

## SCHEDULE A: Applications with Recommendation

18/0792

Item No: 08

Date of Committee: 23/11/2018

**Appn Ref No:**  
18/0792

**Applicant:**  
Mr Neve

**Parish:**  
Farlam

**Agent:**

**Ward:**  
Irthing

**Location:** Field opposite Prospect Cottage, Farlam, Brampton, CA8 1LA

**Proposal:** Erection Of 1no. Dwelling

**Date of Receipt:**  
03/09/2018

**Statutory Expiry Date**  
29/10/2018

**26 Week Determination**

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### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

- 1.1 It is recommended that this application is refused.

#### 2. Main Issues

- 2.1 Whether The Principle Of Development In Farlam Is Acceptable
- 2.2 The Impact On The Character And Appearance Of The Landscape
- 2.3 Whether The Scale And Design Would Be Acceptable
- 2.4 Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.5 Highway Matters
- 2.6 Foul And Surface Water Drainage
- 2.7 Biodiversity

#### 3. Application Details

##### The Site

- 3.1 The application site, which measures 0.24 hectares, forms part of an undeveloped agricultural field. The field slopes steeply downhill from east to west, although the eastern part of the field, where the dwelling would be sited, is relatively flat. A stone wall is located on the eastern and southern

site boundaries.

- 3.2 The application site is adjoined by the remaining parts of the agricultural field to the north and west. High Barn, which is a large detached property set within a large plot which contains a number of mature trees, lies to the south of the application site. The U1220, which links Farlam to Talkin and Hallbankgate, runs along the eastern site boundary beyond which lies a garden area/ allotment and a group of trees. Prospect Cottage, a stone property, would lie opposite the proposed access to the dwelling.

## **The Proposal**

- 3.3 The proposal is seeking planning permission for the erection of one dwelling on the site. The proposed dwelling would be a two-storey detached property which would have a floor area of 237 sq m (including the garage). The front elevation of the dwelling would face east towards the adjacent road. A double garage, with a workshop to the rear, would be attached to the southern side of the dwelling, with a single-storey sunroom being attached to the rear elevation.
- 3.4 The front and rear elevations of the dwelling would be constructed of natural stone to match dwellings in the local area, with the gable walls being smooth painted render with cast stone quoins. Doors and windows would be white upvc, with cast stone surrounds. Roofs would be slate, with the garage roof containing solar panels.
- 3.5 The ground floor would contain a kitchen/ dining area, a lounge, a sunroom, an office, a utility, a w.c. and a large hallway, with the first floor containing three bedrooms (one en-suite), a bathroom and a storeroom.
- 3.6 A large tarmac area would be provided to the front (east) and south of the garage and this would be accessed via a tarmac drive which would run from the existing field gate to the rear of the stone wall which would be retained on the eastern site boundary. A patio would be provided to the rear (west) of the dwelling, beyond which would lie a small garden area. A larger garden area would be provided to the north of the dwelling. A new 1.3m high timber post and rail fence would be erected along the northern and western site boundaries.
- 3.7 The existing field gate would be moved further back into the field, with the existing stone wall being modified to form a new entrance with gates with appropriate visibility splays being provided.
- 3.8 Foul drainage would discharge to a septic tank or treatment plant, with surface water discharging to a soakaway in the adjacent field.
- 3.9 The Design and Access Statement that has been submitted with the application states that the applicants have both lived in the Parish of Farlam all their lives, on working family farms (one in Farlam and one in Tindale). As a young couple, they would struggle to afford to purchase a house in the area. Both applicants work on their respective farms, so they need to stay in

the area to continue to help their families.

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

4.1 This application has been advertised by means of a site notice and notification letters sent to three neighbouring properties. In response, six letters of support and one letter of objection have been received.

4.2 The letters of support make the following points:

- the application would allow Miss Elliott to remain in the village where she has lived all her life;
- both of the applicants have grown up in the Parish and want to remain here;
- both the applicants work on family farms in the Parish and so the need to stay within the area is key and this development would allow them to do so;
- proposal would support younger members of the public who work and support rural communities;
- it is nice that the younger generation of the village will be able to stay and support the small local community;
- application will enable a young couple to remain in the community from which they come;
- the applicants should not be forced to move into town as a result of the high house price of village property;
- the house will be integrated in to the existing village and would not extend the village boundary in any way;
- the plans are appropriate for the site, which will not adversely affect the anyone in the village;
- the dwelling will enhance and benefit the hamlet;
- the dwelling will match the properties in the immediate vicinity and also in the majority of the hamlet and be wholly in keeping with the surrounding area;
- other planning applications have been approved in Farlam in recent years with far less justification;
- the access road is virtually traffic free unlike some other sites that have been granted, particularly in the Talkin area.

4.3 The letter of objection makes the following points:

- there are three available sites for sale in the village - why are the applicants not buying one of these?
- it would be nice for all the children who grew up in the village to build a house at Farlam and move back to the area but it is not made that easy for others.

## 5. Summary of Consultation Responses

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - no objections, subject to conditions (visibility splays; surfacing of access road; reduction in height of highway boundary wall);

**Farlam Parish Council:** - no observations;

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

## 6. Officer's Report

### Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO2, IP3, IP6, CC5, GI1 and GI3 of the Carlisle District Local Plan (CDLP) 2015-2030. The Council's Supplementary Planning Document on "Achieving Well Design Housing" together with the Cumbria Landscape Character Guidance and Toolkit are also material planning considerations.
- 6.3 The proposal raises the following planning issues.
1. Whether The Principle Of Development In Farlam Is Acceptable
- 6.4 The main issue to establish in the consideration of this application is the principle of development.
- 6.5 Para 10 of the NPPF states "so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development".
- 6.5 Para 78 of the NPPF states that "to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the

vitality of rural communities". It goes on to state that "where there are groups of smaller settlements, development in one village may support services in a village nearby".

