Development Control Committee

Main Schedule

Schedule of Applications for Planning Permission

15th April 2011

CARLISLE CITY COUNCIL

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Applications Entered on Development Control Committee Schedule

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Date of Committee: 15/04/2011

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16.	09/0580 C	The Old Forge, Kirkandrews on Eden, Carlisle, CA5 6DJ	RJM	324
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Date of Committee: 15/04/2011

The Schedule of Applications

This schedule is set out in five parts:

SCHEDULE A - contains full reports on each application proposal and concludes with a recommendation to the Development Control Committee to assist in the formal determination of the proposal or, in certain cases, to assist Members to formulate the City Council's observations on particular kinds of planning submissions. In common with applications contained in Schedule B, where a verbal recommendation is made to the Committee, Officer recommendations are made, and the Committee's decisions must be based upon, the provisions of the Development Plan in accordance with S54A of the Town and Country Planning Act 1990 unless material considerations indicate otherwise. To assist in reaching a decision on each planning proposal the Committee has regard to:-

- relevant planning policy advice contained in Government Circulars, Planning Policy Guidance Notes, Development Control Policy Notes and other Statements of Ministerial Policy;
- the adopted provisions of the Cumbria and Lake District Joint Structure Plan;
- the City Council's own statement of approved local planning policies including the Carlisle District Local Plan;
- established case law and the decisions on comparable planning proposals
- including relevant Planning Appeals.

SCHEDULE B - comprises applications for which a full report and recommendation on the proposal is not able to be made when the Schedule is compiled due to the need for further details relating to the proposal or the absence of essential consultation responses or where revisions to the proposal are awaited from the applicant. As the outstanding information and/or amendment is expected to be received prior to the Committee meeting, Officers anticipate being able to make an additional verbal report and recommendations.

SCHEDULE C - provides details of the decisions taken by other authorities in respect of those applications determined by that Authority and upon which this Council has previously made observations.

SCHEDULE D - reports upon applications which have been previously deferred by the Development Control Committee with authority given to Officers to undertake specific action on the proposal, for example the attainment of a legal agreement or to await the completion of consultation responses prior to the issue of a Decision Notice. The Reports confirm these actions and formally record the decision taken by the City Council upon the relevant proposals. Copies of the Decision Notices follow reports, where applicable.

SCHEDULE E - is for information and provides details of those applications which have been determined under powers delegated by the City Council since the previous Committee meeting.

The officer recommendations made in respect of applications included in the Schedule are intended to focus debate and discussions on the planning issues engendered and to guide Members to a decision based on the relevant planning considerations. The recommendations should not therefore be interpreted as an intention to restrict the Committee's discretion to attach greater weight to any planning issue when formulating their decision or observations on a proposal.

If you are in doubt about any of the information or background material referred to in the Schedule you should contact the Development Control Section of the Department of Environment and Development.

This Schedule of Applications contains reports produced by the Department up to the 01/04/2011 and related supporting information or representations received up to the Schedule's printing and compilation prior to despatch to the Members of the Development Control Committee on the 06/04/2011.

Any relevant correspondence or further information received subsequent to the printing of this document will be incorporated in a Supplementary Schedule which will be distributed to Members of the Committee on the day of the meeting.

SCHEDULE A

SCHEDULE A

SCHEDULE A: Applications with Recommendation

10/0736

Item No: 01 Date of Committee: 15/04/2011

Appn Ref No:	**Applicant:**	**Parish:**
10/0736	Mr & Mrs P Cottam	Burgh-by-Sands
Date of Receipt:	**Agent:**	**Ward:**
12/08/2010	Taylor & Hardy	Burgh
Location:		**Grid Reference:**
Langstile, Burgh by Sands, Carlisle, CA5 6BD		332759 559447

Proposal: Erection Of Single Storey Two Bedroom Dwelling (Outline) (Revised Application)

Amendment:

REPORT **Case Officer:** Stephen Daniel

Reason for Determination by Committee:

The Parish Council and the Solway Coast AONB Unit have objected to the application.

1. Constraints and Planning Policies

Area Of Outstanding Natural Beauty

Ancient Monument

Gas Pipeline Safeguarding Area

The proposal relates to land or premises situated within or adjacent to the Gas Pipeline Safeguarding Area.

