlife;
- density of development is too high - it is inappropriate for the site and inconsistent with existing housing in the surrounding area;
- due to the constraints, parking within the site is inadequate.

#### **5. Summary of Consultation Responses**

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections subject to conditions (construction details of highway; provision of ramps; timing of works; provision of access gates; details of parking; installation of 'no waiting at any time' restrictions; delineation of highway boundary) and the provision of £20,000 towards the construction of a cycleway from Dalston Road to the Holmehead/ Cummersdale Cycleway;

Cumbria County Council - (Education): - no requirements for a contribution to primary or secondary school provision;

Northern Gas Networks: - no objections;

Cummersdale Parish Council: - in favour of developing the site but objects to

the current proposal. Proposal is contrary to Policies HO and SPA. The number of dwellings on the site constitutes severe massing and is out of character to that of Cummersdale Village; there is a need for bungalows suitable for elderly residents in Cummersdale; over development of the site in relation to density and scale; there is limited amenity space for the dwellings and inadequate car parking arrangements; the access to Dalton Road is of concern given the close proximity to Cummersdale Road and the increasing volume of traffic on Dalton Road; the access to Cummersdale Road from the site in close proximity to a major junction causes safety concerns; concerned about over spill parking onto Dalton Road and Cummersdale Road which would result in an unacceptable traffic hazard;

Waste Services: - no objection in principle to the layout. If approved the developer would be required to purchase refuse bins for each property prior to occupation;

Cumbria Constabulary: - provided some advice on crime prevention measures;

Cumbria County Council - (Highway Authority - Footpaths): - no comments received;

Local Environment - Environmental Protection: - no comments received;

United Utilities: - no objections, subject to conditions (foul drainage; surface water drainage).

## **6. Officer's Report**

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies SP2, SP6, HO2, HO4, GI3, GI5, GI6, IP3, IP6 and CC5 of the Carlisle District Local Plan 2015-2030.
- 6.2 The proposal raises the following planning issues:
  1. Whether The Proposal Would Be Acceptable In Principle
- 6.3 The site lies on the edge of the urban area of Carlisle and within walking distance of Cummersdale which contains a range of services. A terrace of eight properties adjoins the site to the north and west with a bungalow lying to the south. The land to the west of Dalton Road that lies opposite the site is allocated for housing in the recently adopted Local Plan. The site is, therefore, well related to existing and proposed development. In light of the above, the proposal would be acceptable in principle.
  2. Whether The Scale And Design Would Be Acceptable
- 6.4 Objectors have raised concerns about the density of the development, which would equate to approximately 42 dwellings per hectare. Whilst the density on this site would be higher than on adjacent sites, this is due to the

presence of semi-detached properties and terraces of three dwellings rather than detached dwellings. The distance between the dwellings would meet the Council's guidelines, with the exception of Plots 8 and 9 which would be 11m from the side elevation of Plot 12, rather than 12m but this would be acceptable. Each dwelling would have two parking spaces and reasonable sized gardens, with a number of trees and hedges around the periphery of the site being retained. The density of the development is, therefore, considered to be acceptable.

- 6.5 The development includes two, three and four-bedroom properties. The dwellings would incorporate a variety of designs, with some dwellings having dormer windows, bay windows and two-storey projecting gables. The dwellings would be constructed of a mixture of brick and render, with artstone heads and sills under tiled roofs.
- 6.6 The semi-detached properties that would face Dalston Road would be four-bedroom properties that would contain small pitched roof dormer windows in the front facing roof slope. The side elevation that would face Cummersdale Road would contain a bay window and a number of windows at ground, first and second floor levels to add visual interest. A condition has been added to the permission to ensure that the finished floor levels of these dwellings reflect the floor levels of the adjacent properties at Irvings Place.
- 6.7 The dwellings either side of the new access road (Plots 3 and 17) would have front elevations facing Cummersdale Road. Plot 3 would have a bay window, with Plots 3 and 17 having pitched roofs at eaves level. The front elevations of both dwellings would be constructed of brick. The dwellings to the rear of the site would consist of two pairs of semi-detached properties and three terraces of three dwellings.
- 6.8 Each dwelling would have two dedicated parking spaces, with an additional seven parking spaces being provided within the site. The hedges and a number of existing trees along the southern and eastern boundaries would be retained, with new beech and hawthorn hedges being planted along sections of the northern, eastern and western site boundaries.
- 6.9 In light of the above, the scale and design of the proposal would be acceptable.

### 3. Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties

- 6.10 Plot 1 would lie adjacent to Irvings Place but would be separated from it by an access road that runs to the rear of Irvings Place. Plot 1 would only have a secondary lounge window at ground floor level and a bathroom window at first floor level facing Irvings Place.
- 6.11 Plot 5 would have a side elevation facing the rear elevations of Irving Place. This would be a minimum of 33m away and would only have a secondary lounge window at ground floor level and a bathroom window at first floor. Plots 12 to 14 would have front elevations facing the rear elevations of the dwellings on Irvings Place, but these would be over 52m away. Plot 4 would

have a rear elevation that would face the rear elevation of Irving Place but this would be a minimum of 27m away.

- 6.12 Ash Tree Cottage, which lies on the opposite side of Cummersdale Road to the site, would have a front elevation 32m away from the front elevation of Plot 3.
- 6.13 In light of the above, the proposed separation distances between the existing and proposed dwellings would be acceptable and proposal would not have an adverse impact on the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

#### 4. Affordable Housing

- 6.14 Local Plan Policy HO4 requires 20% on site affordable housing for sites of 11 units or over within Zone B. The policy stipulates that the affordable housing provision should be 50% affordable/ social rent (usually through a Housing Association) and 50% intermediate housing (usually discounted sale at a 30% discount from market value through the Council's Low Cost Housing Register).
- 6.15 The Housing Development Officer has requested that Plots 15, 16 and 17 (two two-bedroom units and one three-bedroom unit) should be affordable rental units. The developer has agreed to this request and the provision of these three units for affordable rent would be secured through a Section 106 Agreement.

#### 5. Impact Of The Proposal On Tree And Hedges

- 6.16 A Tree Survey has been submitted with the application and this identifies that there a number of trees within the site, particularly within the hedges along the site boundaries. The hedge adjacent to Cummersdale Road would be retained with some of the mature trees of high value within this hedge also being retained.
- 6.17 A number of the trees and sections of hedge are of low quality and would be removed. In mitigation, new sections of beech and hawthorn hedge would be provided along the eastern and northern site boundaries with a number of new trees being planted as part of a landscaping scheme, which would be secured by condition.

#### 6. Impact Of The Proposal On Biodiversity

- 6.18 A Preliminary Ecological Appraisal has been submitted with the application. This concluded that the site is of at most low ecological value. Protected species likely to use the site include bats and birds but the site is considered to be of no more than low value for either group. Given the implementation of the mitigation strategy contained within the report, which can be secured by condition, it is considered that no habitat or species would be significantly affected.

#### 7. Highways Matters

- 6.19 County Highways has confirmed that it has no objections to the proposal,

subject to the imposition of conditions. The main access would be 65m from the junction of Cummersdale Road and Dalston Road and this is above the 50m requested in pre-planning advice. The application also includes two minor accesses to serve two properties (Plots 1 & 2) and one property (Plot 17). Although the first of these is only 35m from the junction of Cummersdale Road and Dalston Road the applicant has provided speed survey information to demonstrate that adequate visibility can be achieved at this point and it is, therefore, considered acceptable. The second minor access is located approximately 90m from the junction and adequate visibility can be achieved. It is noted that the applicant is not proposing to have the carriageway and footways within the site adopted and these will remain private. Clear details of who will maintain each section of carriageway would need to be provided.

- 6.20 County Highways initially had concerns regarding the number of parking spaces proposed. However, the applicant has decreased the number of properties to be provided from 20 to 17 and increased the number of parking spaces from 36 to 43 and it is, therefore, considered that adequate parking provision is now available.
  - 6.21 In addition to this, the applicant has agreed to comply with the recommendation for 'no waiting at any time' restrictions along the frontage of the development. The cost of this would be borne by the developer and the restrictions should be in place prior to first occupation of the site.
  - 6.22 County Highways has requested a contribution of £20,000 towards the construction of a cycleway from Dalston Road (B5299) between the Crematorium and the Pirelli factory to the Holmehead / Cummersdale cycleway. This would be secured through a S106 Agreement.
8. Other Matters
- 6.23 The County Council has confirmed that no education contributions would be required for primary or secondary schools. In addition, as there are primary and secondary schools with capacity, with safe walking routes within the statutory distance, no contribution would be sought for school transport.
  - 6.24 United Utilities and the Lead Local Flood Authority have confirmed that they have no objections to the proposal, which would utilise an existing surface water drain within the site, subject to the imposition of conditions.

