

SCHEDULE A: Applications with Recommendation

13/0532

Item No: 12

Date of Committee: 11/10/2013

Appn Ref No:
13/0532

Applicant:
Mr Harris

Parish:
Wetheral

Date of Receipt:
04/07/2013 23:00:11

Agent:
Green Design Architects

Ward:
Wetheral

Location:

Land to the rear of Park House, Parkett Hill, Scotby,
Carlisle, CA4 8BZ

Proposal: Erection Of 3no. Detached Dwellings And 1no. Bungalow (Outline)
(Revised Application)

REPORT

Case Officer: Shona Taylor

1. Recommendation

- 1.1 It is recommended that this application is granted subject to the completion of a s106 agreement relating to affordable housing.

2. Main Issues

- 2.1 Whether The Principle of Development Is Acceptable
- 2.2 Whether The Scale And Design Of The Dwellings Are Acceptable
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Impact Of The Proposal On Highway Safety
- 2.5 Impact Of The Proposal On The Railway

3. Application Details

The Site

- 3.1 The application site is at Parkett Hill, Scotby, an unadopted private road serving eight properties and the playing fields/pavillion.
- 3.2 The site is currently unused and had become overgrown. It is bounded to the

north by the railway, to the east by residential properties Lyneside and The Picture House, to the west by 'Wash Beck' a small stream which marks the boundary between the site and Railbeck House, and to the south by Park House and Beckfoot. It is accessed via an existing track between Park House and Beck Foot which exits onto Parkett Hill.

Background

- 3.3 This application has been brought before the Development Control Committee for determination as the Parish Council have raised objections to the scheme and due to Members having determined an earlier scheme.

The Proposal

- 3.4 The application is seeking Outline Planning Permission for the erection of four number detached properties. The block plan which accompanies this application outlines that three of the the dwellings will be two storey detached dwellings, and one will be a bungalow. All matters are reserved except access.
- 3.5 The indicative plans show that the design, scale and massing of the proposed dwelling houses would be similar to those of their immediate neighbours.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to six neighbouring properties. In response no responses have been received during the consultation period.

5. Summary of Consultation Responses

Cumbria County Council - Highways & Transportation: - are not the highway authority as Parkett Hill is an unadopted road, however, they have suggested two conditions that should be included on any permission, and have confirmed they would have no concerns in terms of access;

Clerk to Wetheral PC: - raised objections to the proposal relating to overdevelopment, access and flooding;

Local Environment - Environmental Protection: - no objections subject to the inclusion of a conditon;

Network Rail: - no objections subject to the inclusion of several conditons;

Northern Gas Networks: - no objections;

Cumbria County Council - Drainage: - awaiting response;

Local Environment - Waste Services: - no objections;

Housing Strategy & Support: - an affordable housing contribution should be secured by way of a s106 agreement.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, H9, CP3, CP5, CP6, CP12 and T1 of the Carlisle District Local Plan 2001-2016.

The proposals raise the following issues:

1. Whether The Principle of Development Is Acceptable

- 6.2 The application site is located on land which is currently vacant and overgrown. Policies require that development proposals, and in this instance residential development, should enhance the overall quality of life within Cumbria through the promotion of sustainable development that seeks to protect the environment, ensure prudent use of resources and maintain social progress and economic growth. In particular, H1 of the Local Plan, identifies Local Service Centres that are considered to be sustainable and appropriate for additional development, subject to consideration against the relevant policy criteria. Scotby is one such Local Service Centre; therefore, the principle of development is considered to be acceptable.

2. Whether The Scale And Design Of The Dwellings Are Acceptable

- 6.3 The submitted plans illustrate that the proposed dwellings would be of a similar scale and massing to the majority of their immediate neighbours. As this application is for outline consent, these plans are indicative only and any design/layout issues can be resolved within the reserved matters application.
- 6.4 In summary, the scale and massing of the proposed dwellings appear comparable to the existing properties within Parkett Hill. Accordingly, it is not considered that the development would form a discordant feature in the street scene.

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

- 6.5 The proposed dwellings would need to be orientated so as to achieve adequate separation distance between the primary windows of the existing residential properties and the proposed dwellings. This application is seeking outline consent, and as such any concerns regarding the layout will be able to be overcome at the reserved matters stage through sympathetic design. As such, taking into consideration the scale and position of the proposed application site in relation to these properties, it is unlikely that the living conditions of the occupiers of the surrounding properties will be compromised through loss of light, loss of privacy or overdominance.

4. Impact Of The Proposal On Highway Safety

- 6.6 The proposal seeks approval to use the existing access, and illustrates parking and turning space for the dwellings within their curtilage. The access road has been shown as being 4m wide at its narrowest point. The Highway Authority did not previously raise any objections to the application, as it will

not take access directly onto the public maintained highway, as Parkett Hill is an unadopted road. However, they raised concerns regarding the access during this application, as a result, additional drawings were produced by the applicant showing the alterations to the access and an area for waste storage, and as a result the Highway Authority have withdrawn their objection.

- 6.7 The Council's waste services have confirmed that as the driveway has been confirmed as 4m, refuse vehicle would be able to access the site. However, recycling containers may have to be taken to the main road to be emptied.

5. Impact Of The Proposal On The Railway

- 6.8 Network Rail have no objections to the principle of the development, but have raised several issues relating to the drainage, boundary fencing, soundproofing and landscaping of the development, with regard to the safety, operational needs and integrity of the railway. The applicant's agent has been provided with a copy of these comments and they will be dealt with by way of condition.
- 6.9 Advice has been taken from the Council's Environmental Quality Department regarding possible soundproofing measures, they have advised that a condition be attached to the decision notice relating to acceptable sound levels.

