

## SCHEDULE A: Applications with Recommendation

17/0464

Item No: 04

Date of Committee: 07/07/2017

**Appn Ref No:**  
17/0464

**Applicant:**  
Miss Rachael Peckford

**Parish:**  
Carlisle

**Agent:**  
D Brown Building & Joinery  
Limited

**Ward:**  
Belah

**Location:** 28 Pinecroft, Carlisle, CA3 0DB

**Proposal:** Erection Of First Floor Extension Providing 1no. Bedroom With En-Suite

**Date of Receipt:**  
24/05/2017

**Statutory Expiry Date**  
19/07/2017

**26 Week Determination**

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### REPORT

**Case Officer:** Suzanne Osborne

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Proposal Is Appropriate To The Dwelling And Impact Upon The Existing Street Scene;
- 2.2 Impact Of The Proposal On The Living Conditions Of Neighbouring Residents;
- 2.3 Highway Impacts;
- 2.4 Impact Upon Biodiversity; and
- 2.5 Other Matters.

#### 3. Application Details

##### The Site

- 3.1 Number 28 Pinecroft is a two storey detached property located on the western side of Pinecroft in Belah. The property is constructed from brick walls under a tiled roof and is surrounded by two storey residential properties to the east and south- west. Bungalows are located to the north and

north-west.

## **The Proposal**

- 3.2 The application seeks full planning permission for the erection of a first floor extension above the existing garage, attached to the north-eastern side of the property, to provide 1no. en-suite bedroom. The submitted plans illustrate that the proposed extension will be constructed from materials to match those of the existing dwelling.
- 3.3 The submitted plans also show an existing wooden pillar to the front of the property being changed to brick and the erection of a dwarf wall. These alterations however do not require planning permission.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of notification letters sent to 5 neighbouring properties. At the time of preparing the report no verbal or written representations have been received.

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

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection;  
Northern Gas Networks: - no objection standing advice received.

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

### **Assessment**

- 6.1 Section 54a 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 SP6, H08 and GI3 of the Carlisle District Local Plan (CDLP) 2015-2030. The City Council's Supplementary Planning Document (SPD) 'Achieving Well Designed Housing' is also a material planning consideration in the determination of this application.
- 6.3 The proposal raises the following planning issues:
- 1. Whether The Proposal Is Appropriate To The Dwelling And Impact Upon The Existing Street Scene**
- 6.4 The NPPF attaches great importance to the design of the built environment recognising that good design is a key aspect of sustainable development, is

indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The NPPF also indicates that planning decisions should not attempt to impose architectural styles or particular tastes. It is however proper to promote or reinforce local distinctiveness.

- 6.5 The relevant design policies of the CDLP seek to ensure that proposals respond to the local context in terms of height, scale and massing and by using appropriate materials and detailing. Local landscape character should be respected and development should be fully integrated into its surroundings.
- 6.6 Policy H08 of the CDLP (which relates to house extensions) confirms that house extensions and alterations should be designed to complement the existing building and be visually subservient. Policy H08 goes on to state that proposals should maintain the established character and pattern of the existing street scene and be a positive addition as well as retain gaps between buildings where they are characteristic of the area and contribute to the existing street scene.
- 6.7 The scale and height of the proposed extension is comparable to the existing dwelling. The roof of the first floor extension corresponds with the original dwelling as it has the same roof profile. The fenestration details and materials also match those of the main dwelling. Accordingly, the scale and design of the extension is acceptable.
- 6.8 From the Officer site visit it was evident that other properties within Pinecroft have undertaken similar extensions, as such the proposal would not form a discordant feature within the existing street scene.

## **2. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents**

- 6.9 The City Council's SPD 'Achieving Well Designed Housing' outlines minimum distances between primary facing windows together with primary windows and walls serving habitable rooms in order to protect against loss of amenity and privacy i.e. 21 metres between primary facing windows and 12 metres between primary windows and walls. The proposed development will be compliant with these distances and will therefore not give rise to any undue overlooking.
- 6.10 Given the positioning of residential properties that surround the site in relation to the proposed extension, the proposal would also not have an adverse impact upon the living conditions of the occupiers of any neighbouring properties in terms of loss of light or over dominance.