## **Conclusion**

- 6.25 In overall terms, the proposal is acceptable in principle. The scale and design of the dwellings would be acceptable and they would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties. The proposed access and foul and surface water drainage would be acceptable. The proposal would not have an adverse impact on trees, hedgerows or biodiversity. Three of the dwellings would be for affordable rent and a contribution would be secured towards a new cycleway. In all aspects, the proposal is considered to be compliant with the objectives of the relevant national and local planning policies.

- 6.26 If Members are minded to grant approval it is requested that "authority to issue" the approval is given subject to the completion of a S106 Agreement to secure:

- the provision of three of the dwellings for affordable rent;
- a contribution of £20,000 towards the construction of a cycleway from Dalston Road (B5299) between the Crematorium and the Pirelli factory to the Holmehead / Cummersdale cycleway.

## **7. Planning History**

- 7.1 There is no planning history relating to this site.

## **8. Recommendation: Grant Subject to S106 Agreement**

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 submitted planning application form received 23rd November 2016;
2. the Location Plan (drawing ref 1609-101 Rev A) received 23rd November 2016;
3. the Block Plan (drawing ref 1609-102 Rev A) received 23rd November 2016;
4. the Site Plan - As Proposed (drawing ref 1609-124 Rev P) received 6th March 2017;
5. the Housetype A A T + B (Semi Block) Plots 1 and 2 (drawing ref 1609-221 Rev D) received 8th March 2017;
6. the Housetype CB T + B (Semi Block) Plots 3 and 4 (drawing ref 1609-227 Rev D) received 8th March 2017;
7. the Proposed Type B House (Plots 6,7,8,9) (drawing ref 1609-222 Rev B) received 23rd November 2016;
8. the Proposed Type B and C House (combo) Plots 10-18 (13-15 Handed) (drawing ref 1609-224 Rev B) received 23rd November 2016;
9. the Housetype CCB T + B (Mixed Block) Plots 15,16,17 (drawing ref 1609-223 Rev D) received 8th March 2017;
10. the Proposed Street Scene (indicative) Internal Elevations only (drawing ref 1609-226 Rev B) received 23rd November 2016;
11. the Preliminary Ecological Appraisal received 23rd November 2016;
12. the Contamination Ground Investigation Report received 23rd November 2016;
13. the Factual Geotechnical Ground Investigation Report received 23rd



- November 2016;
14. the Preliminary Environmental Risk Assessment (Part 1 of 3) received 23rd November 2016;
  15. the Preliminary Environmental Risk Assessment (Part 2 of 3) received 23rd November 2016;
  16. the Preliminary Environmental Risk Assessment (Part 3 of 3) received 23rd November 2016;
  17. the Planning Statement received 23rd November 2016;
  18. the Design and Access Statement received 23rd November 2016;
  19. the Tree Survey received 23rd November 2016;
  20. the Additional Information Pack received 6th March 2017;
  21. the Notice of Decision; and
  22. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced.

**Reason:** To ensure that the external appearance of the building is acceptable in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. For the duration of the development works, existing trees and hedges shall be protected by a suitable barrier, the position of which shall be indicated on a plan and agreed in writing by the Local Planning Authority before development works commence. Within this protected area there shall be no

excavation, tipping or stacking, nor compaction of the ground by any other means.

**Reason:** To protect trees and hedges during development works in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

7. Foul and surface water shall be drained on separate systems.

**Reason:** To secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policies IP6 and CC4 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The details provided should also include a CCTV survey of the receiving drain to the point where it discharges to an open ditch.

The development shall be completed, 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. This condition is imposed in light of policies within the NPPF and NPPG.

9. No development shall commence until a construction surface water management plan has been agreed in writing with the Local Planning Authority.

**Reason:** To safeguard against flooding to surrounding sites and to safeguard against pollution of receiving surface water systems or watercourses downstream of the site.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure that the character and attractive appearance of the

building is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policies HE7 and SP6 of the Carlisle District Local Plan 2015-2030.

11. No development shall commence until full details of the wildlife enhancement measures to be undertaken at the site, together with the timing of these works, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall then be carried out in strict accordance with the agreed details.

**Reason:** In order to enhance the habitat for wildlife in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

12. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

13. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority before any site works commence.

**Reason:** In order that the approved development overcomes any problems associated with the topography of the area and that it meets the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

14. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete. Details of future maintenance shall also be provided.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

15. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.

**Reason:** To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

16. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

**Reason:** To ensure that the access roads are defined and laid out at an early stage and to support Local Transport Plan Policies LD5, LD7 & LD8.

17. No dwellings shall be occupied until the estate road including footways and cycleways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

**Reason:** In the interests of highway safety.

18. The vehicular crossing over the footway, including the lowering of kerbs, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority.

**Reason:** To ensure a suitable standard of crossing for pedestrian safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

19. Access gates, if provided, 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 and to support Local Transport Plan Policies LD7 & LD8.

20. Details showing the provision within the site for the parking, turning and loading and unloading of vehicles visiting the site, including the provision of parking spaces for staff and visitors, shall be submitted to the Local Planning Authority for approval. The development shall not be brought into use until any such details have been approved and the parking, loading, unloading and manoeuvring facilities constructed. The approved parking, loading, unloading and manoeuvring areas shall be kept available for those purposes at all times and shall not be used for any other purpose.

**Reason:** To ensure that vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 & LD8.

21. Prior to the occupation of the first dwelling, a 'no waiting at any time' restriction shall be installed along the frontage of the development, the details of which shall be agreed in writing with the Local Planning Authority.

**Reason:** Commencement of use without the provision of these facilities

is likely to lead to inconvenience and danger to road users and to support Local Transport Policies LD5, LD7 & LD8.

22. The extent of the highway boundary (existing fence line) shall be delineated along Dalston Road and Cummersdale Road with a pin kerb in order to prevent encroachment into the highway verge and to maintain adequate visibility at the junction.

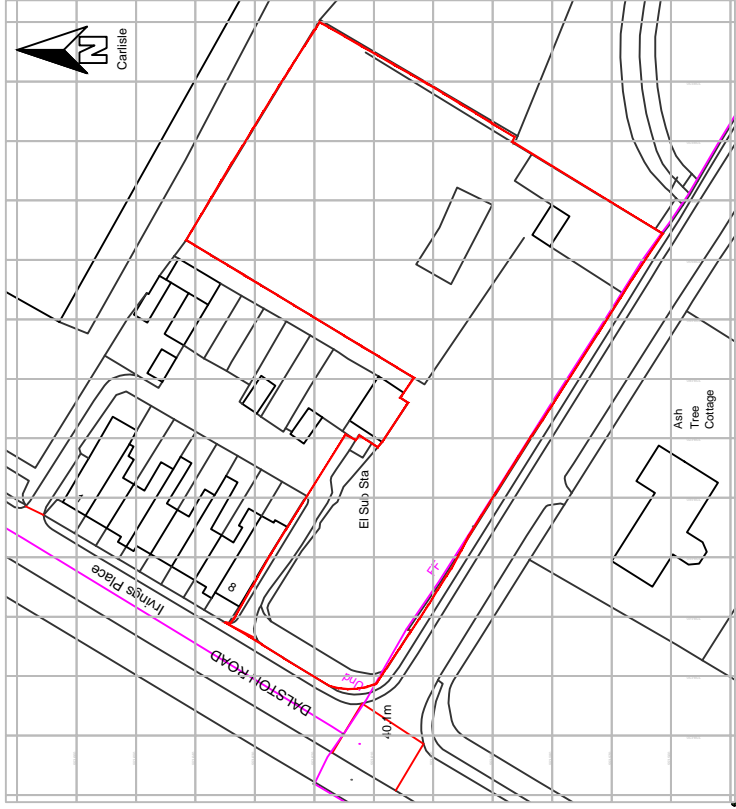
**Reason:** In the interest of highway safety and to support Local Transport Plan Policies LD7 & LD8.