6. Other Matters

- 6.10 Housing services have requested a commuted sum for affordable housing, as the relevant policy contribution would be 0.5 of a unit. So, the figure for the commuted sum would be worked out as follows:

$(A \times 0.1) \times 30\%$ where 'A' is the market value of the relevant unit as at the relevant unit's practical completion date or sale.

This would be secured by the provision of a section 106 legal agreement.

Conclusion

- 6.11 In overall terms, the principle of the proposed development is acceptable. The scale, siting and massing of the proposed dwellings are acceptable in relation to the site and the surrounding properties. With minimal alterations to the layout, the living conditions of neighbouring properties would not be compromised through unreasonable overlooking or overdominance. Adequate car parking, access and amenity space would be able to be provided to serve the dwellings. In all aspects the proposal is compliant with the objectives of the Local Plan policies and the proposal is recommended for approval subject to the completion of a S106 Agreement.

7. Planning History

- 7.1 Permission was granted in 2010 for the erection of 2no. 2 storey detached

dwellings (Outline Application reference 09/0314).

- 7.2 Permission was refused earlier this year for an outline application seeking permission for the erection of 5 no. dwellings (application reference 12/0970).

8. Recommendation: Grant Permission

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 1 year beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:
 - i) The expiration of 3 years from the date of the grant of this permission, or
 - ii) The expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990. (as amended by The Planning and Compulsory Purchase Act 2004).

2. Before any work is commenced, details of the layout, scale, appearance, and landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved by the Local Planning Authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

3. The approved documents for this Planning Permission comprise:
 1. the submitted planning application form;
 2. the site location plan received 5th August 2013 (drawing 12/2153/00);
 3. the block plan received 5th August 2013 (drawing 2153/10/C);
 4. the indicative house types received 5th August 2013 (drawings 12/2153/11, 12/2153/12A and 12/2153/13A);
 5. the access plan received 5th August 2013 (drawing 12/2153/14A);
 6. the desk top study received 4th July 2013;
 7. the design and access statement received 4th July 2013;
 8. the Notice of Decision; and
 9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

4. No development hereby approved by this permission shall commence until samples or full details of all materials to be used on the exterior of the

dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001 - 2016.

5. No development hereby approved by this permission shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development hereby approved by this permission shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

7. No development hereby approved by this permission shall commence until a scheme for the conveyance of foul drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use the approved drainage scheme has been constructed and completed in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. No development hereby approved by this permission shall commence until particulars of height and materials of all boundary fences have been submitted to and approved in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that the appearance of the area is not prejudiced by lack of satisfactory screening which is not carried out in a co-ordinated manner and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

9. No development hereby approved by this permission shall commence until details of a landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the proposed type and species of all planted material including particulars of the proposed heights and planting densities.

Reason: To ensure that a satisfactory landscaping scheme is prepared in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016 and in order to protect the safety, operational need and integrity of the railway.

10. All works comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following occupation of the dwelling or completion of the development, whichever is the sooner.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

11. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and any proposed garages 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, that it satisfies the requirements of the Drainage Engineer in relation to flood risk and that it meets the objectives of Policies H1 of the Carlisle District Local Plan 2001-2016.

12. Development shall not begin until a scheme for protecting the proposed dwellings from noise from the adjacent railway has been submitted to and approved by the Local Planning Authority; and all works which form part of the scheme shall be completed before any of the permitted dwellings are occupied. The internal noise levels for each dwelling shall meet the WHO guidelines for LAeq and LMax sound levels.

Reason: So that the externally generated sound level within each dwellings are acceptable in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016

13. No tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the Local Planning Authority and the protection of all such trees and hedgerows during construction shall be ensured by a detailed scheme to be agreed with the Local Planning Authority.

Reason: The Local Planning Authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

14. 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 units 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 buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policies CP5 and CP6 of the Carlisle District Local Plan 2001-2016.

15. No development shall take place until full details of all excavations and earthworks to be carried out near the railway undertakers boundary fence have been submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority.]

Reason: To protect the safety, operational needs and integrity of the railway to the north of the site.

16. Before the development hereby permitted is occupied a suitable 1.8 metre (minimum) high trespass proof boundary fence shall be erected shall be erected and maintained in perpetuity to the satisfaction of the Local Planning Authority.

Reason: In order to prevent trespass onto the railway.

17. A scheme for all external lighting within and around the site (including temporary and permanent) shall be submitted to and approved in writing by the Local Planning Authority before any work on the site is commenced. The approved scheme shall be permanently retained and maintained thereafter.