## **3. Highway Impacts**

- 6.11 The property will change from a 3 to a 4 bedroom dwelling as a result of the

proposed development. The existing garage and incurtilage parking spaces will however still be retained. The relevant Highways Authority have been consulted on the proposal and has raised no objections. As there are no objections from the statutory consultee it is not considered that the proposal would have an adverse impact upon existing highway conditions.

#### **4. Impact Upon Biodiversity**

- 6.12 The Councils GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. Given the scale and nature of the proposal it is unlikely that the development would harm a protected species or their habitat.

#### **5. Other Matters**

- 6.13 The human rights of the occupiers of the neighbouring properties have been properly considered and taken into account as part of the determination of the application. Several provisions of the Human Rights Act 1998 can have implications in relation to the consideration of planning proposals, the most notable being:

**Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

**Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularize any breach of planning control;

**Article 8** recognises the "Right To Respect for Private and Family Life".

- 6.14 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need.

- 6.15 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

#### **Conclusion**

- 6.16 On balance the proposed extension is appropriate in terms of scale and design to the existing dwelling and will not have a detrimental impact upon the character/appearance of the surrounding area or the living conditions of the occupiers of any residential properties. The development will also not have an adverse impact upon highway safety or biodiversity. Overall, the proposal is compliant with the objectives of the relevant Development Plan Policies and approval is recommended.

## **7. Planning History**

- 7.1 There is no relevant planning history on this site.

## **8. Recommendation: Grant Permission**

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 development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 24th May 2017;
2. the site location plan received 24th May 2017;
3. the block plan received 24th May 2017;
4. the existing floor plans received 24th May 2017;
5. the existing elevations received 24th May 2017;
6. the proposed floor plans received 24th May 2017;
7. the proposed elevations received 24th May 2017;
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.

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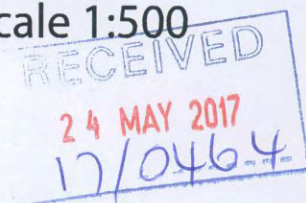
RECEIVED  
24 MAY 2017  
17/0464