- 6.6 Policy HO2 (Windfall Housing Development) of the adopted Local Plan states that new housing development will be acceptable in the rural area provided that there are either services in the village where the housing is being proposed, or there is good access to one or more villages with services.
- 6.7 When assessing the application against the foregoing policies, it is acknowledged that the site is located on the edge of Farlam. Although Farlam does not have any services, it is located in close proximity to Hallbankgate which has a range of services (school, public house, village hall and garage). Talkin village, which also lies in close proximity to Farlam also contains some services (public house, church and village hall). Accordingly, the application site is considered to be in a sustainable location for housing development.

## 2. The Impact On The Character And Appearance Of The Landscape

- 6.8 Criterion 3 of Policy HO2 states that "on the edge of settlements the site is well contained within existing landscape features, is physically connected, and integrates with, the settlement, and does not lead to an unacceptable intrusion into open countryside".
- 6.9 Paragraph 5.16 of the supporting text to Policy HO2 states that "Development is more likely to be acceptable on sites that are physically contained by existing landscape features such as hedges, trees, woodland or topography, physically and visibly connected to the village, and do not adversely impact on wider views into or out of a village".
- 6.10 The policy assessment in this respect is therefore twofold; whether the site is physically well contained and whether the proposal would adversely impact on wider views.
- 6.11 Although the area has no statutory landscape designation, the Cumbria Landscape Character Guidance and Toolkit outlines that the area is characterised as foothills (Category 11). The key characteristics are described as rolling, hilly or plateau farmland and moorland; occasional rocky outcrops; hills are dissected by numerous streams and minor river valleys; areas of improved grassland, unimproved heathland and extensive conifer plantations; semi natural woodland in the small valleys; and large areas of farmland are bounded by stone walls and hedges. The vision for the area seeks to conserve and enhance the landscape.
- 6.12 The dwelling would be located within an undeveloped agricultural field that lies to the west of the U1220. The field slopes steeply downhill from east to west, although the eastern part of the field, where the dwelling would be sited, is relatively flat. The site is adjoined to the south by a residential property (High Barn), however, this is well screened by a number of mature

trees. All of the other dwellings in this part of Farlam are located on the eastern side of the U1220 and form a linear pattern of development.

- 6.13 The proposed dwelling would not be well contained by existing landscape features and would adversely impact on wider views into the village. It would not integrate well with the existing settlement and would lead to an unacceptable intrusion into the open countryside. The proposal would, therefore, be contrary to Criterion 3 of Policy HO2 of the adopted Local Plan.

### 3. Whether The Scale And Design Would Be Acceptable

- 6.14 The front elevation of the dwelling would face east towards the adjacent road. A double garage, with a workshop to the rear, would be attached to the southern side of the dwelling, with a single-storey sunroom being attached to the rear elevation.
- 6.15 The front and rear elevations of the dwelling would be constructed of natural stone to match dwellings in the local area, with the gable walls being smooth painted render with cast stone quoins. Doors and windows would be white upvc, with cast stone surrounds. Roofs would be slate, with the garage roof containing solar panels.
- 6.16 The ground floor would contain a kitchen/ dining area, a lounge, a sunroom, an office, a utility, a w.c. and a large hallway, with the first floor containing three bedrooms (one en-suite), a bathroom and a storeroom.
- 6.17 A large tarmac area would be provided to the front (east) and south of the garage and this would be accessed via a tarmac drive which would run from the existing field gate to the rear of the stone wall which would be retained on the eastern site boundary. A patio would be provided to the rear (west) of the dwelling, beyond which would lie a small grass area. A larger garden area would also be provided to the north of the dwelling. A new 1.3m high timber post and rail fence would be erected along the northern and western site boundaries.
- 6.18 In light of the above, the scale and design of the dwelling would be acceptable.

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

- 6.19 High Barn would lie to the south of the proposed dwelling and would be partly screened by a number of mature trees and a detached garage. The nearest part of High Barn would be 27m away from the proposed dwelling, which would only have a landing window at first floor level in the south elevation facing High Barn.
- 6.20 The north elevation, which would face towards Prospect Cottage, would only have one window at first floor level. This is shown as serving a store room but the room is large enough to be used as a bedroom in the future. This window would be 25m away from the south elevation of Prospect Cottage.

- 6.21 Given the separation distances between the proposed dwellings and the nearest existing dwellings, the proposal would not have an adverse impact on the occupiers of the existing dwellings through loss of light, loss of privacy or over-dominance.

## 5. Highway Matters

- 6.22 A double garage would be attached to the southern side of the dwelling and a large tarmac area would lie to the front (east) and south of the garage. The garage would be accessed via a tarmac drive which would run from the existing field gate to the rear of the stone wall which would be retained on the eastern site boundary. The existing field gate would be moved further back into the field, with the existing stone wall being modified to form a new entrance with gates with appropriate visibility splays being provided.
- 6.23 The Local Highway Authority (LHA) has been consulted on the application. Following the receipt of a speed survey, the LHA has confirmed that it has no objections to the proposal subject to the imposition of conditions, including the provision of visibility splays prior to the commencement of development and the surfacing of the access road prior to occupation.

## 6. Foul And Surface Water Drainage

- 6.24 Foul drainage would discharge to a septic tank or treatment plant, with surface water discharging to a soakaway in the adjacent field.
- 6.25 The Lead Local Flood Authority (LLFA) has been consulted on the application. It has no objections to the proposal, which would not increase the risk of surface water flooding. The proposed soakaway would be acceptable and the channel drain from the access would also be connected to the soakaway to prevent surface water draining onto the highway.

## 7. Biodiversity

- 6.26 The site is an undeveloped field which is enclosed by stone walls. There would be scope to provide hedgerow and trees as part of any landscaping scheme and a condition could be added to require wildlife enhancement measures to be incorporated into the dwelling.