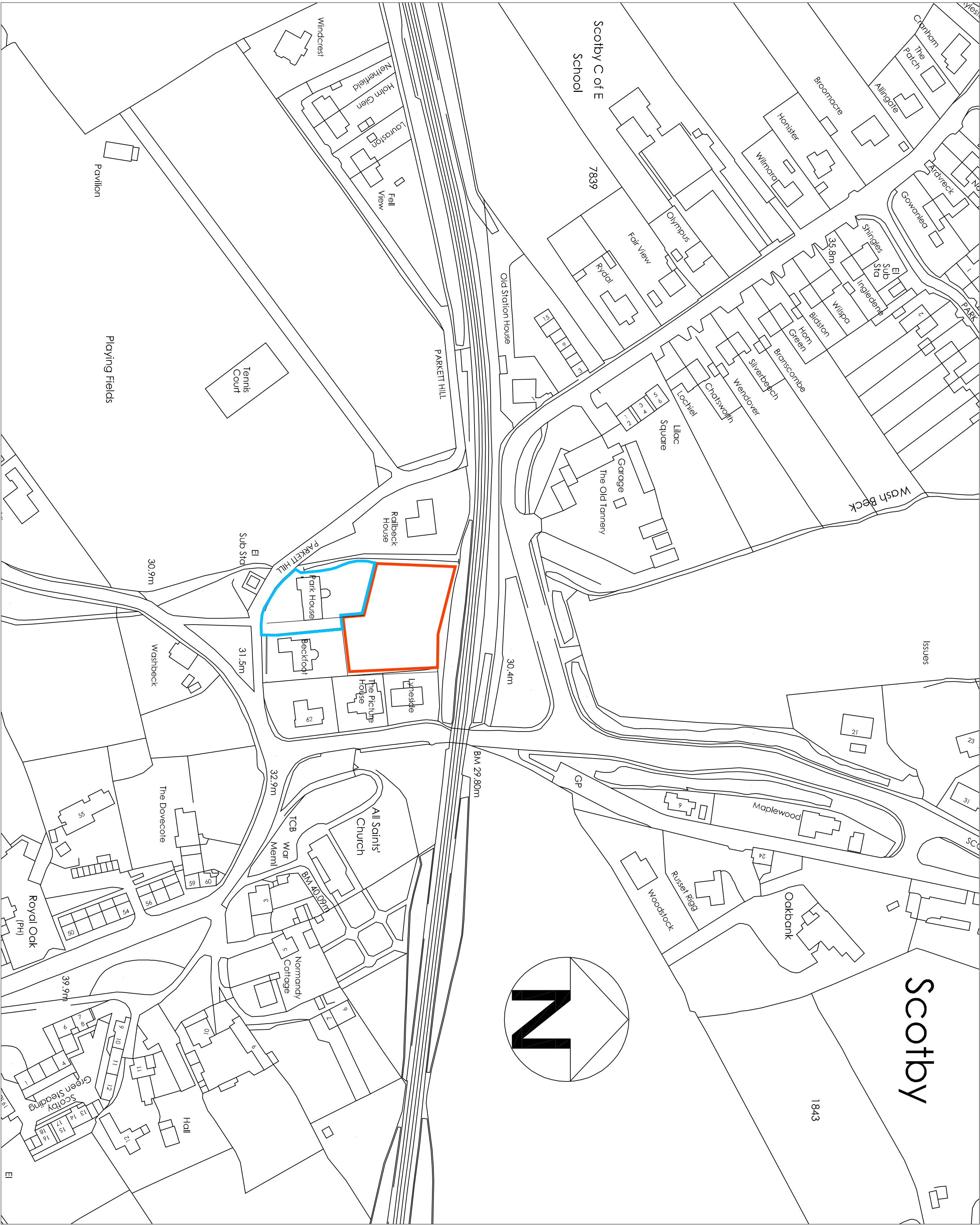
Reason: To protect the safety, operational needs and integrity of the railway to the north of the site.

18. The access and parking/turning requirements, shown on the approved plan, shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway. Once complete they shall be retained capable of use thereafter and shall not be altered without the prior consent of the Local Planning Authority.

Reason: The carrying out of building works without the provision of these facilities is likely to lead to inconvenience and danger to road users. Retention of the facilities ensures an appropriate standard of parking and access for as long as the use continues, and in accordance with Policies LD5, LD7 and LD8 of the Local Transport Plan.

19. No dwelling shall be occupied until its access and parking requirements have been completed in accordance with the approved plan. These facilities shall be maintained capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 and LD8.



D	C
RV	DATE
DESCRIPTION	

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Location Plan

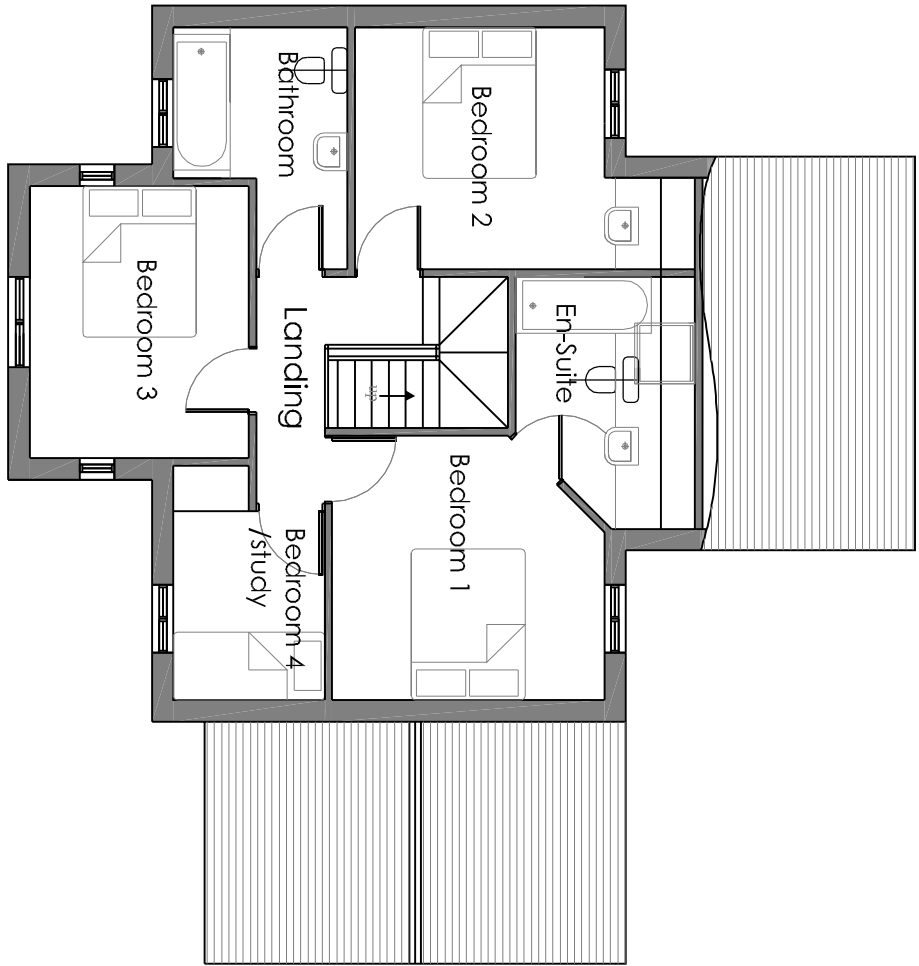
New Site Behind Park House,
Parkett Hill, Scotby, Carlisle
for Mr & Mrs M Harris
SCALE 1:1250 @ A2
November 2012
12/2153/00