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REVISIONS:

Revision A	CS	22.11.2016
FIRST ISSUE		



MANNINGELLIOTT  
PARTNERSHIP

Chartered Architects &  
Designers  
Mansell House, Suite 1  
Cannock Road, North  
Cumbria CA11 9BN  
t: 01768 868 800  
e: post@manning-elliott.co.uk  
w: manning-elliott.co.uk

project title:  
Land at Dalston Rd / Cummersdale Rd  
Carlisle, Cumbria  
North Homes Limited

drawing title:  
Location Plan

issue stage:  
PLANNING SUBMISSION

date:	drawn:	scale @ A4:
NOV 16	CS	1:1250

drawing number:	revision:
1609-101	A

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REVISIONS	
Revision A	NAB 2015 05 05
DESCRIPTION- Initial issue	

MANNINGELLIOTT PARTNERSHIP	
Chartered Architects & Designers	
Mannell House, Suite 1 Cumbria Road, Carlisle Cumbria, Cumbria, CA1 1RN	
T: 01276 848800	
E: paul@manningelliott.co.uk	
W: www.manningelliott.co.uk	

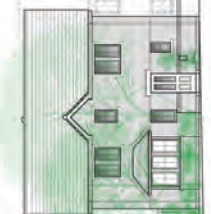
project title:	
Land at Dalston Rd / Cummersdale Rd Carlisle, Cumbria North Homes Limited	
drawing title:	
Site Plan - As Existing	
issue stage:	
feasibility only	
date:	drawn: scale @ A1/A2:
2015.04.30 MH / NAB	250 / 500
drawing number:	revision:
1609 - 102	A



Plot 2



Plot 3



Plot 17



Garages



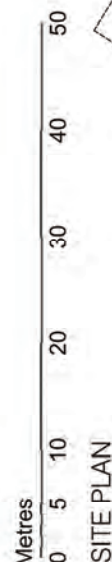
Principle Site Entrance

STREETSCAPE ELEVATION ALONG CUMMERDALE RD (1:250 @ A3)  
(Properties shown dotted are in deeper background view)



Site Boundary / Area 4166 sq m

DALSTON ROAD



Revision A	NAB	2016.09.05
Revision B	NAB	2016.09.15
Revision C	NAB	2016.10.07
Revision D	DMC	2016.10.12
Revision E	CS	2016.11.10
Revision F	CS	2016.11.22
Revision G	CS	2017.01.12
Revision H	CS	2017.01.13
Revision I	CS	2017.01.16
Revision J	CS	2017.01.17
Revision K	CS	2017.01.26
Revision L	NAB	2017.02.06
Revision M	NAB	2017.02.20
Revision N	NAB	2017.02.21
Revision O	SRH	2017.02.23
Revision P	SRH	2017.02.24

**MANNINGELLIOTT**  
PARTNERSHIP

Designers

David Manning  
David Elliott  
Carlisle & Cumbria  
North Homes Limited

Land at Dalton Rd / Cumberdale Rd  
Carlisle, Cumbria  
North Homes Limited

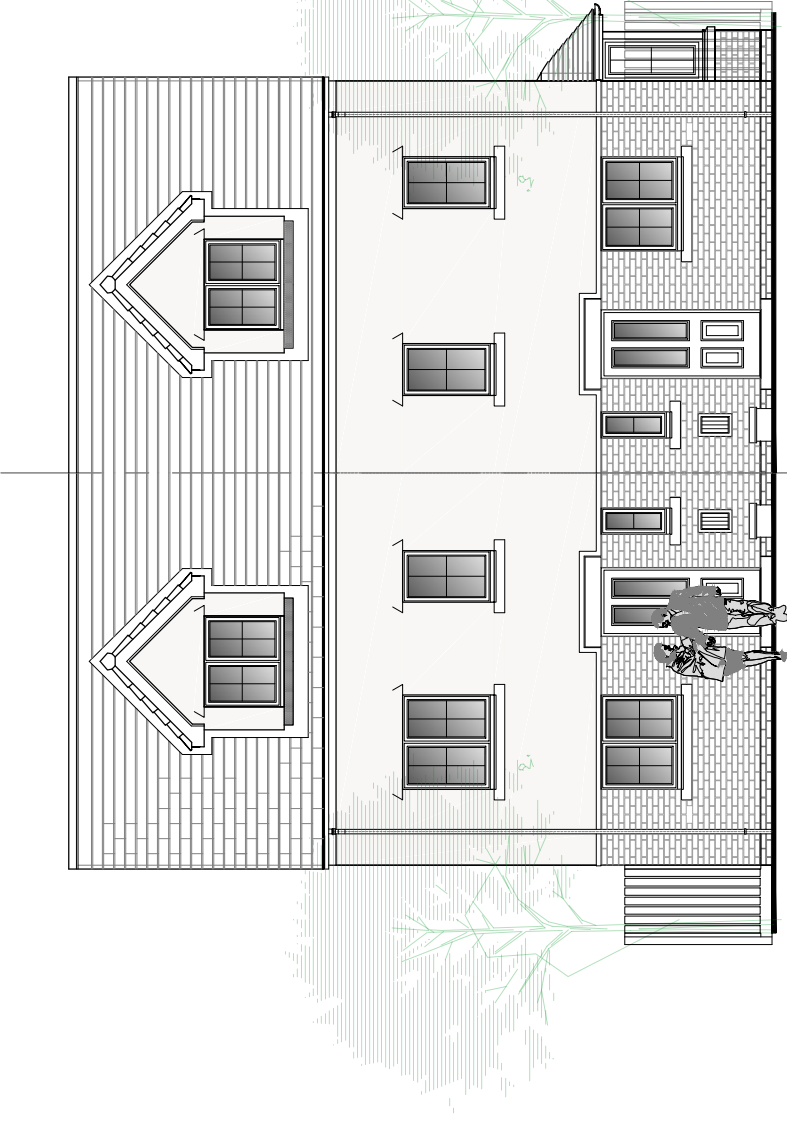
Site Plan - As Proposed

Planning Layout (Revised)

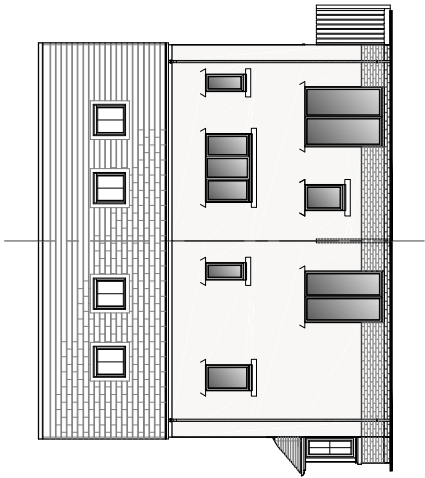
Scale 1:1 A3  
2015.05.05 MH / NAB 250 / 500

1609-124 P





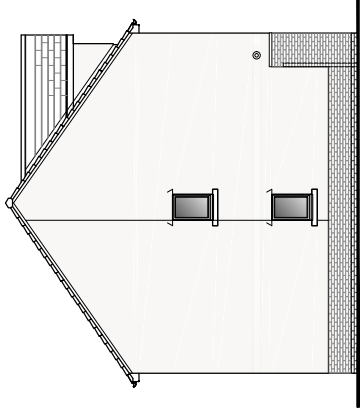
FRONT ELEVATION  
Scale 1:50 @ A1 / 1:100 @ A3