## Conclusion

- 6.27 Whilst the principle of erecting a new dwelling in Farlam and matters of detail relating to the proposed dwelling would be acceptable, the proposed dwelling would not be well contained by existing landscape features and would adversely impact on wider views into the village. It would not integrate well with the existing settlement and would lead to an unacceptable intrusion into the open countryside. The proposal would, therefore, be contrary to Criterion 3 of Policy HO2 of the adopted Local Plan.

## **7. Planning History**

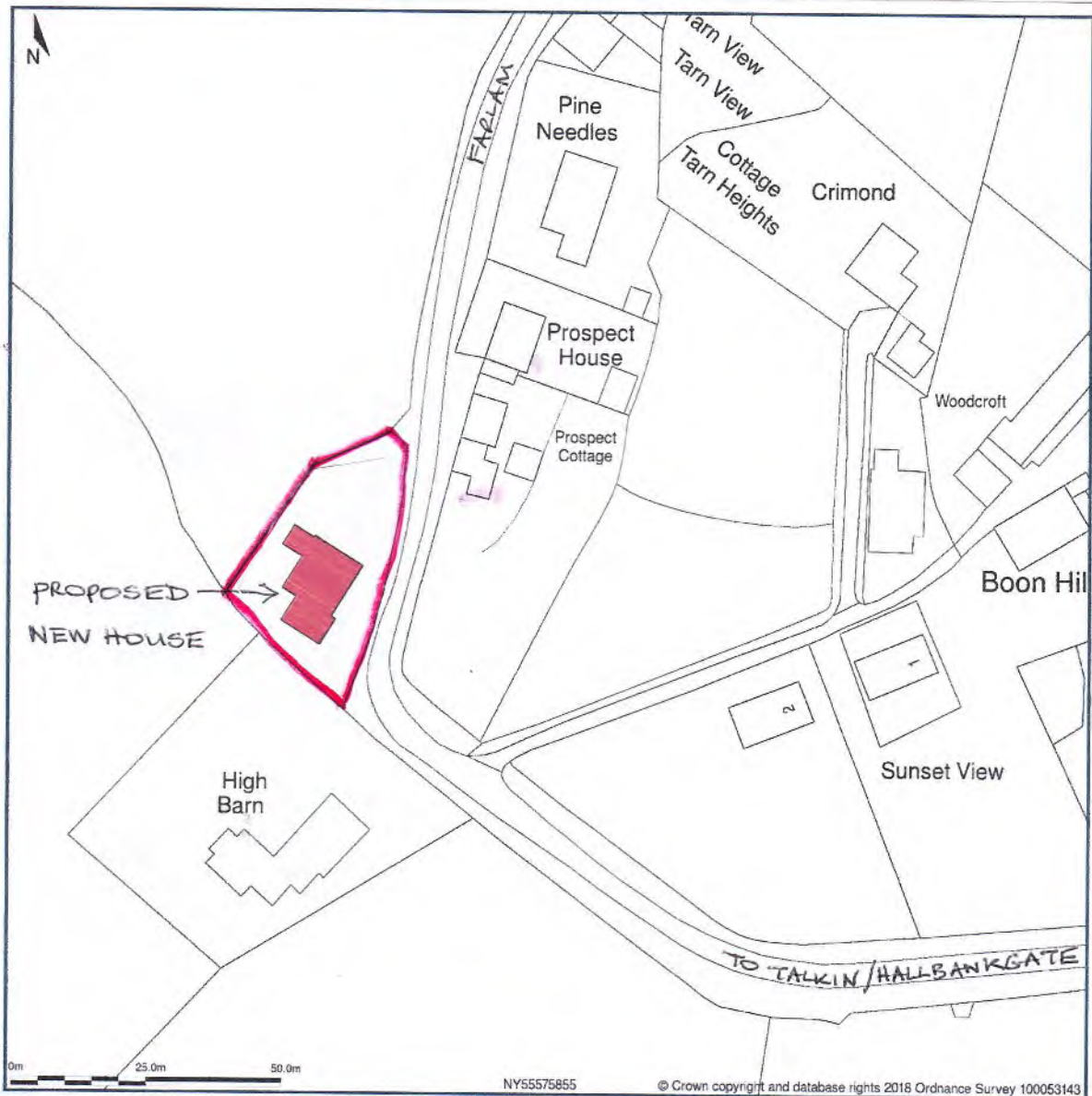
- 7.1 There is no planning history relating to the use of this site.