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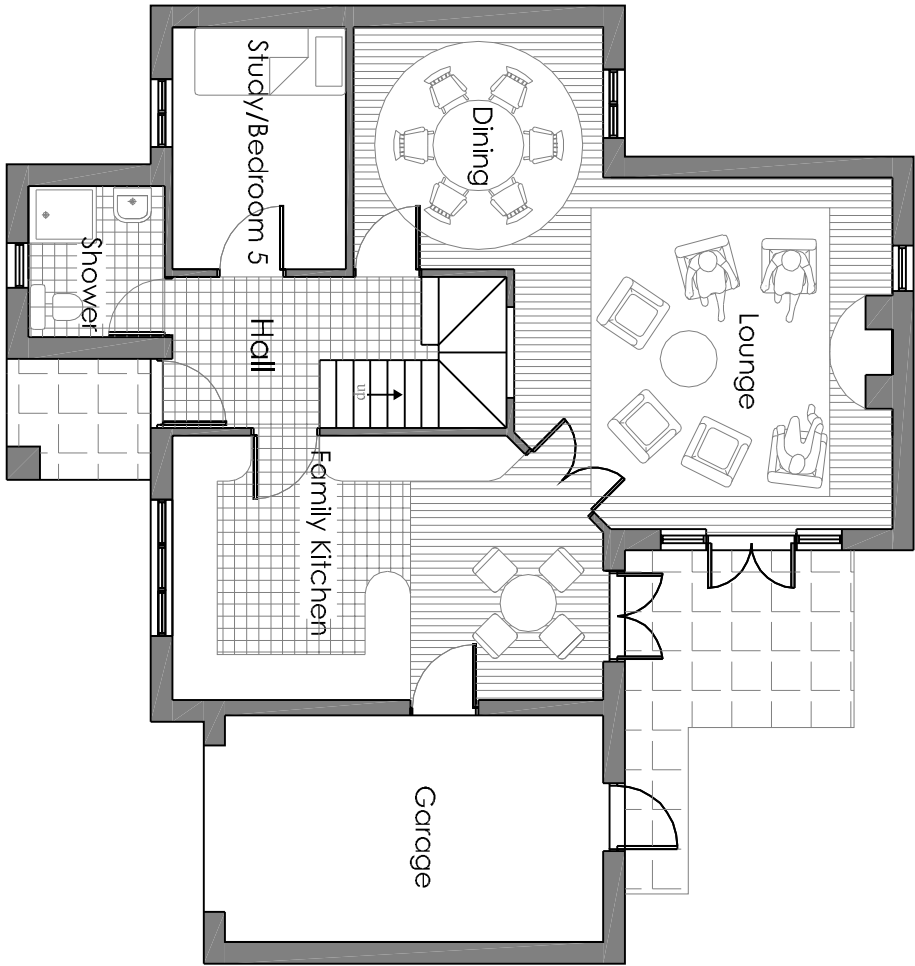
RV	DATE	DESCRIPTION
A	09/01/2013	Revised Access Road
B	27/02/2013	Revised Parking & Waste Provision
C	28/06/2013	Revised Planning Application



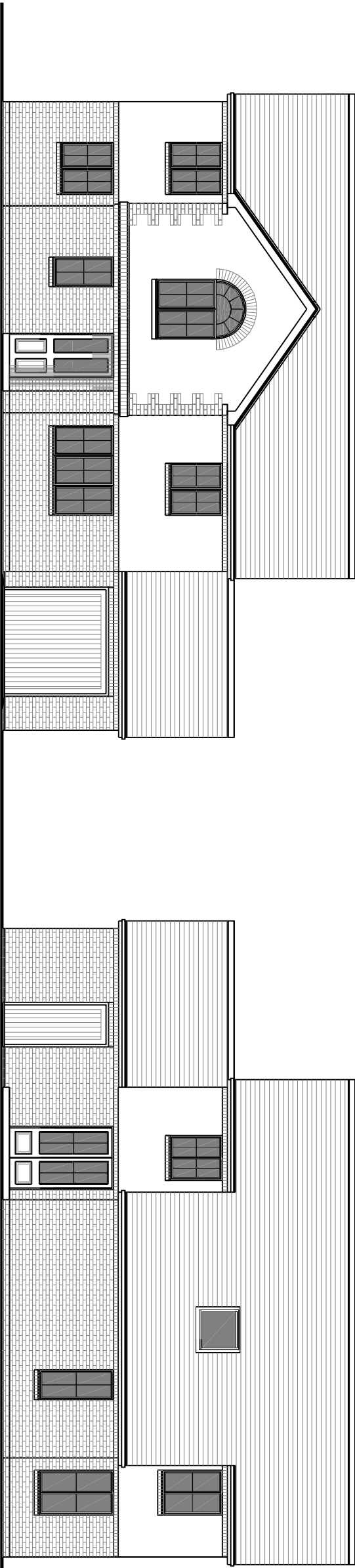
Block Plan
New Site Behind Park House,
Parkett Hill, Scotby, Carlisle
for Mr & Mrs M Harris
SCALE 1:500 @ A2
November 2012
12/2153/10C