Local Plan Pol DP1 - Sustainable Development Location

Local Plan Pol DP9 - Areas of Outstanding Natural Beauty

Local Plan Pol H1 - Location of New Housing Develop.

Local Plan Pol LE7-Buffer Zone Hadrians Wall W.Herit.Site

Local Plan Pol CP3 - Trees and Hedges on Development Sites

Local Plan Pol CP5 - Design

2. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): no objections, subject to conditions;

Community Services - Drainage Engineer: the applicant indicates disposal of foul sewage to the mains (public) sewer, which is acceptable as long as United Utilities has no objections.

The applicant indicates disposal of surface water to a soakaway, which is an acceptable method of disposal. There have been surface water issues in parts of Burgh-by-Sands so all surface water must be retained within the site.

The Drainage Engineer has no knowledge of flooding issues at this site;

United Utilities: no objections, provided surface water discharges to a public sewer and not the foul sewer;

Cumbria County Council - (Archaeological Services): no comments;

English Heritage - North West Region: no comments;

Hadrians Wall Heritage Limited: no comments received;

Burgh-by-Sands Parish Council: objects, for the following reasons:

This development would create a precedent within the Parish in that it is a tandem build within the front garden of an existing property. This is contrary to Burgh by Sands PC Design Statement (accepted by Carlisle City planners as additional guidance*).* Statement H5 which states that 'Village development should be related to scale and form of existing buildings', Specifically, 'The linear form of existing village design should be maintained', 'New developments should be confined to infill sites, back land development and conversions'. Many of the older houses in the village have larger front gardens than this and this precedent, if set, would be very destructive the appearance and lifestyle of the village.

The proposed development will much reduce the amenity value of both properties as the space around each will be much reduced and will be totally out of keeping with the village and contrary to section H5 of the Parish Design Statement, bullet point 4, which states that siting of buildings should not affect the amenity of other buildings, in this case Langstile.

It has previously been observed that ‘Both plots would have houses shoehorned into the gardens with little space around them’. Reference: Application made September 2010 (10/0736). This proposal leads to the loss of amenity and open space to an existing property. The shared drive is a reduction in the amenity value of the existing property and clearly ‘garden grabbing’ in an inappropriate location.

Appropriate access to both properties and parking is hardly practical in that the turning circle into the parking spaces of the proposed property is so tight that few vehicles could achieve it smoothly.

The demolition of the conservatory at Langstile is a further reduction in the amenity of that property.

The current occupier is clearly prepared to accept a much reduced amenity value in order to meet planning regulations and achieve his aim. Although he may not want a garden, once it is built on it is lost to that property.

The proposed development of this site is situated at an important gateway both into the village and out to Solway AONB and will disfigure the aspect in both directions. Specific Environmental Policy Design Statement P6 Policy E3 – within and adjacent to AONB, States that permission will not be given for developments which impact on the landscape and are unacceptable if it is detrimental to the present quality and character of the landscape.

There are a significant number of properties of this scale, within both the private and social housing sectors in Burgh by Sands and it is suggested further examples not currently a necessity.

The Parish Council have concerns that this application will put further pressure on an overloaded drainage system and cause further problems. Reference; previous correspondence from the Vice Chairman, Mrs W Bolton dated 08.11.07.

Northern Gas Networks: no objections;

Solway Coast AONB Unit: the Solway Coast AONB Management Plan is seeking to conserve, enhance and manage the special cultural and historic character of the AONB. Burgh-by-Sands Parish Plan states that the linear form of the existing settlements should be maintained with new developments largely confined to backland sites, infill plots, redevelopments and conversions. As such the AONB does not recommend this development.

3. Summary of Representations

Representations Received

Initial:	Consulted:	Reply Type:
Highfield	16/08/10	Comment Only
Solway View	16/08/10	
Norda Brow	16/08/10	Objection
Green Trees	16/08/10	Objection
Cllr Burgh by Sands		Objection
Cllr Dalston		Comment Only
7 The Courtyards		Support
3 West End Croft		Support
The Rectory		Comment Only
3, Southfield,		Support
Panorama		Support
Four Winds		Support
Age Concern		Support
Mayfield		Support
Church House		Support
Milton Cottage		Support
Southerly		Support
Leigh Cottage		Support
Watch Hill		Comment Only
9 Oaks lane		Support

3.1 This application was originally advertised by means of a site notice and notification letters sent to four neighbouring properties. Two letters of objection and thirteen letters of support were received.