## **8. Recommendation: Refuse Permission**

1. **Reason:** The dwelling would be located within an undeveloped agricultural field that lies to the west of the U1220. The field slopes steeply downhill from east to west , although the eastern part of the field , where the dwelling would be sited, is relatively flat. The site is adjoined to the south by a residential property (High Barn), however, this is well screened by a number of mature trees. All of the other dwellings in this part of Farlam are located on the eastern side of the U1220 and form a linear pattern of development. The proposed dwelling would not be well contained by existing landscape features and would adversely impact on wider views into the village. It would not integrate well with the existing settlement and would lead to an unacceptable intrusion into the open countryside. The proposal would, therefore, be contrary to Criterion 3 of Policy HO2 of the adopted Local Plan.
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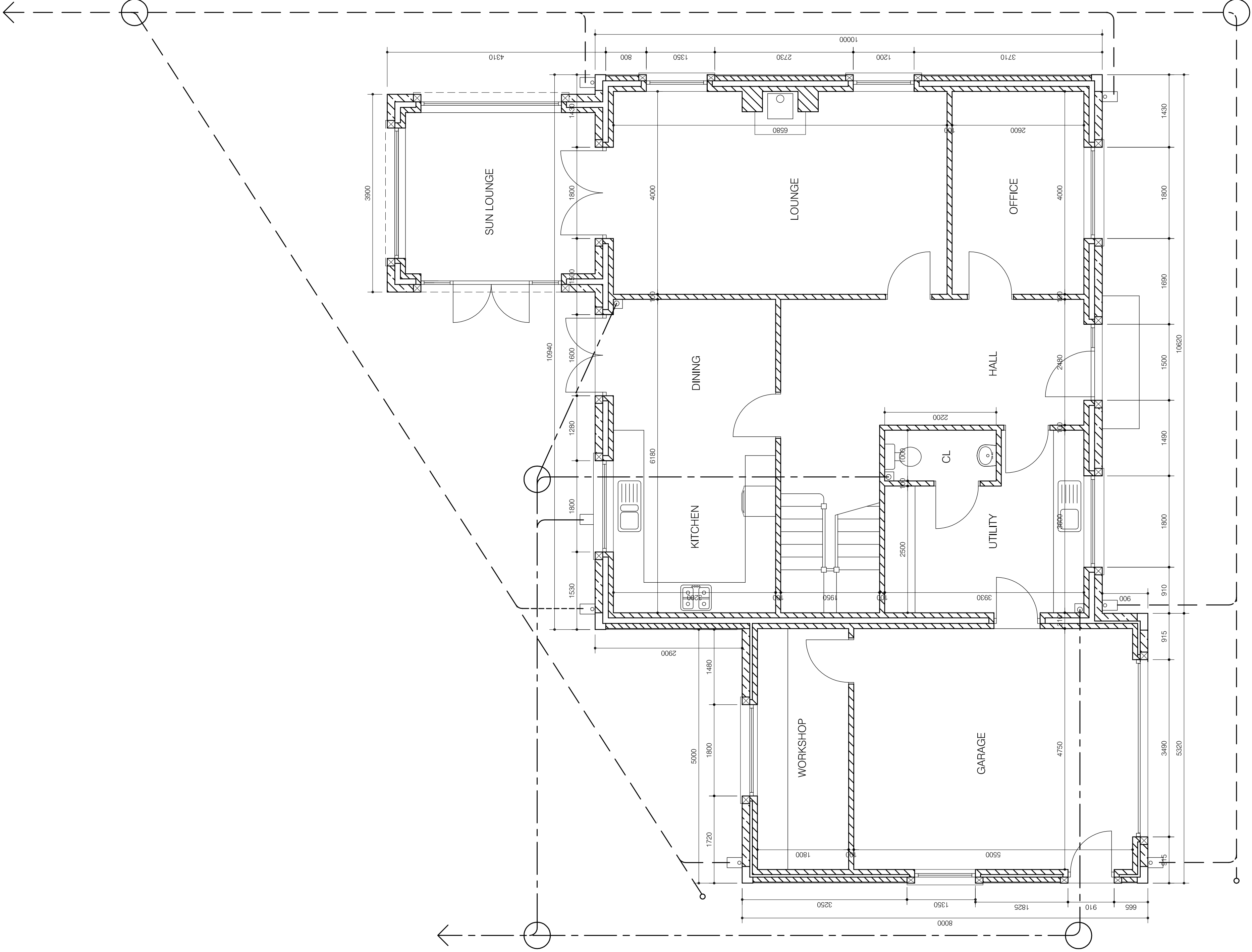
# AA DESIGN SERVICES



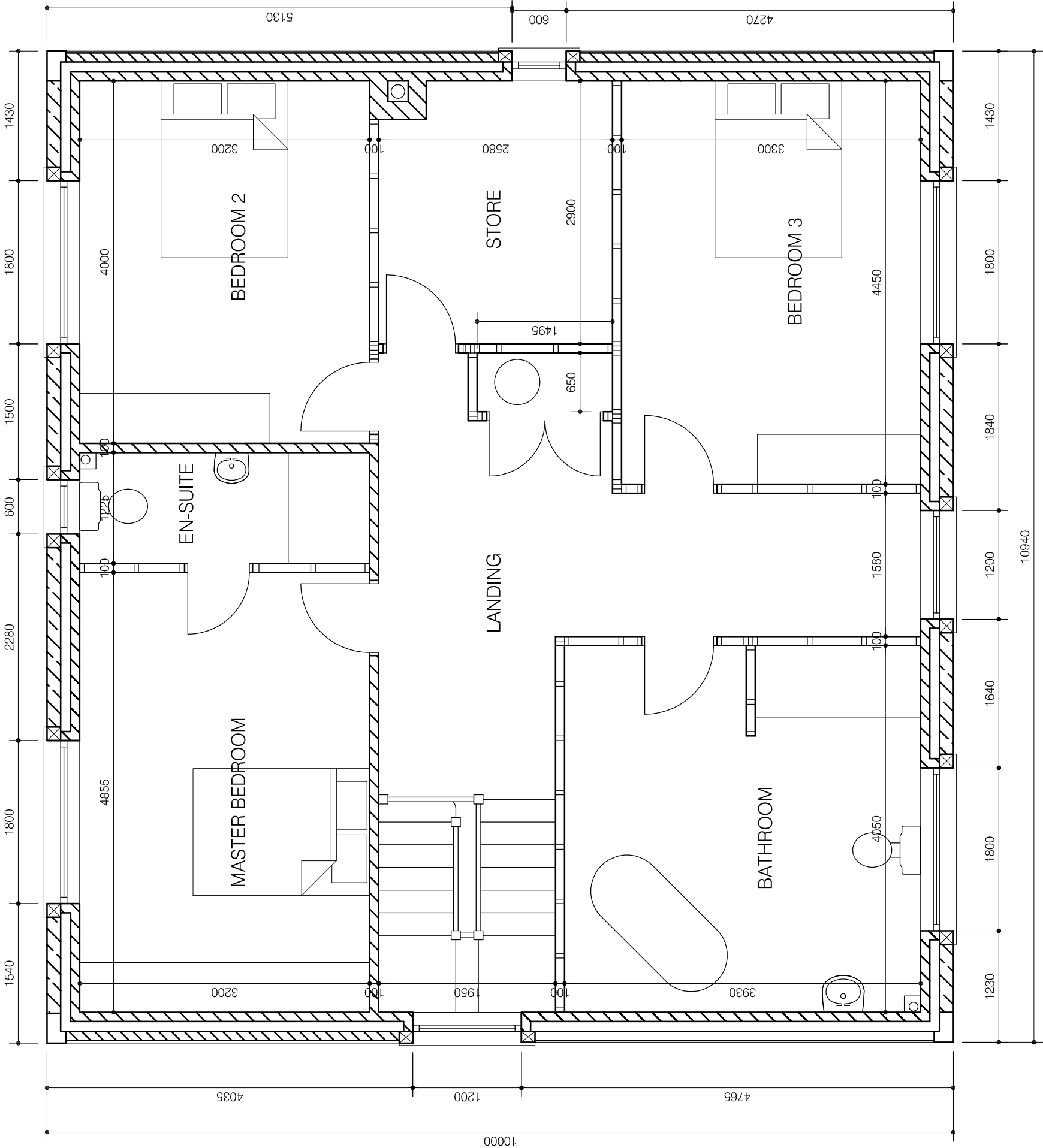
PROPOSED NEW HOUSE, FARLAM, BRAMPTON, CUMBRIA  
FOR MR J. NEVE AND MISS L. ELLIOTT  
LOCATION PLAN SCALE 1:1250