REAR ELEVATION



SIDE ELEVATION  
Scale 1:100 @ A1 / 1:200 @ A3

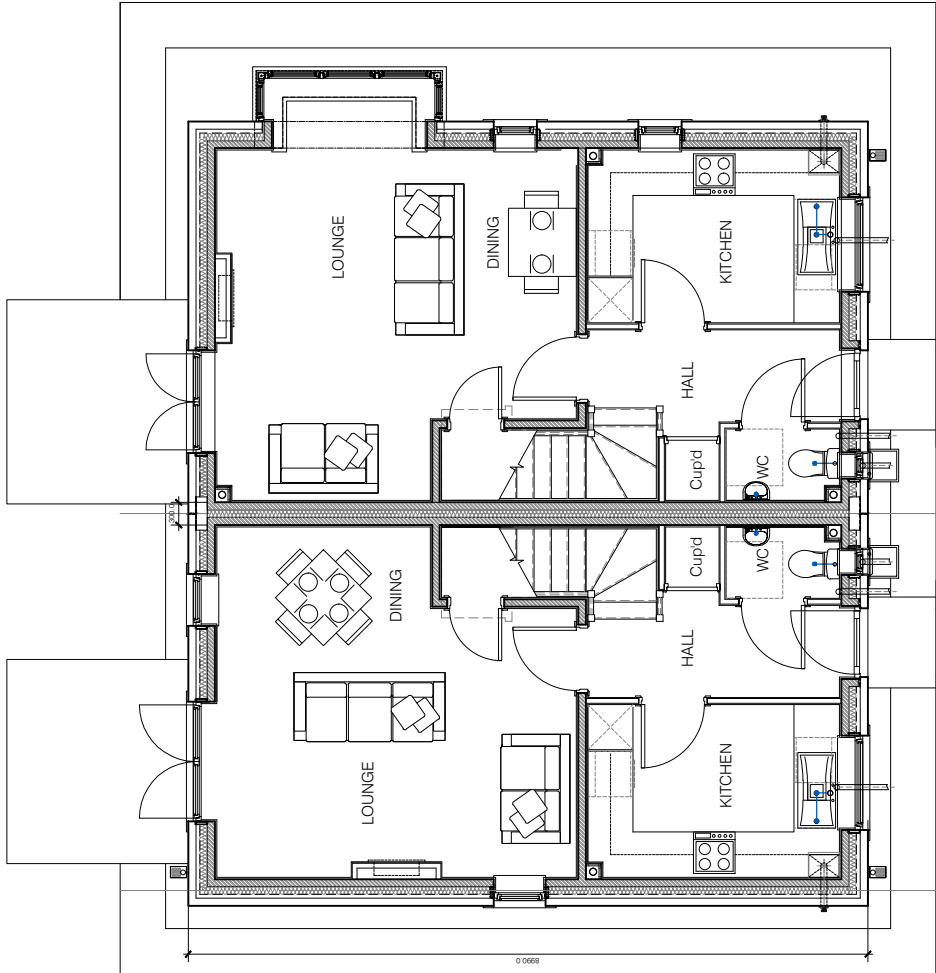


SIDE ELEVATION

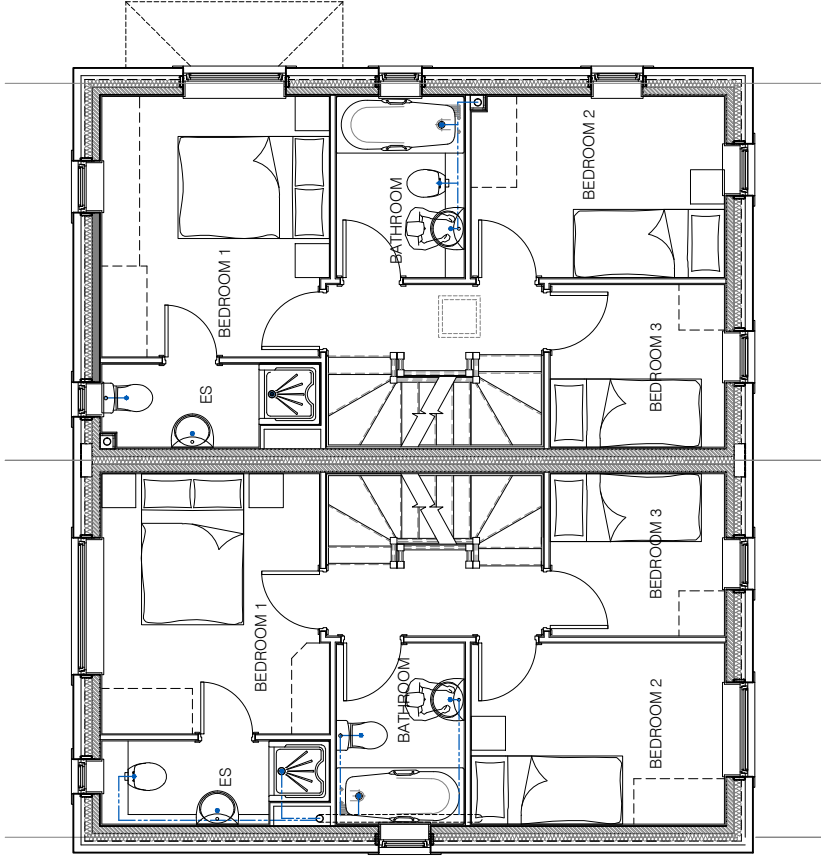


Ground Floor Plan = 38.8 sq m  
First Floor Plan = 38.8 sq m  
Second Floor Plan = 28.1 sq m  
House Total = 105.7 (1137 sq ft)

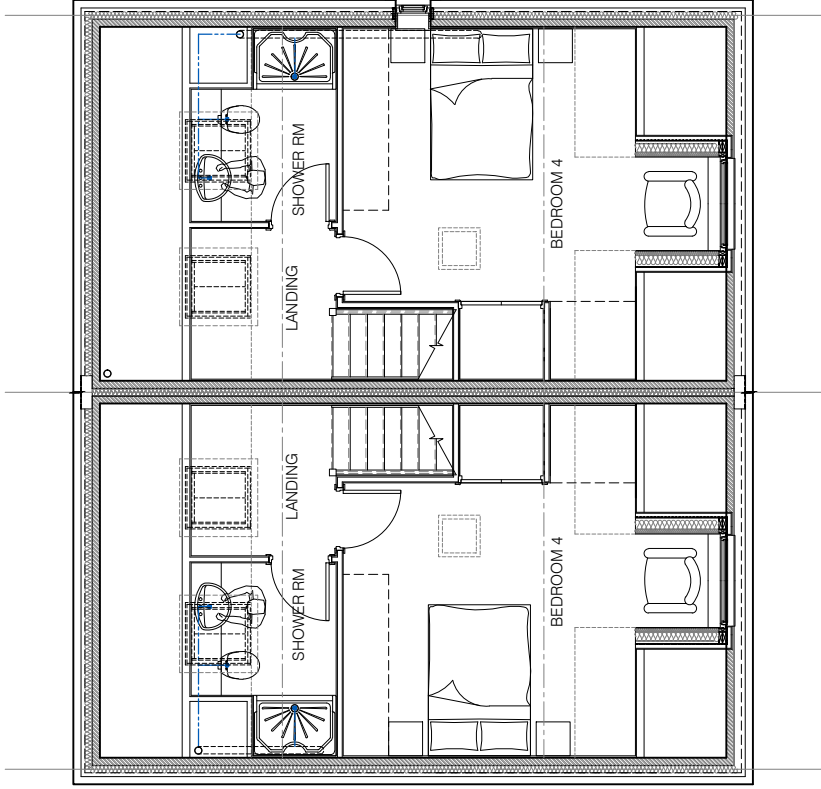
BLOCK PLAN  
Scale 1:500 @ A1 / 1:1000 @ A3

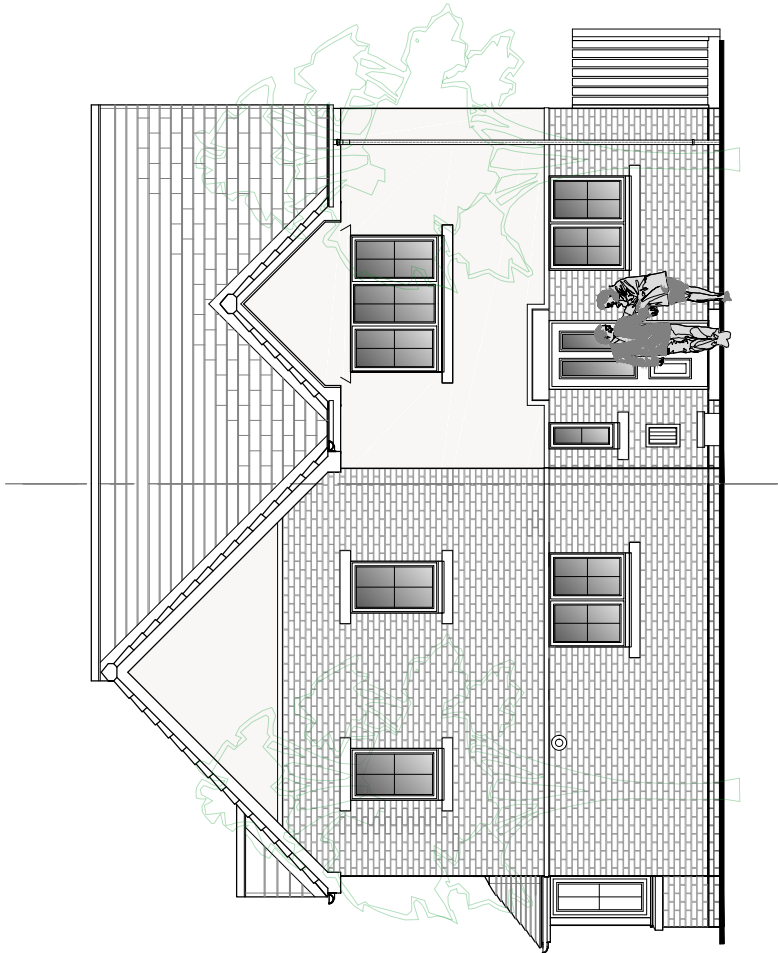


GROUND FLOOR  
Scale 1:50 @ A1 / 1:100 @ A3



FIRST FLOOR

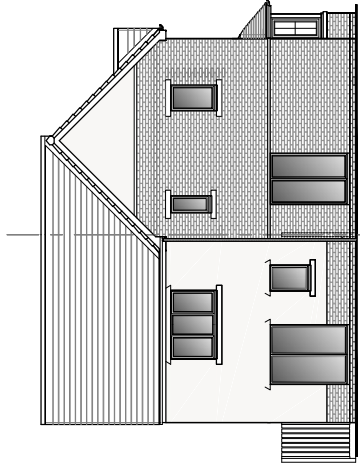




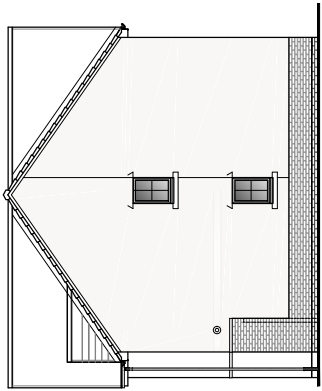
FRONT ELEVATION  
Scale 1:50 @ A1 / 1:100 @ A3