3.2 Eighteen properties have been notified about the revised plans. To date thirteen letters of support and two letters of objection have been received.

3.3 The letters of objection raise the following issues:

- the application is still essentially the same as when it was originally submitted in August 2010.

- the submitted application was “withdrawn from discussion” at the October 2010 Development Control Committee. Prior to its withdrawal the Case Officer produced an assessment of the proposal and a recommendation to “Refuse Permission”. Both the content of the assessment and the recommendation to refuse permission apply to this application.

- in his previous report your officer stated "the application site lies directly adjacent to the road and currently forms part of the garden to Langstile. The site currently contains a number of trees and shrubs and a hedge runs along the eastern edge of the site, adjacent to the road. The hedge and the vast majority of the trees that currently occupy the site, and which make an important contribution to the character of the area, would be removed if the application is approved.” “a new dwelling, shoe-horned into the garden to the front of the existing dwelling, in close proximity to the road and with limited outdoor amenity space, would have an adverse impact on the character of the area.” These statements are as true today as they were in December 2010, even

though there has been a slight improvement in the layout.

- deficiencies in the application are such that it is impossible to make an informed assessment of the proposed development. It would therefore be unreasonable to grant permission even if the principle of the development were to be considered acceptable;

- the proposal would lead to tandem development and a consequent adverse impact on the future residential amenity of occupants of both Langstile and the proposed dwelling; and,

- the development as proposed would be detrimental to the character of the area by virtue of the cramped nature of the plot compared to surrounding house plots, the prominence of the site in the streetscape of Burgh-by-Sands, and the loss of an attractive garden and hedge.

- the proposals would therefore be contrary to Carlisle Local Plan Policies H1, H9, CP3, CP5 & CP6.

- an outline application is not appropriate because the cramped nature of the plot, its prominent position in the village and its relationship to another dwelling, requires that a full application with all details is required to properly consider its impact.

- the site layout and survey plans omit a considerable proportion of the existing house at Langstile. This has the effect of implying that the principle alignment of the existing house is at 90° to the proposed house when in fact it runs parallel. This compounds the tandem nature of the development. This omission is more important as the new plans propose not only the removal of the existing Langstile conservatory but also bringing the boundary of the proposed dwelling closer to the kitchen window and patio doors of Langstile.

- the existing fifteen healthy trees which provide a mature landscape setting for Langstile and the surrounding environment will be lost should the application succeed. The hedge that fronts the site would also be removed. This is contrary to Policy CP3 where there is a presumption in favour of retaining trees rather than, in this instance, removing them to obtain a crammed site.

- the removal of a further 40 metres of hedge in North End runs contrary to the Council's policy of its presumption in favour of retaining existing hedges and trees where they contribute to amenity, and are healthy.

- the plot is so cramped that it is difficult to conceive how new trees could be planted without, at best, adversely affecting the amenity of occupants by virtue of overshadowing, or at worst impacting on the structural integrity of the house. In these circumstances it is highly unlikely that any trees planted will remain on site until maturity.

- in this case a new house is proposed in front of an existing house. Policy H9 states that Tandem' development, consisting of one house immediately behind another and sharing the same access is generally unsatisfactory because of the difficulties of access to the house at the back and the disturbance and lack of privacy suffered by the front house." The proposal would result in exactly the type of unsatisfactory development described and would have the adverse impacts described also.

- the outlook for future occupants of the proposed house and the existing house would be unsatisfactory and significantly substandard.

- it is impossible to achieve sufficient separation between the two houses to overcome difficulties of overlooking, noise disturbance and loss of amenity. The fact that both properties will be single story dwellings will not alleviate these difficulties as Langstile will be on an elevated site overlooking the new property. Furthermore the constraints of the site would result in a very unsatisfactory outlook for future residents of the proposed house.