DRG NO 2018/4/1/004





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Revision	Date	Amendments	Initials
Rev			TAA
A	15-05-18	Door added to Garage Creaks door moved Bathroom and Bedroom 2 swapped over Landing with harwood	
B	27-05-18	Conservatory changed to Sun Lounge with slate roof Lounge with slate roof Lounge with slate roof Render finish to gable walls	TAA
C	17-06-18		TAA

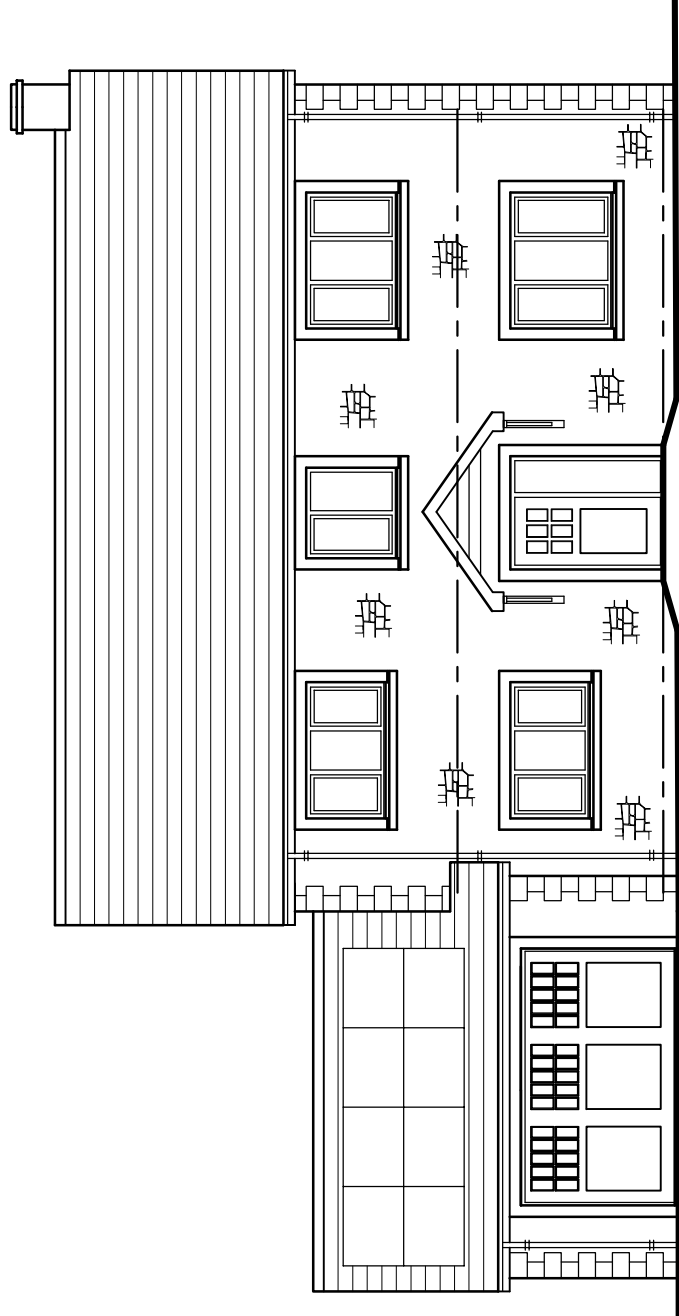
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Tel: 0168773164 Mob: 07919513983  
E-mail: alnazz.gram@btinternet.com