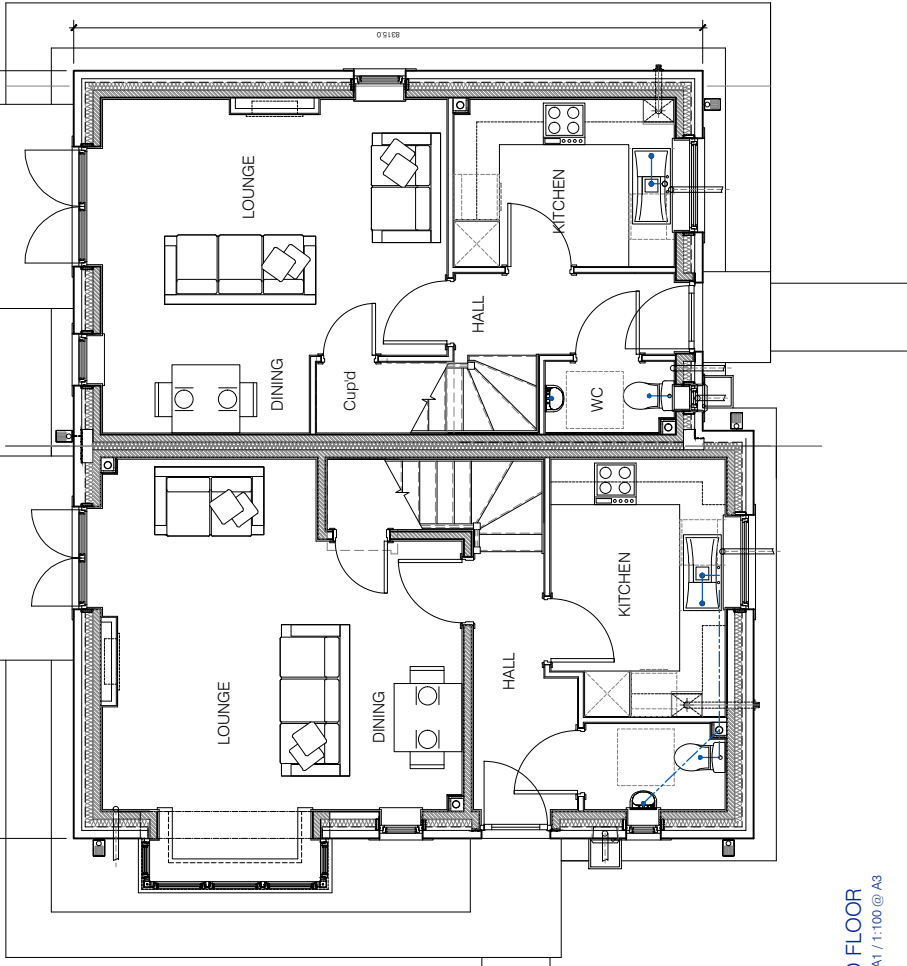
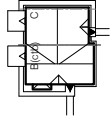
SIDE ELEVATION  
Scale 1:100 @ A1 / 1:200 @ A3  
Facing Cummersdale Rd



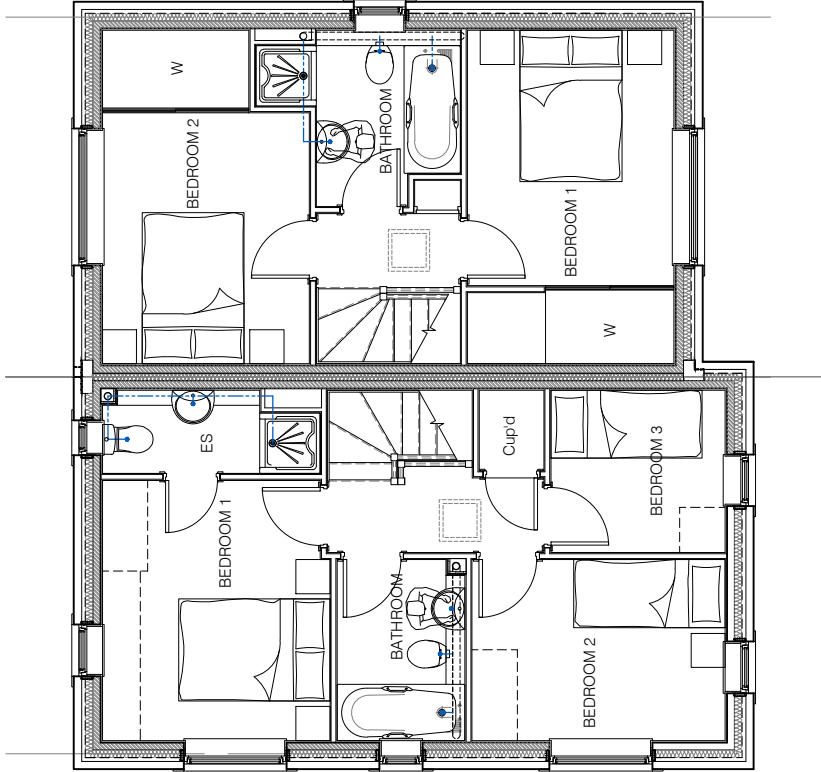
REAR ELEVATION



SIDE ELEVATION



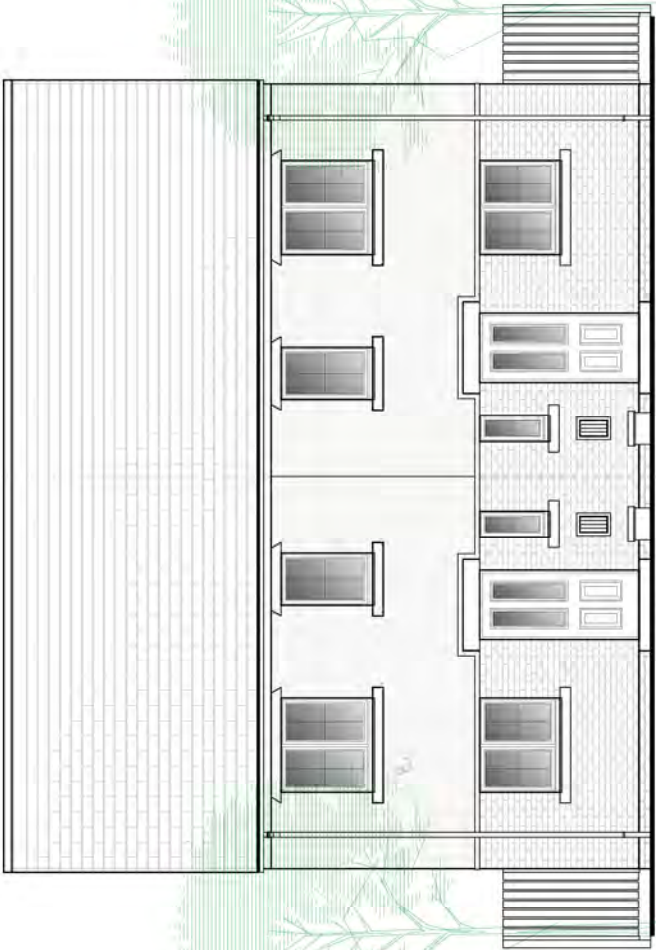
GROUND FLOOR  
Scale 1:50 @ A1 / 1:100 @ A3



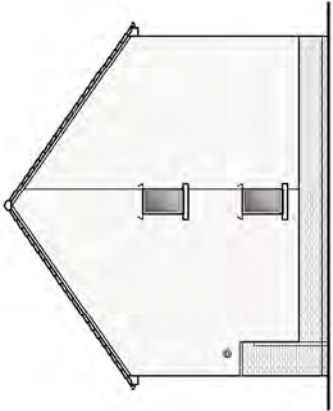
FIRST FLOOR

BLOCK PLAN  
Scale 1:500 @ A1 / 1:1000 @ A3

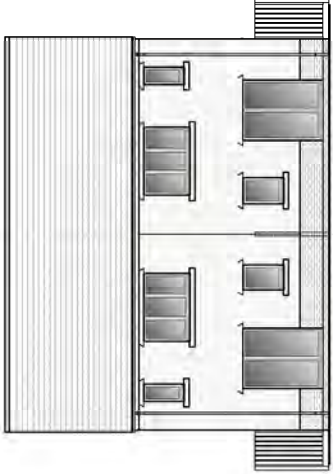




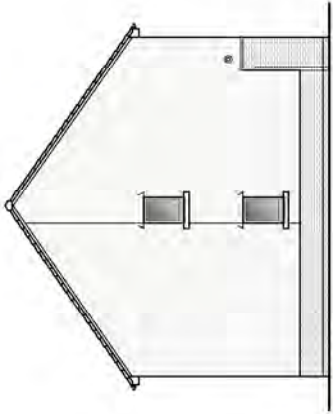
FRONT ELEVATION  
Scale 1:50 @ A1 / 1:100 @ A3