First Floor Plan



Ground Floor Plan

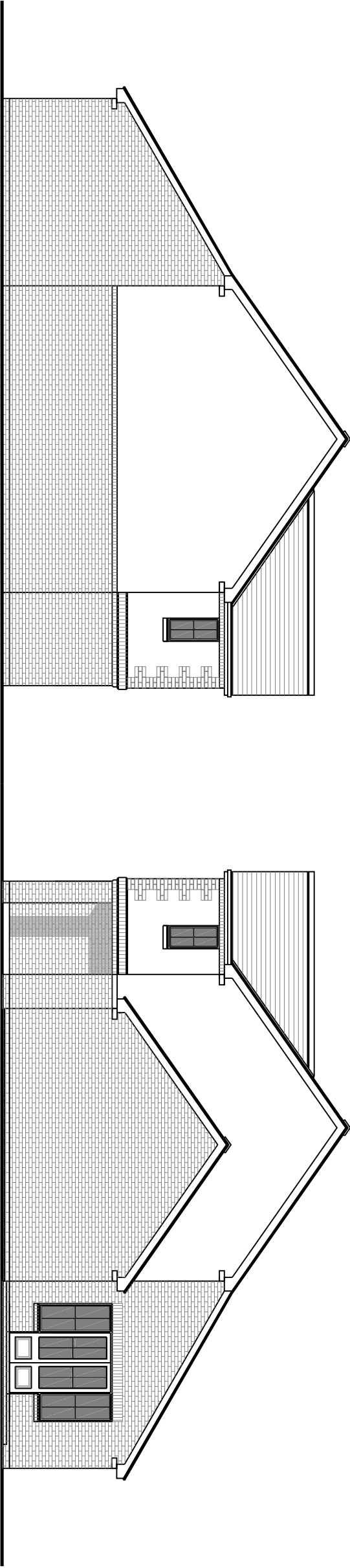


Front Elevation

Design Parameters Plot 1

Rear Elevation

4 Bed House -
Width 12.7m
Depth 12m
Height 7.1m



Side Elevation

Side Elevation

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RV	DATE
	DESCRIPTION

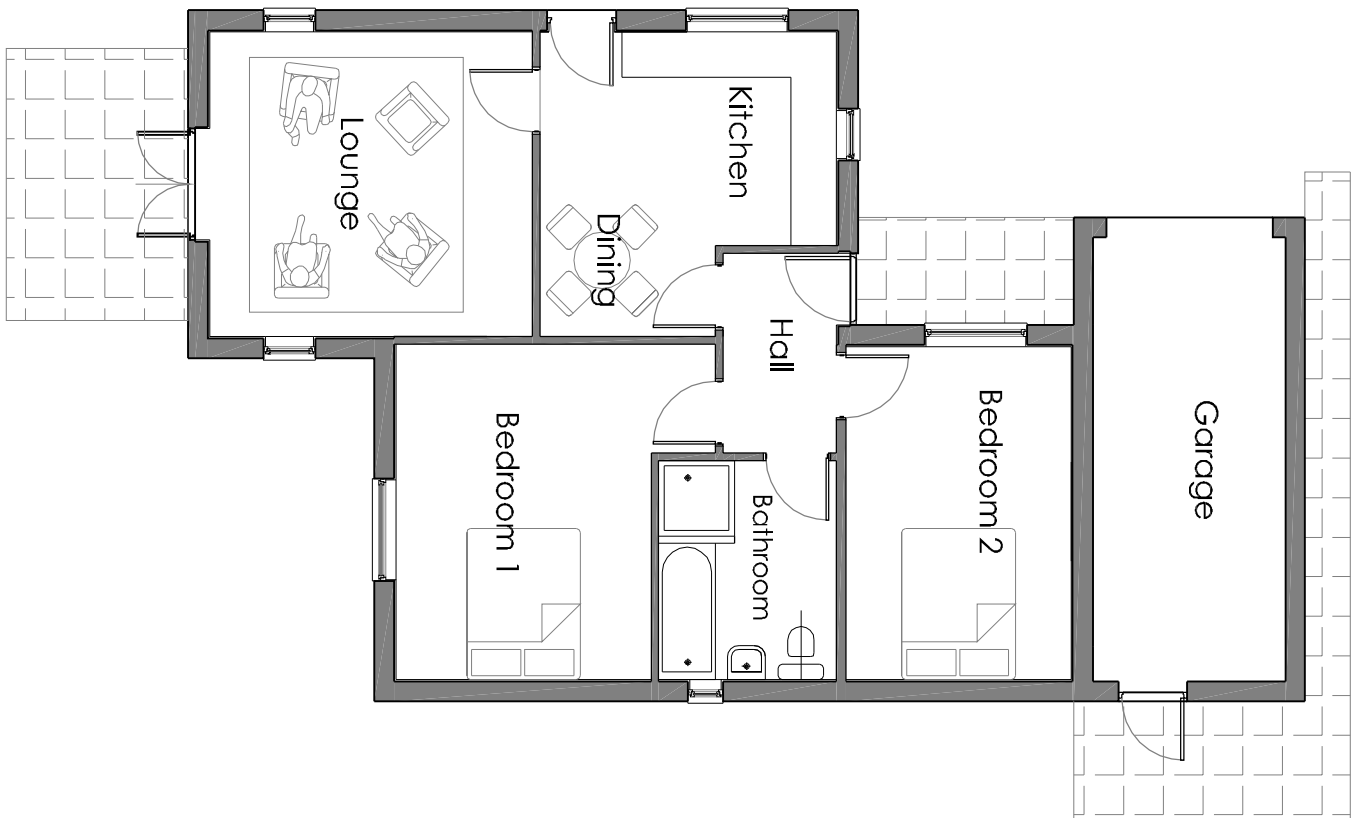
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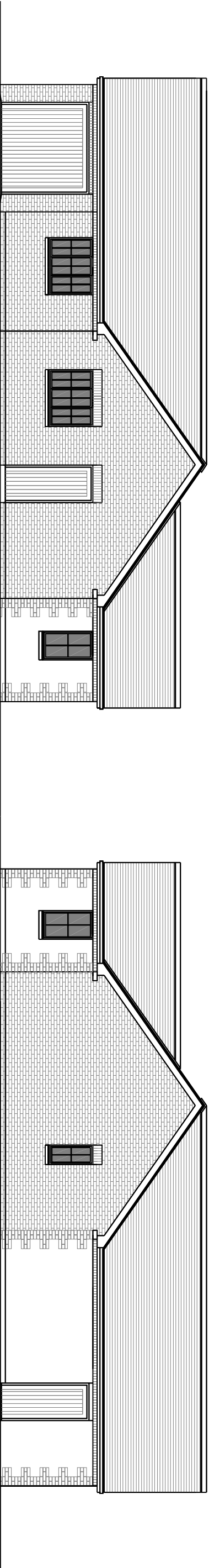
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Indicative
4 Bed House Type A
Plot 1
New Site Behind Park House,
Parkett Hill, Scotby, Carlisle
for Mr & Mrs M Harris
SCALE 1:100 @ A2
November 2012
12/2153/11