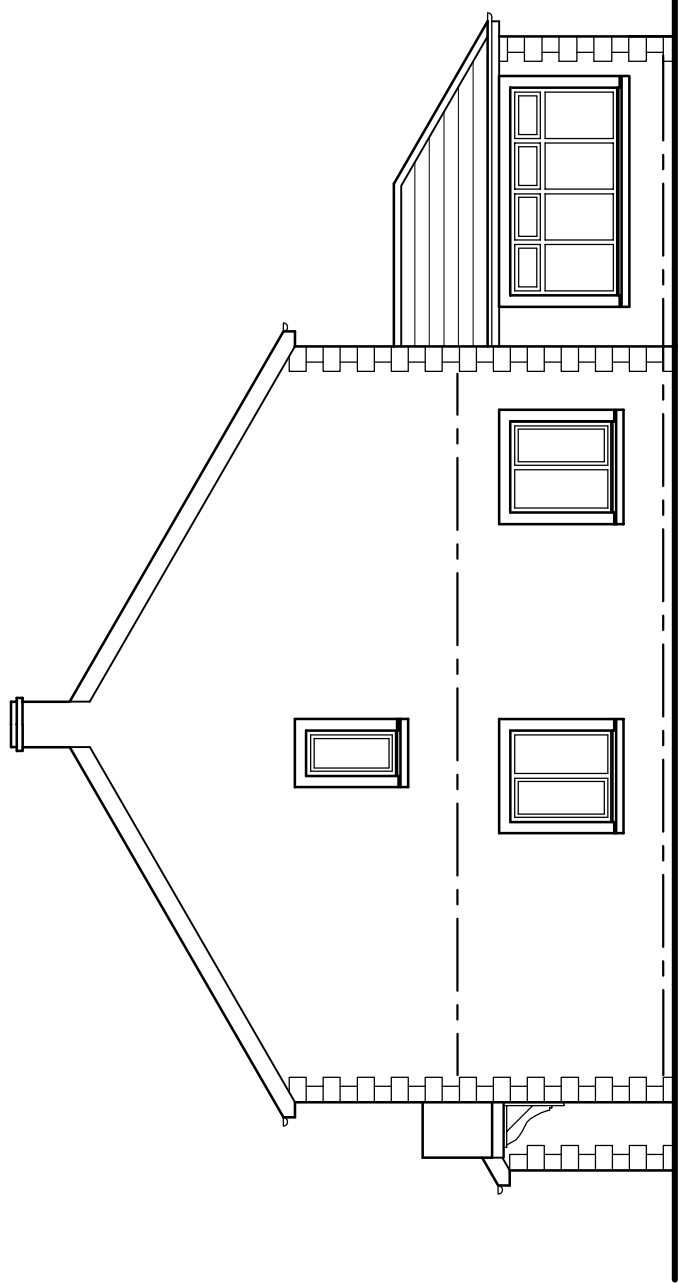
client	MR J. NEVE AND MISS L. ELLIOTT		
job	PROPOSED NEW DWELLING FARLAM		
drawing	PLANS AS PROPOSED		
scale	1:50	date drawn	APRIL 2018
sheet no.	2018/4/1001	rev.	C

DO NOT SCALE THIS DRAWING

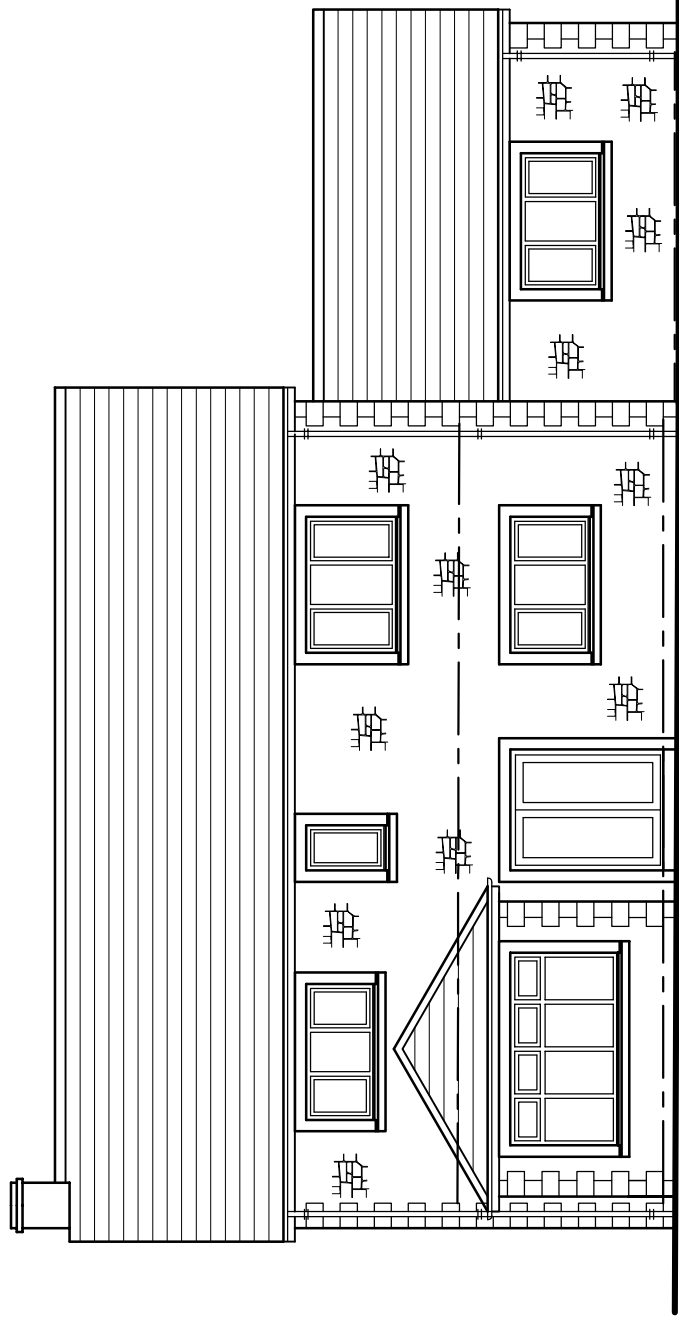
EXTERNAL FINISHES  
ROOF - Blue slated roof ( Solar panels to Garage roof)  
WALLS - Natural Stone to match existing area to Front and Rear , Smooth painted render to Gable walls.  
WINDOWS - White UPVC with Cast Stone surrounds  
RAINWATER GOODS - Black UPVC