SIDE ELEVATION  
Scale 1:100 @ A1 / 1:200 @ A3



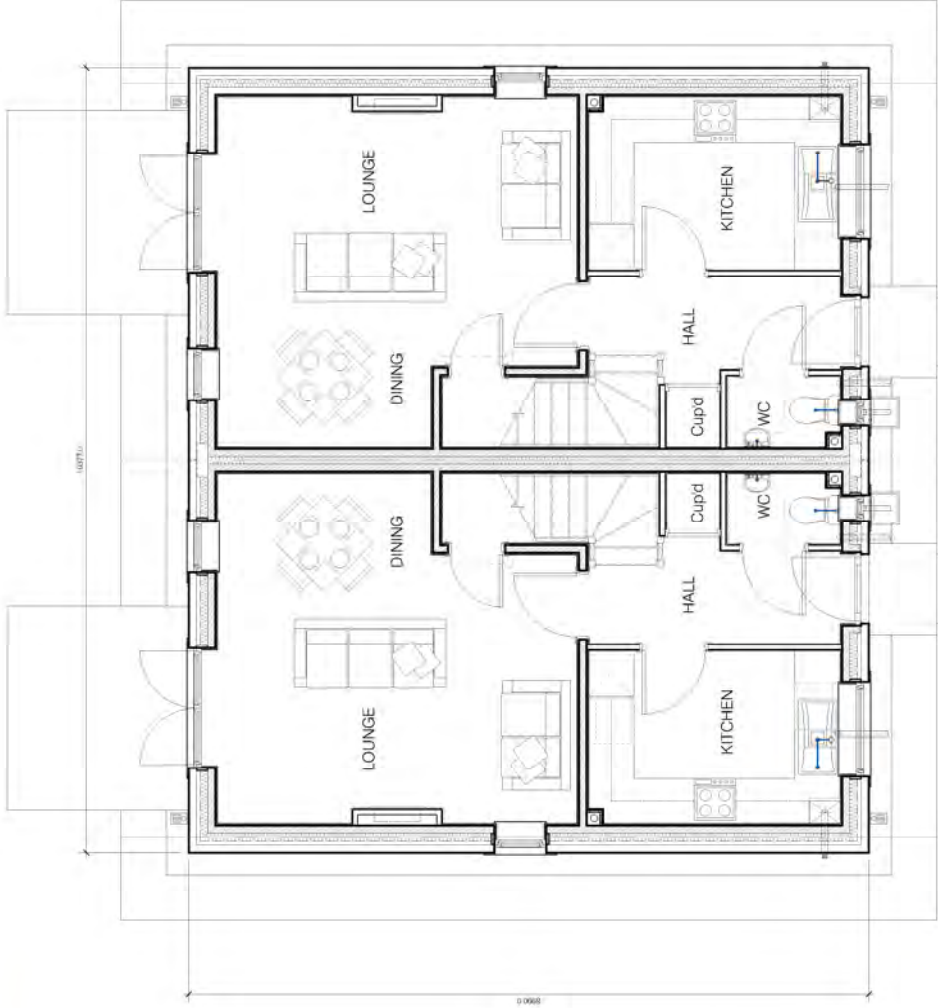
REAR ELEVATION



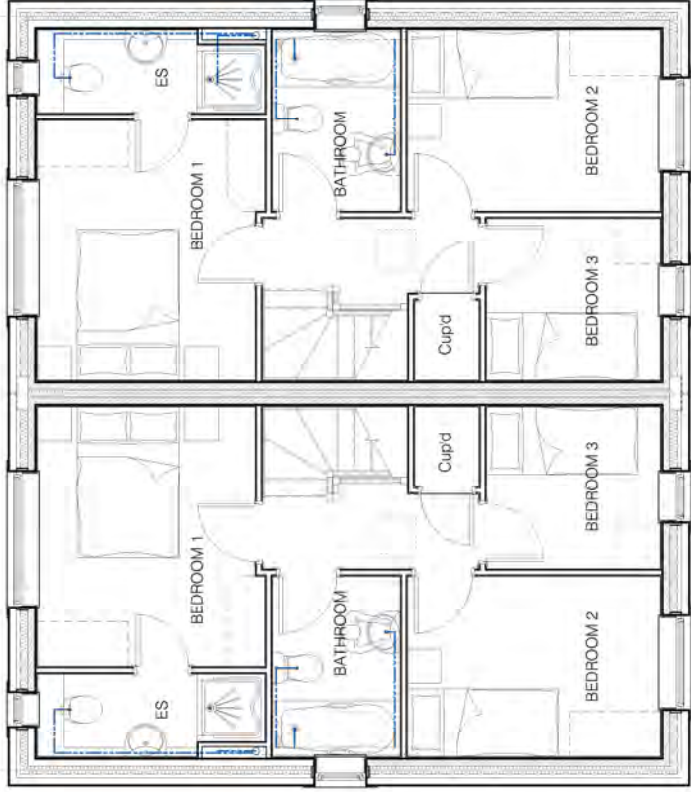
SIDE ELEVATION



Ground Floor Plan = 38.8 sq m  
First Floor Plan = 38.8 sq m  
House Total = 77.6 (832 sq ft)  
**BLOCK PLAN**  
Scale 1:500 @ A1 / 1:1000 @ A3



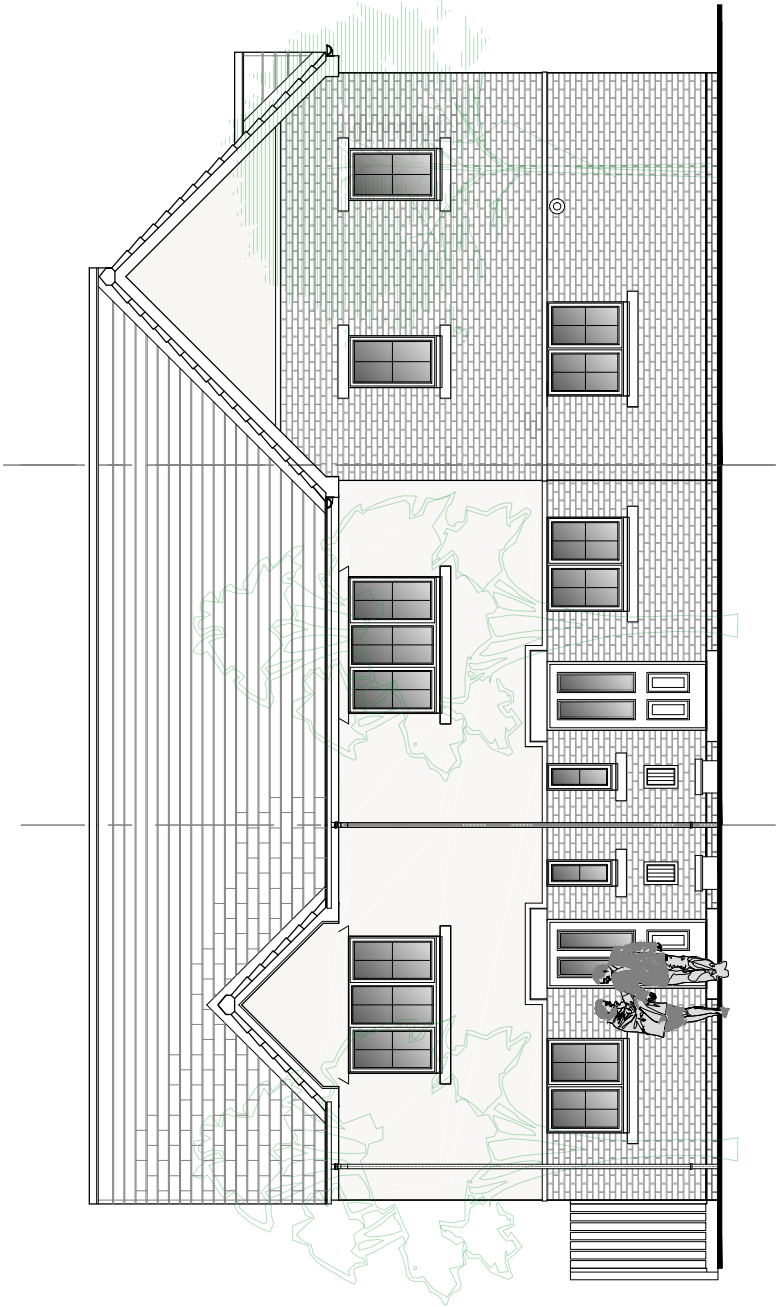
GROUND FLOOR  
Scale 1:50 @ A1 / 1:100 @ A3