- the proposal as amended is still out of character with the area which is characterised by large plots with large gardens and forms an important gateway to the village. Both plots would have dwellings "shoe horned" into gardens with the result that we would end up with 2 dwellings on 2 relatively small plots. This is totally out of character with the area.

- the development as proposed would be detrimental to the character of the area by virtue of the cramped nature of the plot compared to surrounding house plots, the prominence of the site in the streetscape of Burgh by Sands, and loss of an attractive garden and hedge.

- the location of the proposed residential development site in front of an existing frontage development, Langstile, would be out of character with the pattern of residential development in this location.

- if the development is permitted neither Langstile nor the proposed house would retain this character, and would instead be "shoe horned" into cramped surroundings in contrast to surrounding properties.

- the layout of the site is not well related to existing property in the village or the form and character of the existing settlement in this location.

- the siting and design of the building would adversely affect the amenity of a neighbouring property.

- it is unclear whether appropriate access and parking can be achieved. The limited space and inward opening gates cast doubt on the ability for the shared access and private parking areas to cope with 4 vehicles.

- PPS3 has recently been amended to exclude private residential gardens from the definition of previously developed land, so this

guidance no longer carries any weight which could be considered to balance out the deficiencies of this application. This application is an example of “garden grabbing” in that a front garden is being sacrificed to build a property requiring shared access with the existing property.

- should the Development Control Committee be minded to approve the application request that conditions are added to ensure that Langstile's conservatory is demolished prior to the commencement of development and to remove permitted development rights for both Langstile and the new dwelling.

- the whole plot size of Langstile has not increased so obviously to increase the amenity of one dwelling reduces the amenity of another.

- reference has been made to properties in this area, which are close to the road and on smaller plots. This cannot be used as reference as planning guidelines have changed and we must work to today’s guides and not from 25yrs ago.

- the Local Plan stresses the need to protect the character of an area as an important objective. This is particularly applicable to Northend which at its northern end is an area with special characteristics. For example it is on the edge of the village where there is a linear form hemmed in by countryside which would be compromised by the establishment of a double row of development and consequently would be harmful to the setting of the village.

- the issue of drainage has attempted to be overcome with the rain water harvesting system. No mention has been made to the prevention of rain water running from the top level, which has a natural fall from West to East and flooding the new increased patio areas of the lower level and thus onto the road, which as also mentioned floods every time we have heavy rain.

- when full planning is applied for with detailed drawings the size of the dwelling could be changed and plans for a larger dwelling could be submitted.

- if this outline application is even considered for approval, conditions would possibly need to be looked at be to include restricting the footprint of the dwelling to be no more than the new indicated plans and limiting occupation to local parish occupancy only.

- the proposed parcel of land outlined for development has never been used for domestic dwelling purposes, so to allow the construction of a property on this land would distinctively alter the character of the landscape.

- the proposal will lead to safety issues the layout does not cater for visitors so overspill of vehicles onto the small minor road will be inevitable. As the access point to Langstile is at the narrowest section

of the road, on road parking would create safety issues, as this road is used daily by heavy farm machinery and an increased public use by walkers to Edwards monument and main access to Sandsfield, and is becoming ever more popular with cyclists using the cycle loop, this would become a accident waiting to happen.

- developing this land also decreases the amount of saturation land, causing increased surface water run off, leading to increased pressure on an already old and inadequate storm water drainage system.

- to allow a dwelling to be constructed on land adjacent to the front of Langstile would dramatically alter this layout and contravene the Council's policy CP6 on Residential Amenity by being visually intrusive and also raises the issue of tandem development with a shared access which is considered unsatisfactory.

- Burgh By Sands Parish Design Statement also refers to the "Linear design" and states "The linear form of the existing settlements should be maintained with new developments largely confined to backland sites, infill plots, redevelopment and conversions, not front gardens. This parish statement has been fully endorsed and accepted by the local council and as such should try to apply the guidelines as much as possible.