Ground Floor Plan

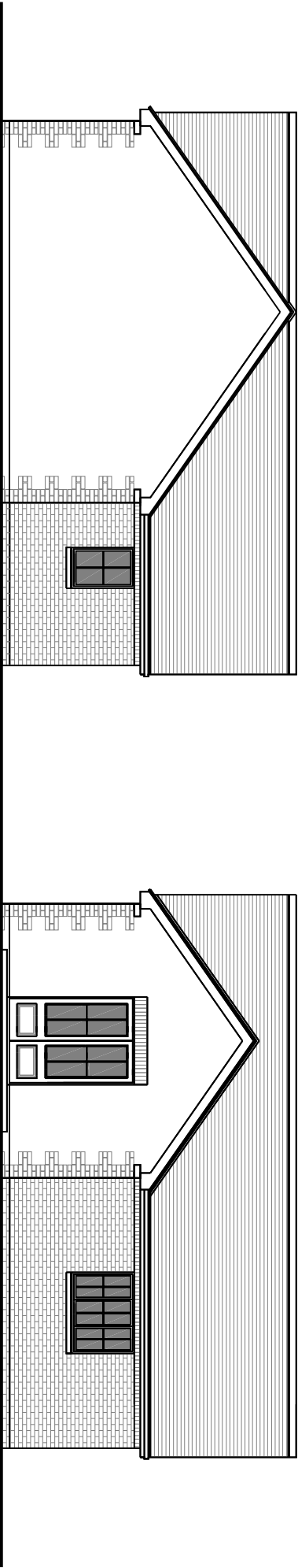


Front Elevation

Design Parameters Plot 4

Rear Elevation

2 Bed Bungalow - Width 14.8m
Depth 9.2m
Height 5m



Side Elevation

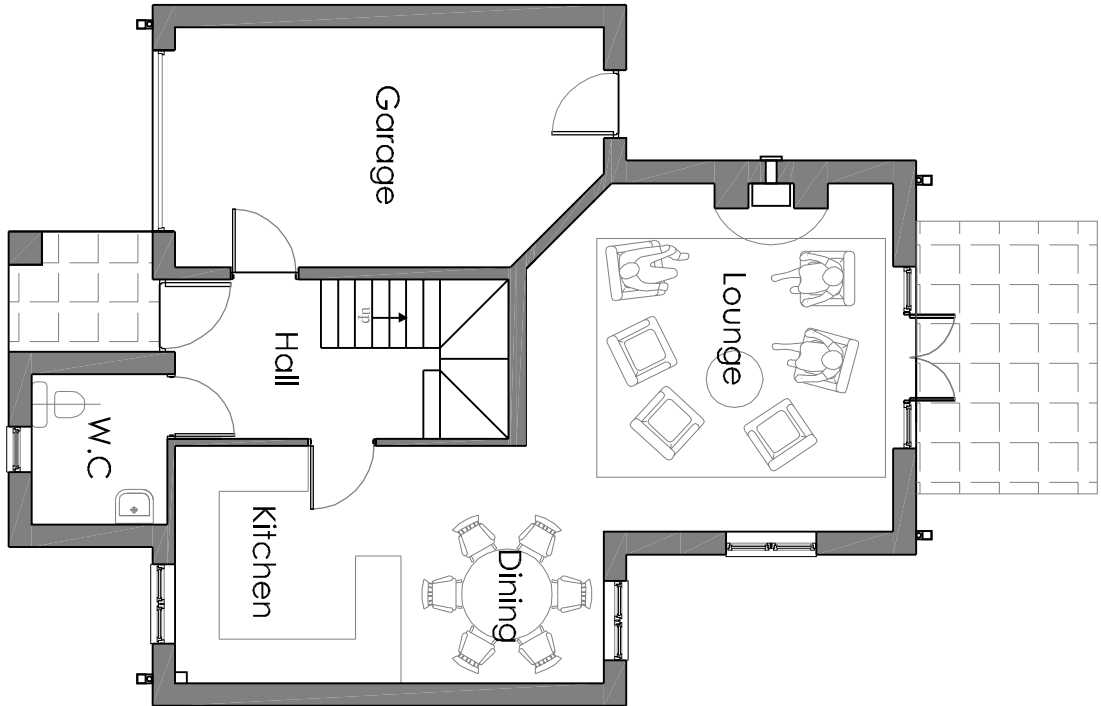
Side Elevation

D	C	RV	DATE	DESCRIPTION
		A	04/07/2013	Revised Planning Application

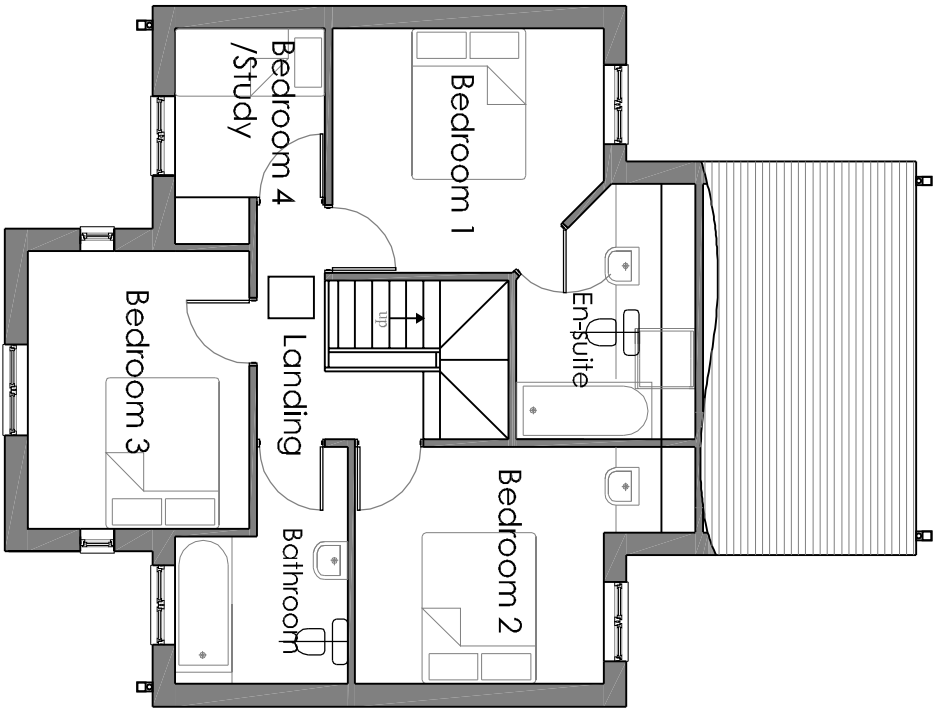
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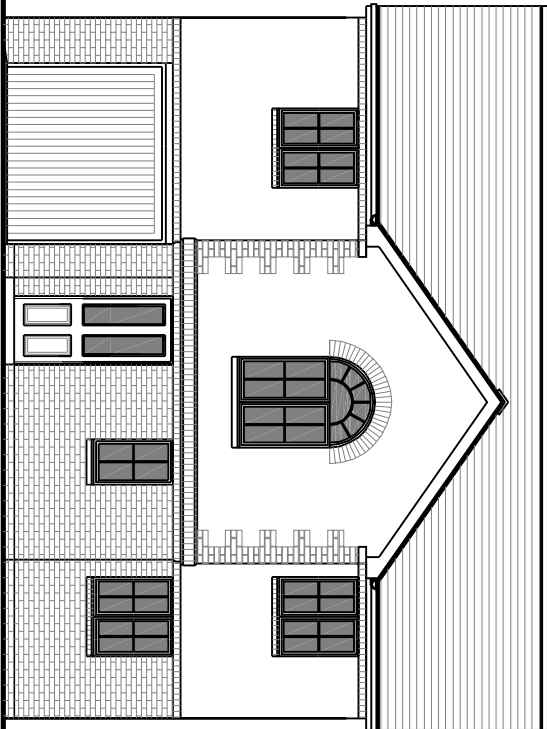