28 Pinecroft, Carlisle  
LOCATION PLAN  
Mr E Duncan and RE Peckford  
Scale 1:1250

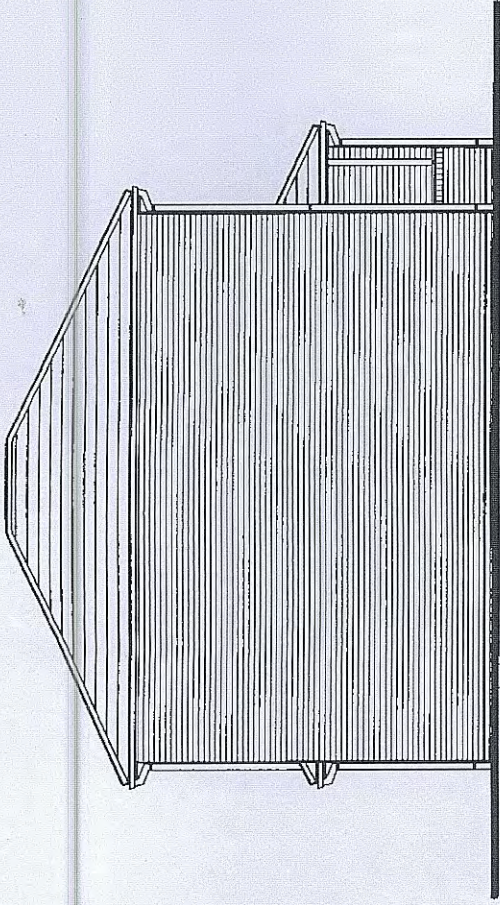




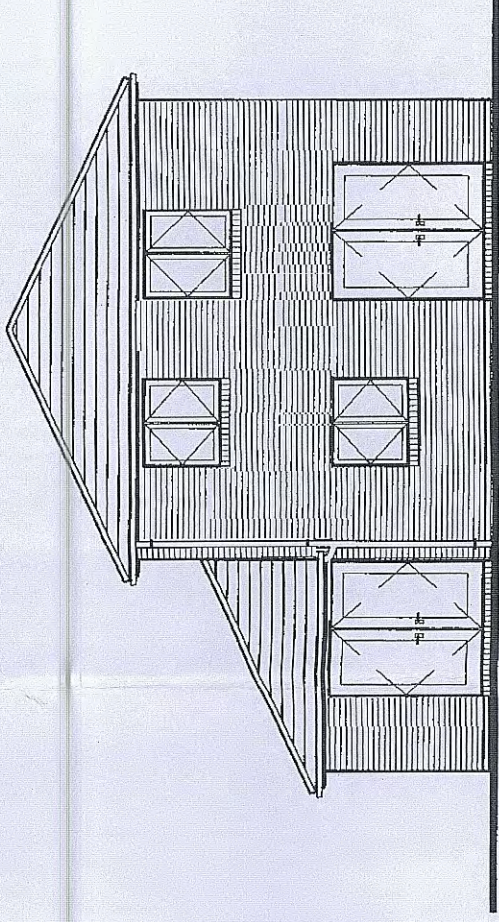
28 Pinecroft, Carlisle  
Mr E Duncan and Miss RE Peckford  
**BLOCK PLAN**  
Scale 1:500



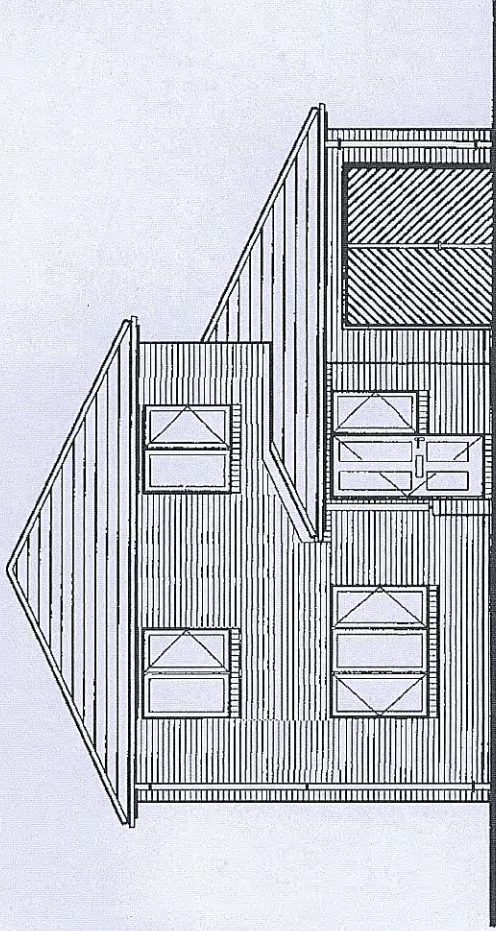




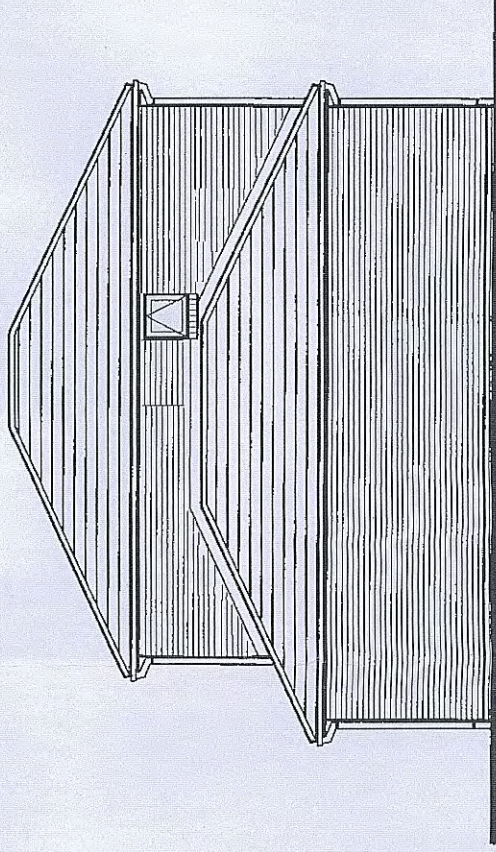
SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