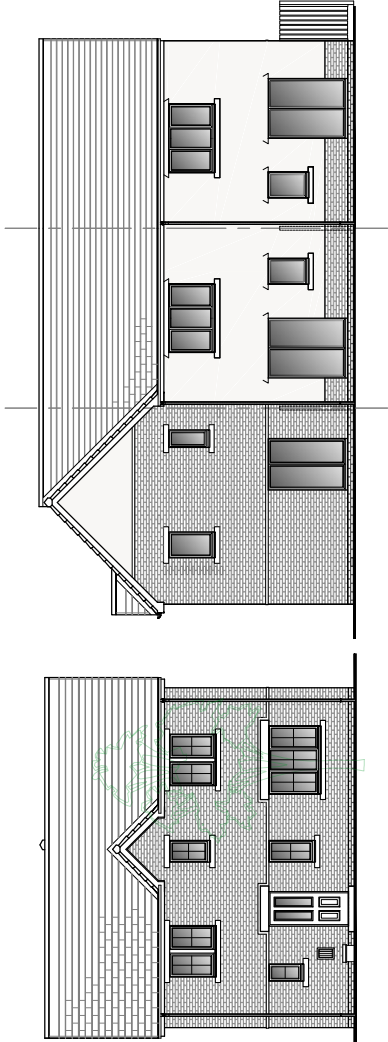
FIRST FLOOR



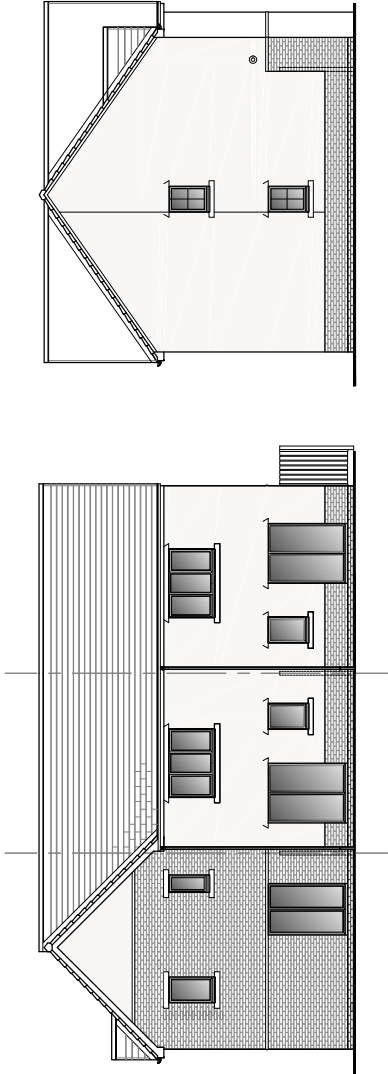




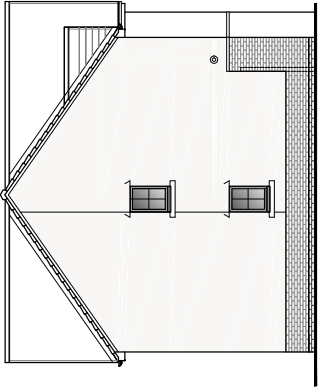
FRONT ELEVATION  
Scale 1:50 @ A1 / 1:100 @ A3



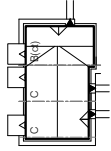
SIDE ELEVATION  
Scale 1:100 @ A1 / 1:200 @ A3  
Facing Cummersdale Rd



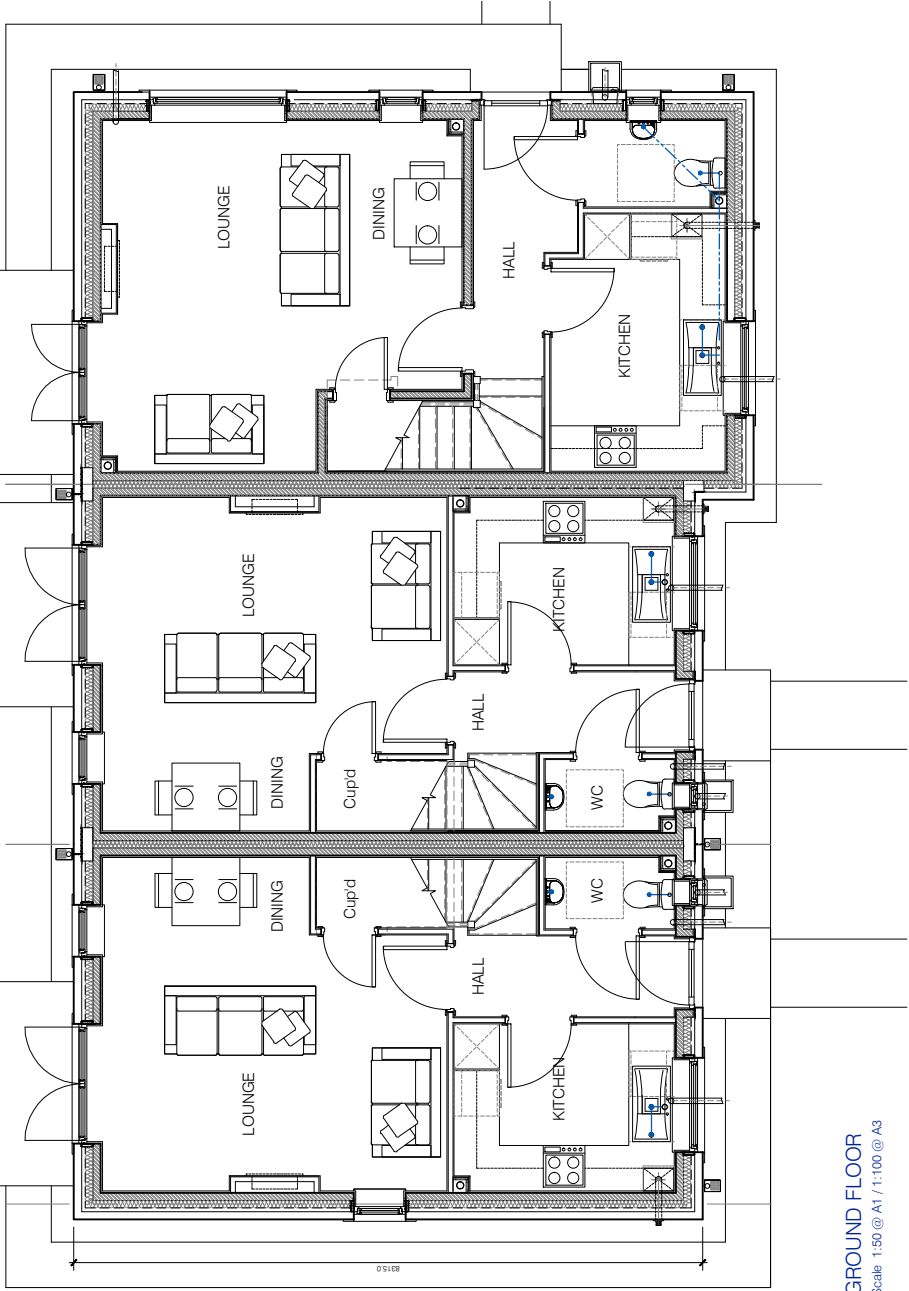
REAR ELEVATION  
Scale 1:100 @ A1 / 1:200 @ A3