Ground Floor Plan



First Floor Plan



Front Elevation

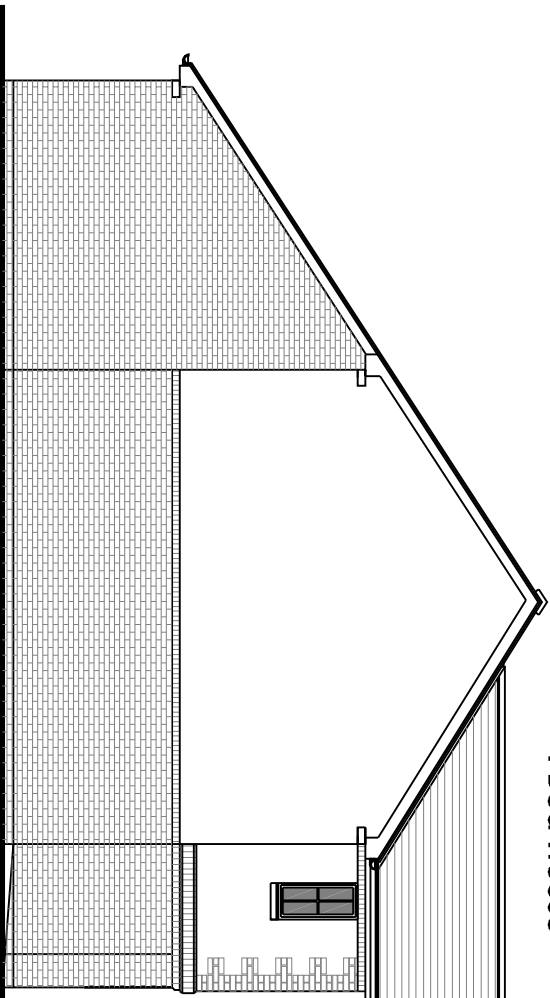


Rear Elevation

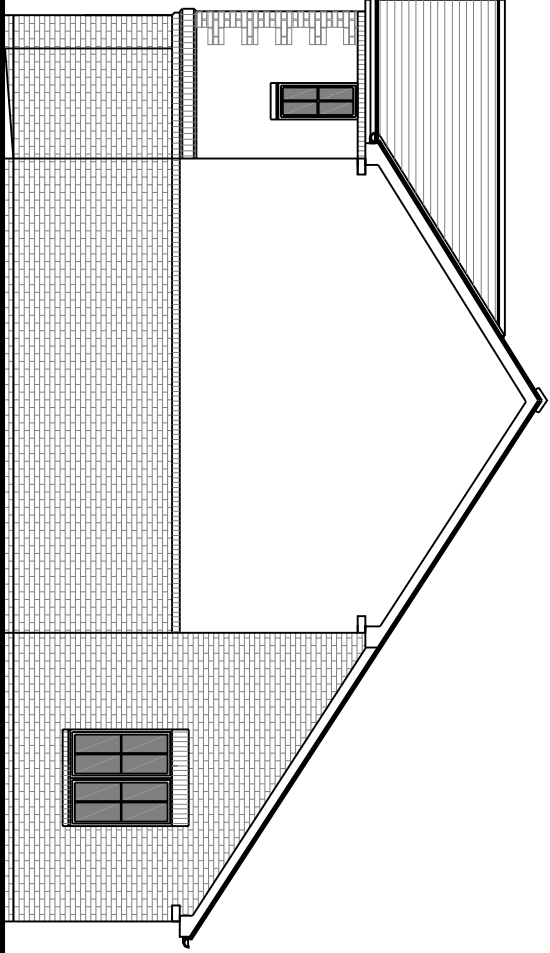
Design Parameters Plots 2 & 3

4 Bed House -

Width 9.7m
Depth 12m
Height 7.2m



Side Elevation