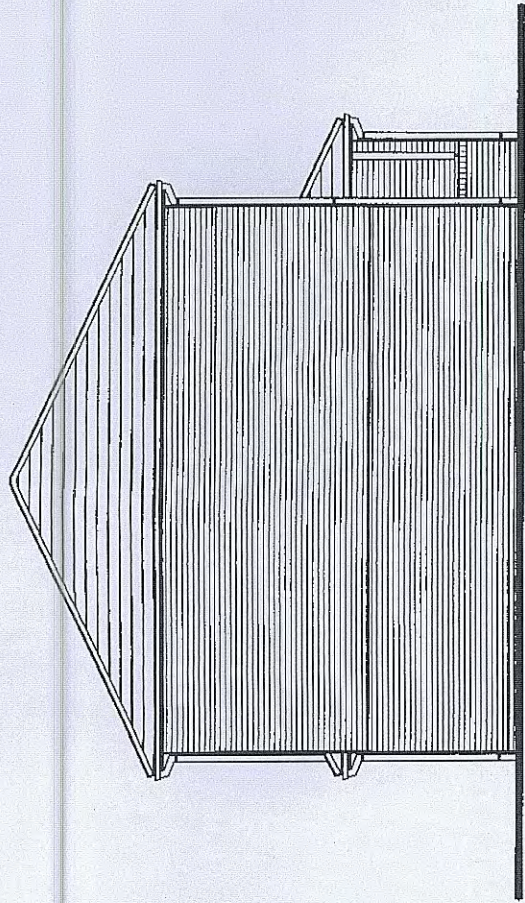
28 Pinecroft, Carlisle  
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EXISTING ELEVATIONS