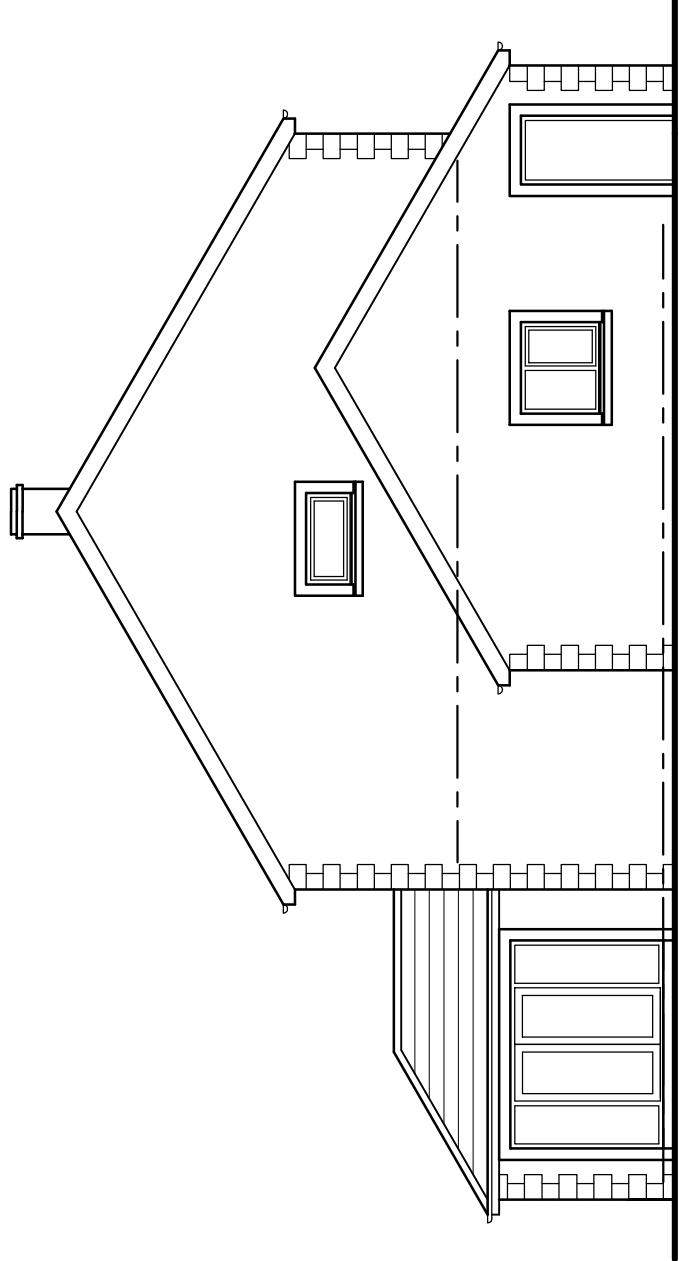
FRONT ELEVATION



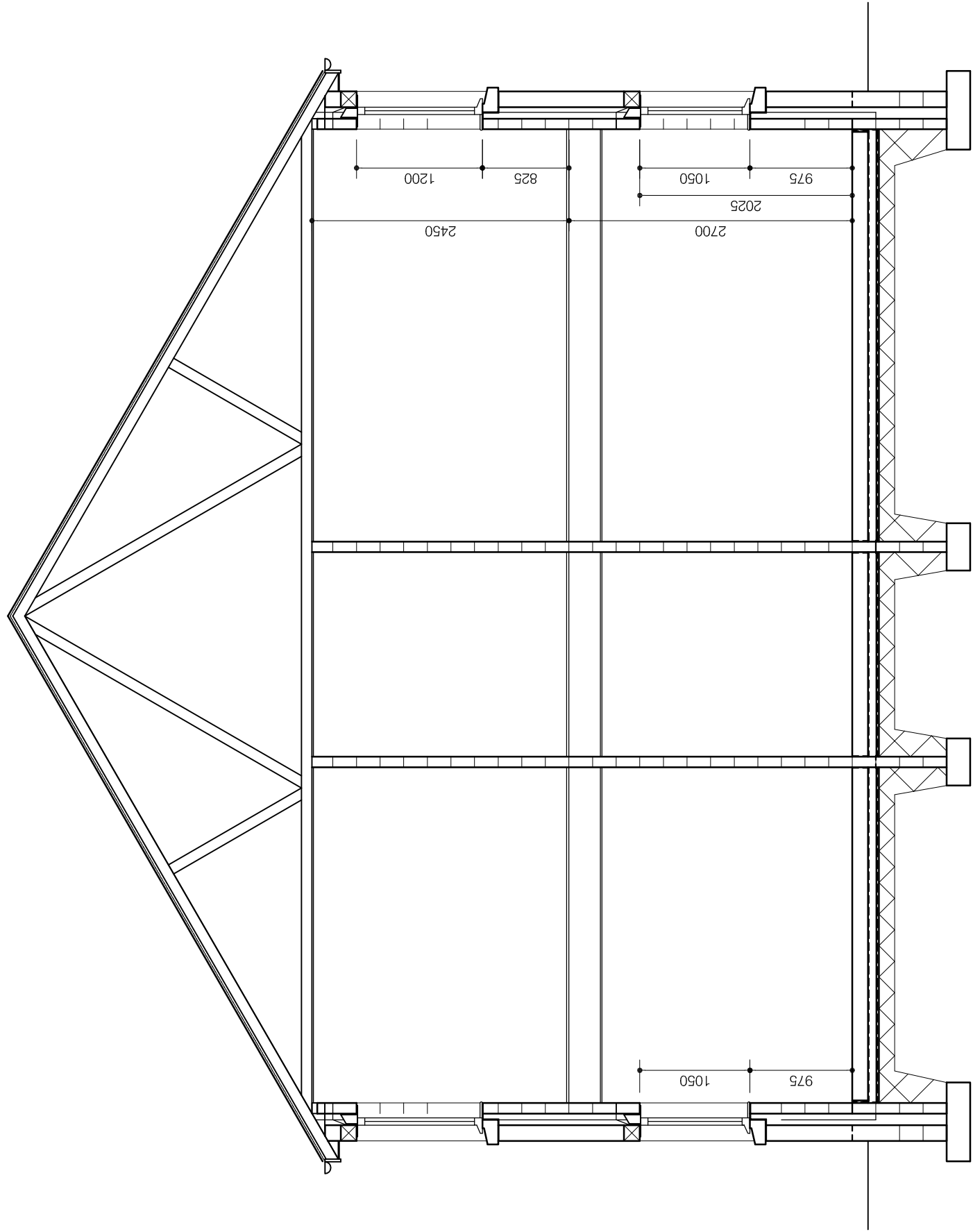
END ELEVATION



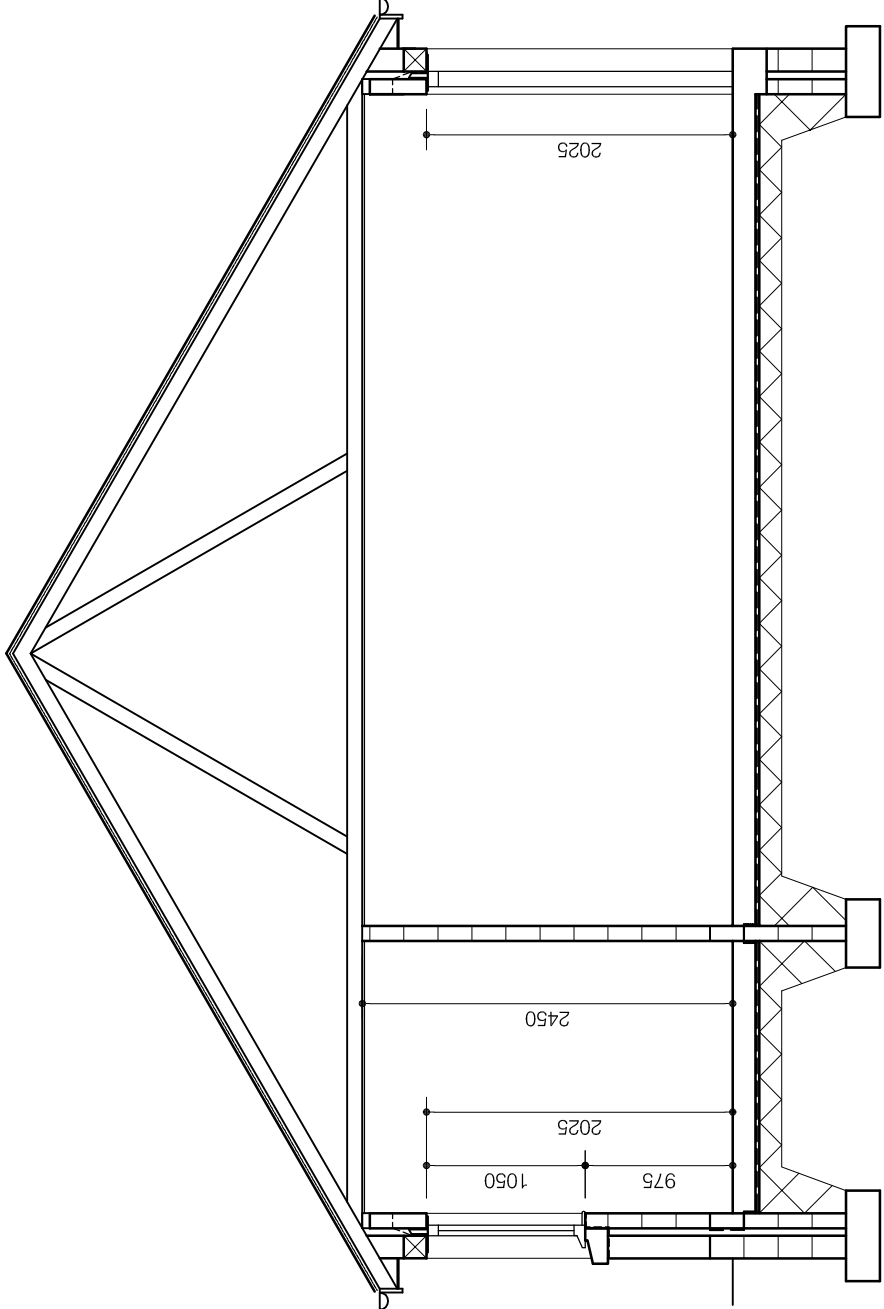
REAR ELEVATION



END ELEVATION



HOUSE SECTION



GARAGE SECTION

Revision	Rev	Date	Amendments	Initials
A	15-05-18	Door added to Garage Cloak's door moved Bathroom and Bedroom 2 swapped over Landing with door moved Cloak's door moved to Gar. Lounge with slate roof and Bedroom window over reduced in height	TAA	
B	27-05-18	Solar panels added Gable walls now render Solar panels moved	TAA	
C	17-06-18	Solar panels added Gable walls now render Solar panels moved	TAA	
D	02-08-18	Solar panels moved	TAA	

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client	MR J. NEVE AND MISS L. ELLIOTT		
job	PROPOSED NEW HOUSE FARLAM		
drawing	ELEVATIONS AND SECTIONS AS PROPOSED		
scale	1:50 & 1:100	date drawn	APRIL 2018
date / no.	2018/4/1002	rev.	D

DO NOT SCALE THIS DRAWING