Side Elevation

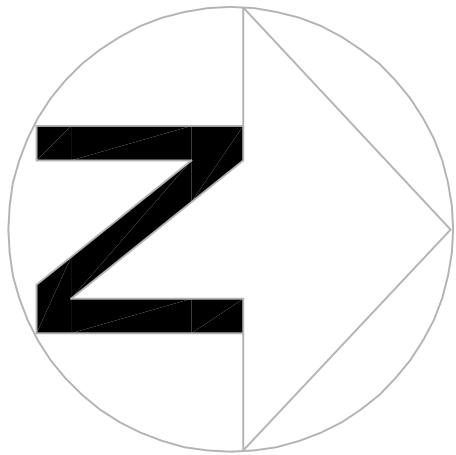
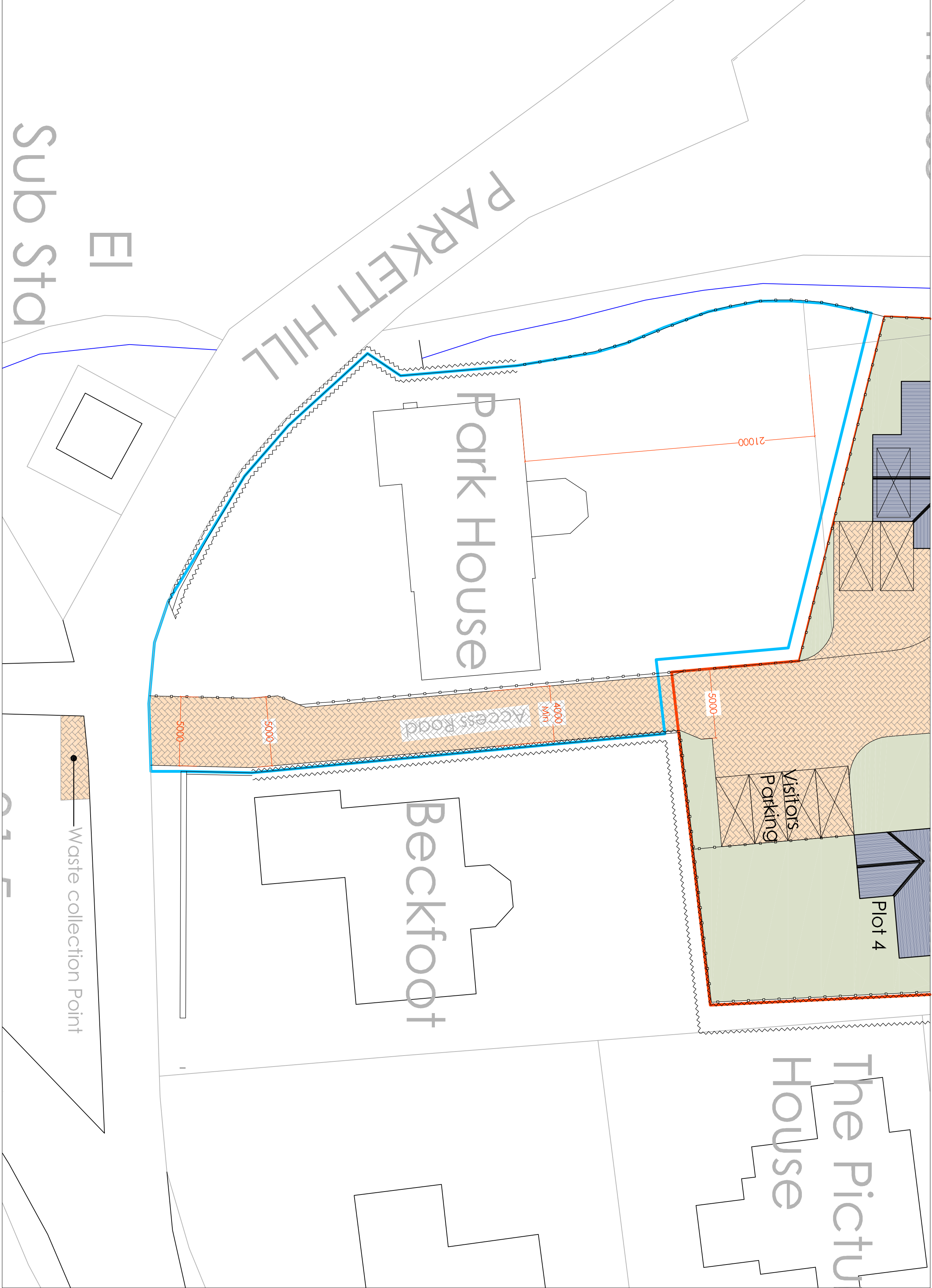
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A	04/07/2013	Revised Planning Application

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