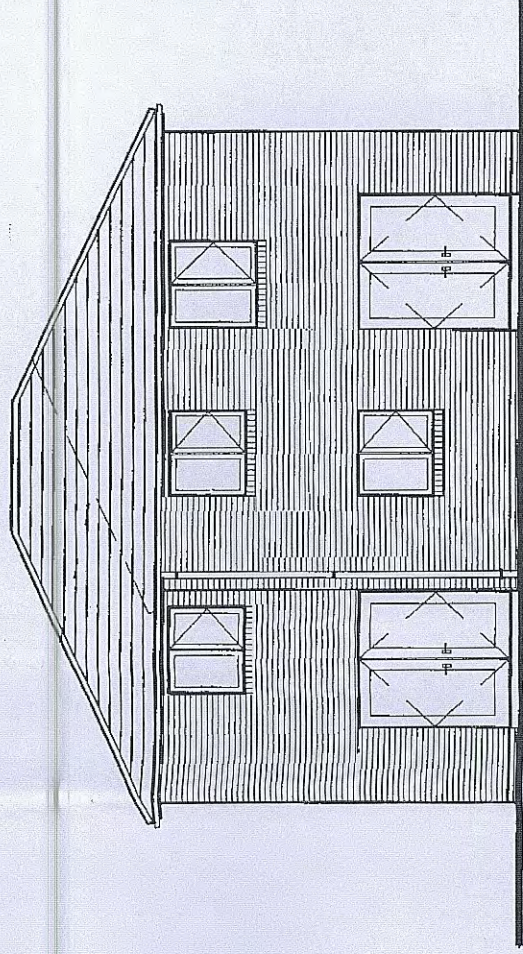
Scale 1:100



Indicates Existing Roofline



SIDE ELEVATION

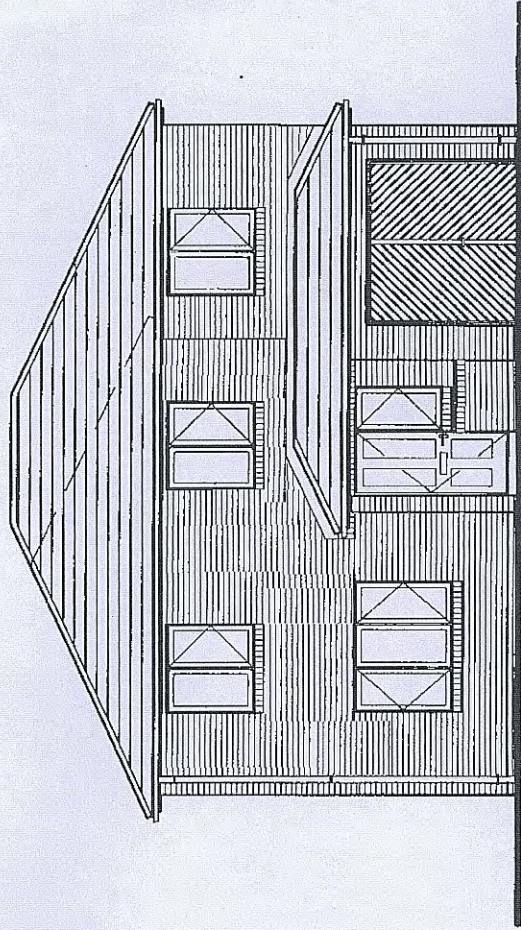


REAR ELEVATION

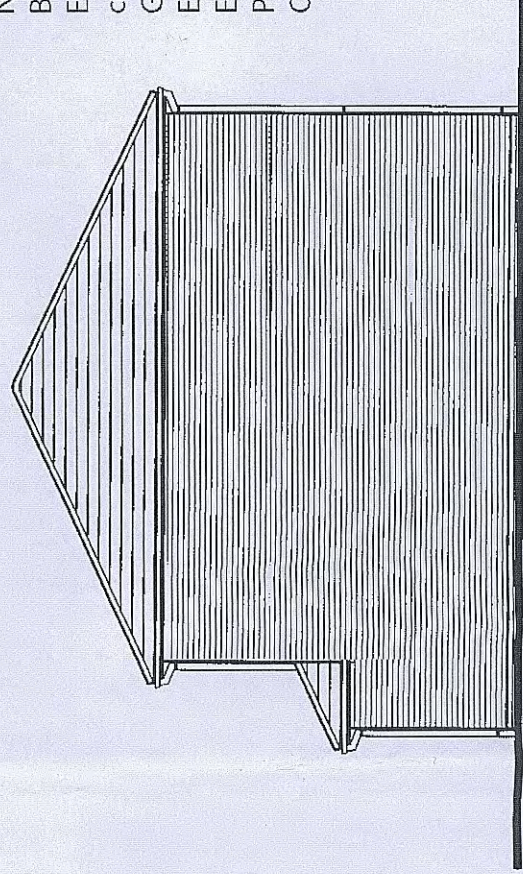
Notes:

- Existing roof tiles, hips and ridges removed as Necessary and set aside for re-use.
- Refit previously set aside profiled roof tiles (make up balance to match existing) and bed
- Ridges/hips in coloured cement mortar to match Existing.
- New extension to be constructed in concrete Blockwork internal leaf. Facing brickwork used for External leaf, all to match existing in coloured cement mortar to current Building Regulations.
- Gutters and downpipes to match existing
- Ebony stained fascia board, open soffit and Exposed rafter feet all to match existing.
- PVCu windows (obscure glazed to en-suite) Opening as shown, to match existing.