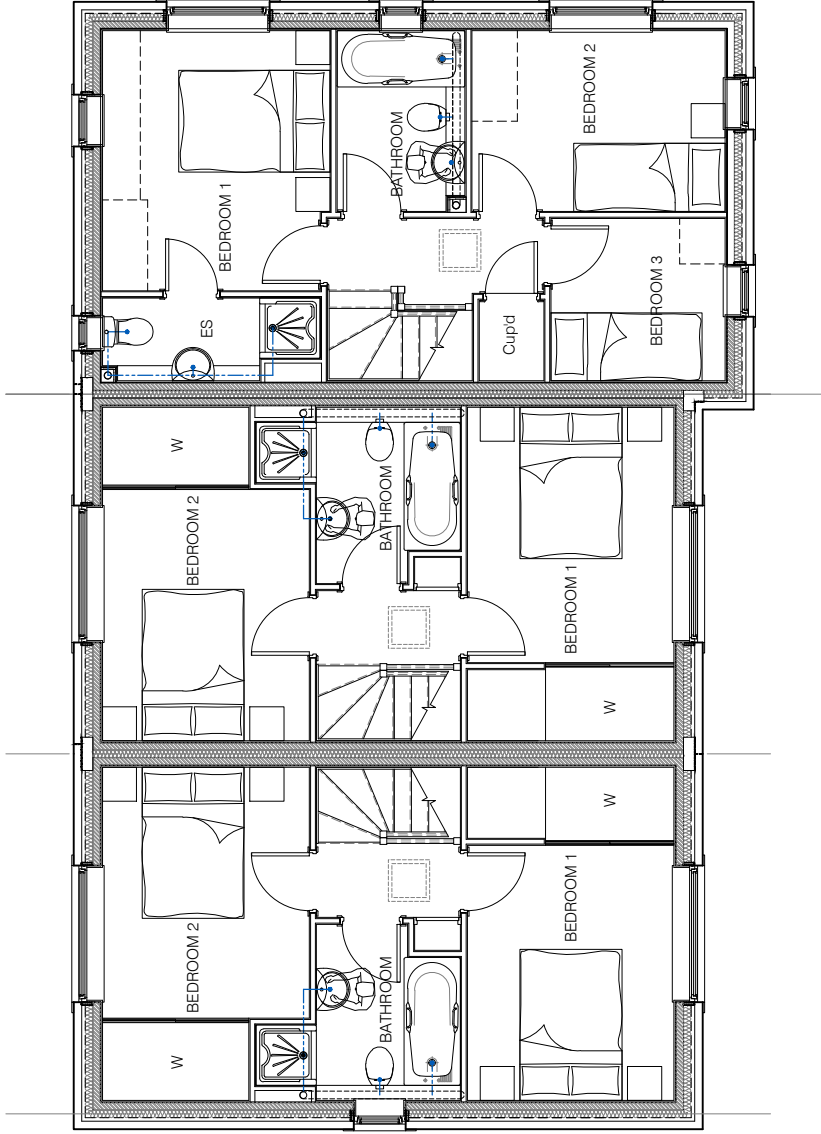
SIDE ELEVATION  
Scale 1:100 @ A1 / 1:200 @ A3



BLOCK PLAN  
Scale 1:500 @ A1 / 1:1000 @ A3



GROUND FLOOR  
Scale 1:50 @ A1 / 1:100 @ A3



FIRST FLOOR  
Scale 1:50 @ A1 / 1:100 @ A3

**MANNINGELLIOTT**  
PARTNERSHIP  
Chartered Architects &  
Designers  
Manor House, Suite 1  
100, The Old Mill  
Cumbria, CA11 3BN  
t: 01768 868 800  
e: [info@manningelliott.co.uk](mailto:info@manningelliott.co.uk)  
w: [manningelliott.co.uk](http://manningelliott.co.uk)

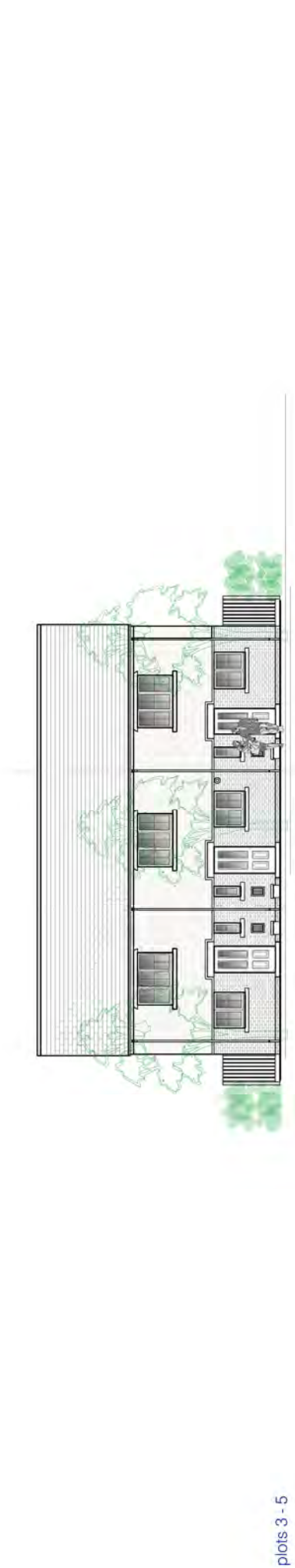
project title  
Land at Dalton Rd / Cummersdale Rd  
Carlisle, Cumbria  
North Homes Limited

drawing title  
HouseType CCB T+B (Mixed Block)  
Plots 15, 16, 17  
issue stage  
Planning

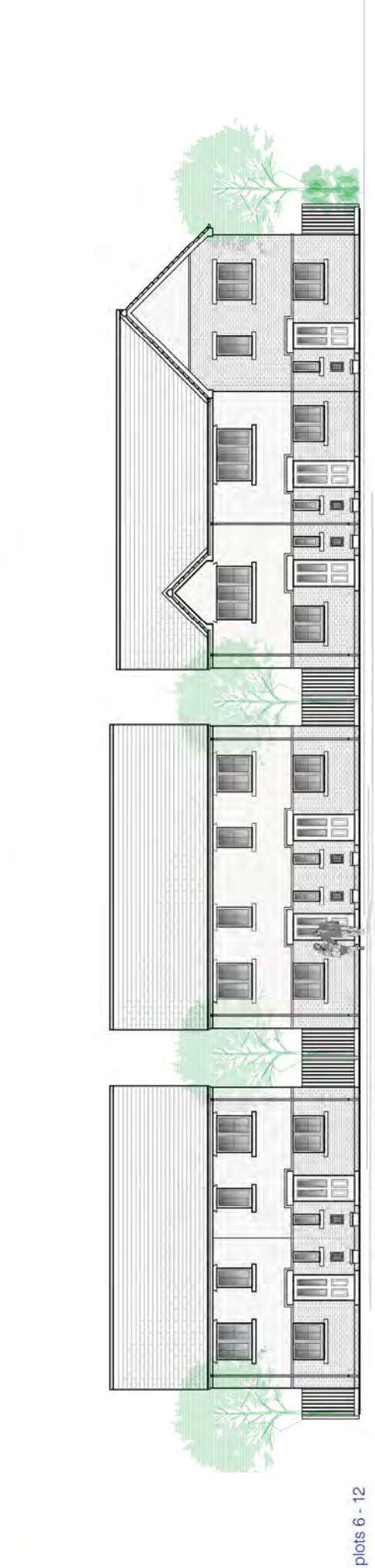
date  
Feb 2017  
drawing number  
1609 - 223

scale @ A1/A3  
1:50 / 100  
revision  
D

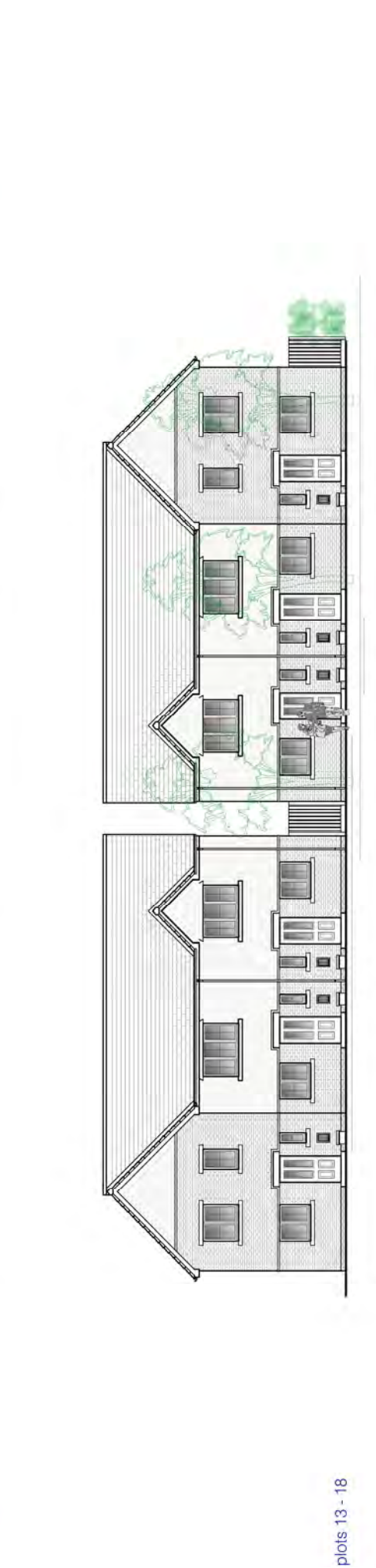




plots 3 - 5



plots 6 - 12



plots 13 - 18