- in a recent application to build in a garden site in Burgh By Sands which was passed, part of the summary notes included a statement which is totally apt for this application which says "The revisions to PPS3 do not preclude residential development on garden land but focuses on the visual impact on the character of the area", this summary also has a another angle on the PPS3 guideline and refers to "garden sites" can still be considered as Brownfield sites if there are no other possible Brownfield sites available, in Burgh By sands one site has had planning passed for 2 properties and another has had application for work in preparation for development, these should be exhausted before gardens are considered.

- the garden plays host to a range of bird, plant and animal species and their habitat would be lost if this development proceeds.

- a number of properties in North End and Burgh in general have considerably larger sized garden plots, granting permission to develop an inappropriate site, (whilst not creating a real precedent as all applications are decided on merit), could lead to a rise in applications being made to develop these plots.

- although planning decisions are not influenced by loss of light, views and depreciation of property values etc, such developments can be one person's financial gain (which is obviously why these are submitted) and another person's potential financial loss.

- taking all things into consideration and using all documents and

planning policies as guidelines, this application would appear to have nothing going for it at all.

3.4 The letters of support make the following points:

- the proposed dwelling would be in keeping with the area;
- the bungalow will spoil no ones view - the neighbours live in elevated properties;
- the plot is 2m lower than the surrounding properties and would not be visibly obtrusive or have a detrimental affect on neighbouring properties;
- the proposed single-storey dwelling is completely in keeping with the rest of those on the lane, which contains houses or every shape and size;
- the proposed dwelling would blend in with other properties in the area;
- two bedroom houses with a garden are in short supply in Burgh;
- the property would be an added attraction to this area;
- the application site has always been, until recently, a completely separate plot, owned by someone else in the village;
- it is thought by local people that a cottage was previously located on the application site;
- the small bungalow will help those who need to down size to remain in their own communities;
- starter homes and property for older residents are in short supply - this often means that people have to leave the village;
- it is important to maintain a balance between large and small properties;
- there is a serious lack of smaller, affordable properties in the area;
- the proposed dwelling would not adversely affect the local area;
- the proposed dwelling is smaller, both in terms of area and height, than the one which received planning permission at Windrush - the current site has the advantage of being a level site with adjoining properties being slightly elevated, thus minimising any impact on the surrounding area;
- the dwelling is small scale and the design and siting will be in keeping with the general layout and character of existing properties in North End;

- a larger cottage, both in terms of size and height, similar to the proposed but positioned directly on the roadside, has recently been granted planning permission and is currently under construction some 100m away from the proposed development - this new building blends amicably with other dwellings in North End. The proposed dwelling would even more in keeping and considerably less intrusive;

- the applicants can no longer care for the large garden, which is located on a lower terrace adjacent to the road;

- the applicants make a valuable contribution to the community and they want to stay in the village;

- the revised plans will give greater amenity space to the new dwelling.

3.5 Cllr Trevor Allinson supports the application and considers that it is in keeping with the character of this part of the village.

4. Planning History

4.1 In October 2009, an outline application for the erection of a single-storey two bedroom dwelling was withdrawn prior to determination (09/0668).

5. Details of Proposal/Officer Appraisal

Introduction

5.1 This application was deferred at the last meeting of this Committee in order to undertake a site visit.

5.2 Outline Planning Permission is sought for the erection of a dwelling at Langstile, Burgh-by-Sands. The application seeks approval for the proposed access and the layout of the dwelling, with other matters (appearance, landscaping and scale) being reserved for subsequent approval.

5.3 Langstile is a single-storey, rendered property under a slate roof. A conservatory has been added to the east elevation of the dwelling, and a detached single garage is located to the south of the dwelling. The property sits to the rear of the plot, some 14.5m from the edge of the road. A large garden area, which contains a number of trees and shrubs, a small pond and a summer house is located to the front of the dwelling, adjacent to the road. It lies 1m lower than the rear section of the site, which contains the existing dwelling, the garage and some additional garden area, to the north and west of the dwelling. A driveway runs along the southern edge of the site and this provides access to the garage.

5.4 Two large detached dwellings (Norda Brow and Green Trees) are located east of the application site, on the opposite side of the road. These properties are set well back into their large plots and are located at a higher level than the application site. A large detached property (Highfield) is also located to the north of the application site, with a further residential property (Solway View) being located to the south.