Indicates Existing Roofline



FRONT ELEVATION



SIDE ELEVATION

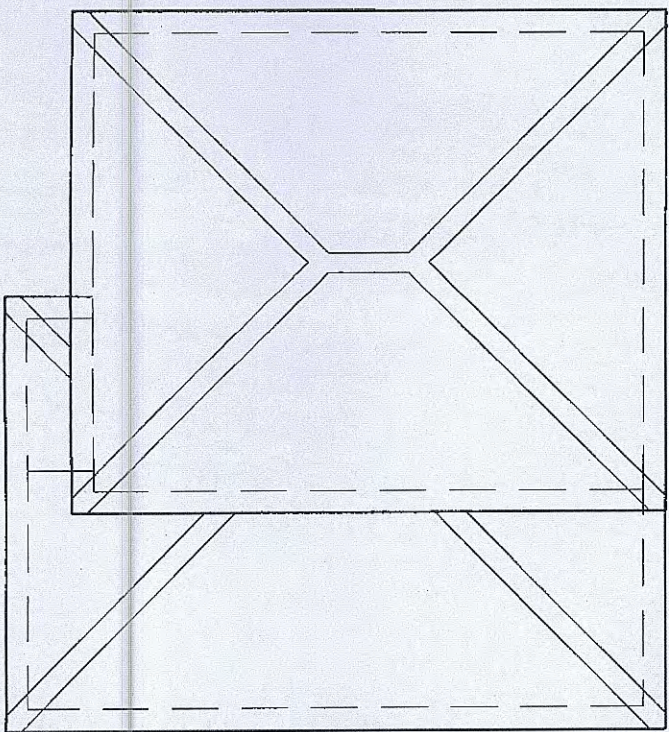


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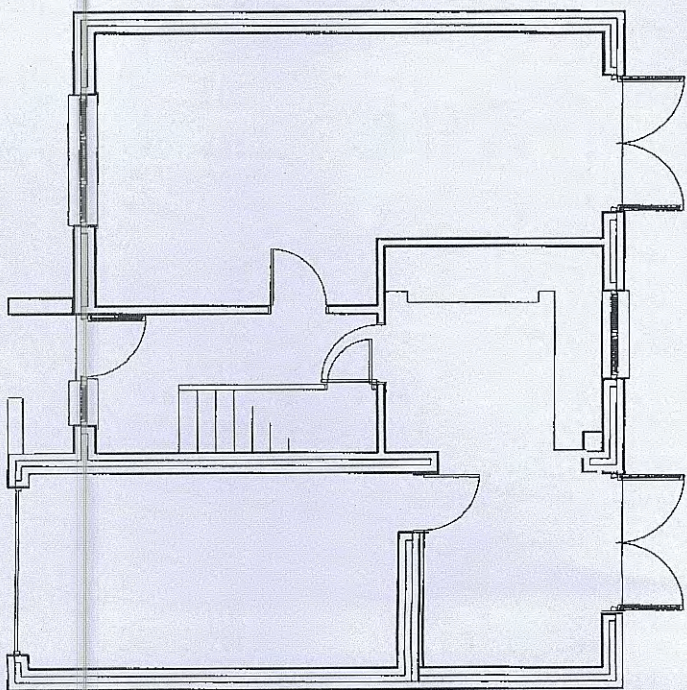
PROPOSED ELEVATIONS