Background

5.5 The application was withdrawn from discussion by the applicant prior to the Planning Committee meeting in October 2010.

5.6 In October 2009, an outline application for the erection of a single-storey two bedroom dwelling on this site was withdrawn prior to determination (09/0668).

The Proposal

5.7 This application is in outline, with only the proposed access and the layout being considered as part of this application. The dwelling would be sited towards the northern end of the plot, with the front elevation being approximately 3m back from the edge of the road. A patio area would be located to the north of the dwelling and small gardens would be provided to the south and west of the dwelling. Parking for two vehicles and a turning area would be located to the south of the dwelling. Access to the new dwelling, would be via the existing driveway that serves Langstile. This would need to be improved to comply with the Highway Authority's standards on shared accesses.

5.8 The layout plan that has been submitted with the application shows a modest single-storey dwelling, which would contain a hall, kitchen/dining area, a living room, two bedrooms and a bathroom. The dwelling would be 'L-shaped', with the front elevation measuring 11.5m, and the width varying from 6m to 10.1m. The layout of the dwelling forms part of this application and any changes to the footprint would require the submission of a new application. The indicative elevations show a dwelling with a maximum ridge height of 5.3m, although the scale of the dwelling is reserved for future consideration.

5.9 The existing conservatory at Langstile would be demolished and a new hedge would be planted between Langstile and the proposed new dwelling. The indicative plan also shows a hedge planted to the front of the dwelling, in close proximity to the road. Landscaping is reserved for future consideration.

Assessment

5.10 The relevant planning policies against which the application is required to be

assessed are Policies DP1, DP9, H1, LE7, CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

5.11 The proposal raises the following planning issues:

1. Whether The Proposal Is Acceptable In Principle

5.12 The application site lies within the settlement boundary of Burgh-by-Sands, which is identified as a sustainable settlement in Policy H1 of the adopted Local Plan. Residential development is, therefore, acceptable in principle, subject to satisfying the criteria in Policy H1.

2. The Impact Of The Proposal On The Character Of The Area

5.13 The application site lies directly adjacent to the road and currently forms part of the garden to Langstile. The site currently contains a number of trees and shrubs and a hedge runs along the eastern edge of the site, adjacent to the road. The hedge and the vast majority of the trees that currently occupy the site would be removed if the application is approved. Whilst the hedge currently makes a positive contribution to the area, the Council's Tree Officer considers that the trees are of limited amenity value and has not objected to their removal, subject to some replacement planting. Both the hedge and the trees could be removed by the applicant at anytime, without the need for consent.

5.14 Whilst landscaping is a reserved matter, the illustrative layout plan shows a new native species hedge being planted to the front of the new dwelling adjacent to the road and some additional planting within the garden areas. A landscaping condition has been added to the consent and this will ensure that some appropriate replacement planting takes place at the site.

5.15 The new dwelling would be sited approximately 3m back from the edge of the highway. Whilst it is acknowledged that the dwellings directly opposite the application site, sit in very large plots and are set back well back from the road, there are a number of buildings in this part of Burgh that sit in close proximity to the road. The siting of a traditional single-storey building in close proximity to the edge of the road would not be out of character with the area.

5.16 The Burgh-By-Sands Design Statement seeks to maintain the linear form of the existing settlement with new development largely confined to infill plots, limited "backland" development, redevelopment and conversions. The proposal would not increase the linear form of the village, since the site is located between existing dwellings (an infill site). The proposal is, therefore, considered to be consistent with the requirements of the Burgh-By-Sands Design Statement.

5.17 Solway Coast AONB has objected to the proposal as it considers that the proposal would not conserve or enhance the special cultural or historic character of the AONB and it would not maintain the linear form of the existing settlement. The proposal is, however, an infill plot in an existing settlement and it would not increase the linear form the of village. The proposal would

not, therefore, have an adverse impact on the Solway Coast AONB.

3. The Impact Of The Proposal On The Occupiers Of Neighbouring Properties

5.18 The two dwellings that lie opposite the application site sit at a higher level than the proposed dwelling and have their front elevations over 30m away from the front elevation of the proposed dwelling. The proposed dwelling would not, therefore, have an adverse impact on the living conditions of the occupiers of these properties, through loss of light, loss of privacy or over-dominance.