Scale 1:100

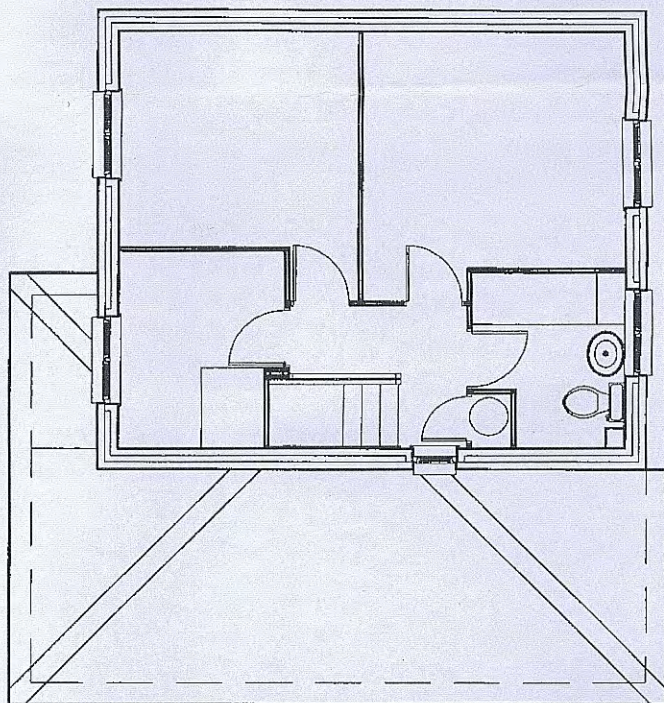




ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

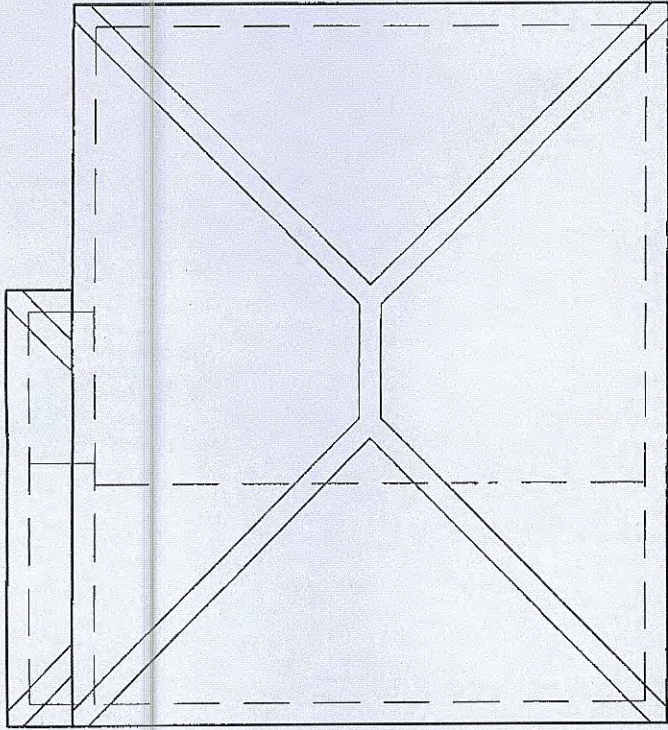


28 Pinecroft, Carlisle  
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# EXISTING PLANS

Scale 1:100

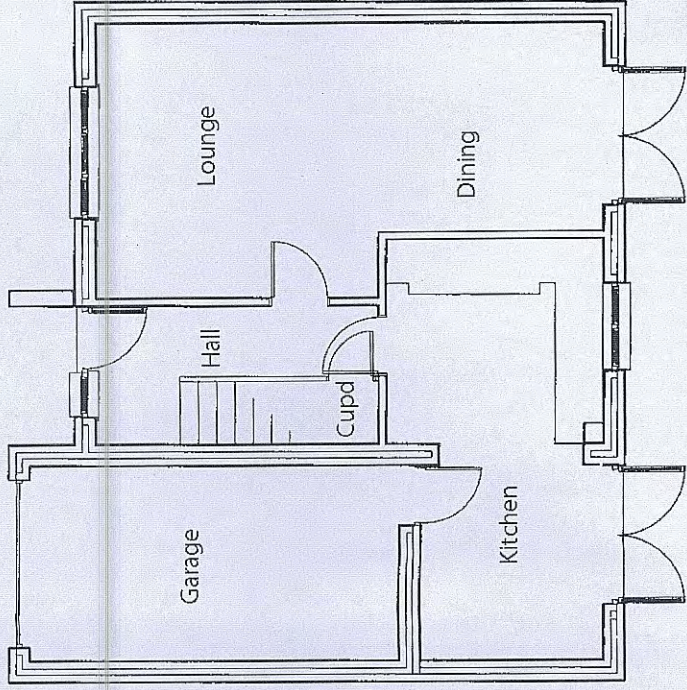




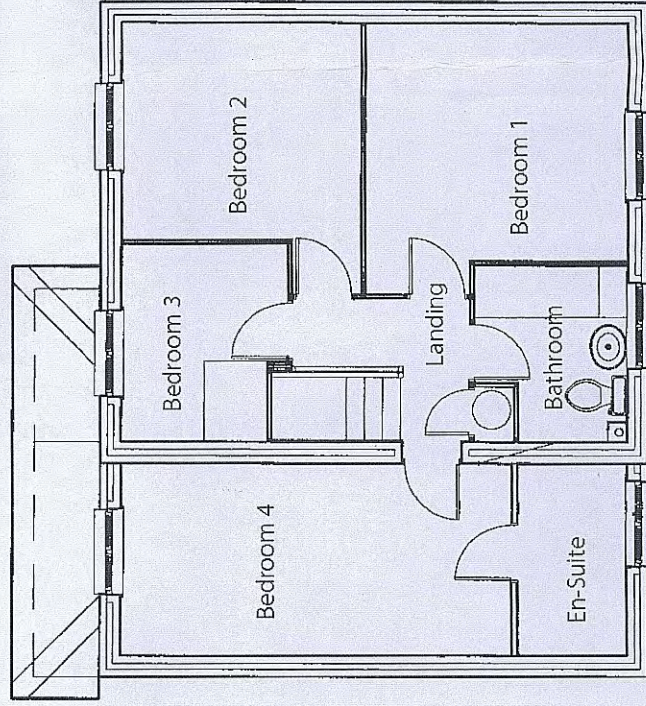
New First Floor Extension

Extent of Existing First Floor

## ROOF PLAN



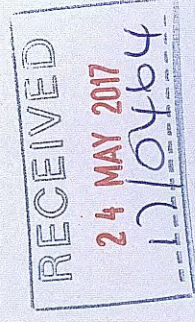
## GROUND FLOOR PLAN



New First Floor Extension

Extent of Existing First Floor

## FIRST FLOOR PLAN



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## PROPOSED PLAN

Scale 1:100