5.19 The dwelling to the north of the application site, which sits in an elevated position, would have part of its front garden in line with the proposed dwelling. Existing boundary treatment would prevent overlooking between these two properties.

5.20 Langstile, which sits approximately 1m higher than the application site, would sit immediately to the west of the application site. The existing conservatory on Langstile would be demolished and the gable elevation of this property would be a minimum of 8.5m away from the rear elevation of the new dwelling. The provision of suitable boundary treatment on top of the retaining wall, which would lie between the two properties, would ensure that there is no loss of privacy to the occupiers of either dwelling.

5.21 The proposed dwelling would lie to the east of Langstile and would sit approximately 1m lower than the host dwelling. Provided the ridge height of the new dwelling was kept low (the height of the dwelling would be determined at the reserved matters stage), the proposal would not have an adverse impact on the living conditions of the occupiers of Langstile through loss of light or over-dominance.

4. Whether Satisfactory Living Conditions Would Be Provided For The Occupiers Of The New Dwelling

5.22 The revised plans have increased the size of the plot for the new dwelling and have reduced the size of the new dwelling. This has allowed the provision of additional amenity space around the new dwelling. The new dwelling would contain a patio area to the north and gardens to the south and west. Two car parking spaces and a turning area would also be provided within the site. The dwelling would be set back a minimum of 3m from the edge of the highway and a hedge would be provided between the dwelling and the road.

5.23 Langstile would still maintain gardens to the north and west and a garage and parking area to the south. This level of amenity space is considered to be acceptable.

5.24 In light of the above, it is considered that satisfactory living conditions could be provided for the occupiers of both the new dwelling and the existing dwelling.

Conclusion

5.25 In overall terms, the proposal is acceptable in principle. The siting of the dwelling would be acceptable and the scale and appearance would be determined at the reserved matters stage. The proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance and satisfactory living conditions could be provided for the occupiers of both the new and existing dwellings. In all aspects, the proposal is considered to be compliant with the objectives of the adopted Local Plan policies.

6. Human Rights Act 1998

6.1 Several provisions of the above Act 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 regularise any breach of planning control;

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

6.2 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;

6.3 The proposal has been considered against the above but in this instance it is not considered that there is any conflict. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

7. 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 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 Outline Planning Permission comprise:

1. the submitted planning application form;

2. Design & Access Statement (received 11 January 2011);

3. Tree/ Hedge Report (received 9 August 2010);

4. Site Location Plan (Plan 001, received 26 January 2011);

5. Block Plan (Plan 002, received 26 January 2011);

6. Topographic Survey (drawing 1920/1, received 9 August 2010);

7. Survey of the Building Plot (drawing 1920/2, received 9 August 2010);

8. Site Plan As Proposed (drawing 08076-11, received 11 January 2011);

9. Proposed Section & Elevations (drawing 08076-12, received 11 January 2011);

10. the Notice of Decision; and

11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

4. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works, which shall include the provision of a rainwater harvester, has been 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 drainage in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

5. 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 the works harmonise as closely as possible with the local area and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. 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 CP5 of the Carlisle District Local Plan 2001-2016.

7. 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 privacy and amenity of the occupiers of the proposed dwellings and existing dwellings adjoining the application site, in accordance with Policies CP5 of the Carlisle District Local Plan 2001-2016.

8. Prior to the occupation of the new dwelling hereby approved, the existing conservatory at Langstile shall be removed.

Reason: To protect the living conditions of the occupiers of Langstile and the new dwelling, in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. Details of the heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling and any associated garage 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 safeguards the amenity of neighbouring residents in

accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

10. The development shall not commence until visibility splays providing clear visibility of 2 metres by 70 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: **I**n the interests of highway safety and to support Local Transport Plan Policies LD7 and LD8.

11. The use of the development shall not be commenced until the access has been formed to give a minimum carriageway width of 4.1 metres, and that part of the access road extending to 5 metres into the site from the existing highway has been constructed in accordance with details approved by the Local Planning Authority.

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

12. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of road safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

13. 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.

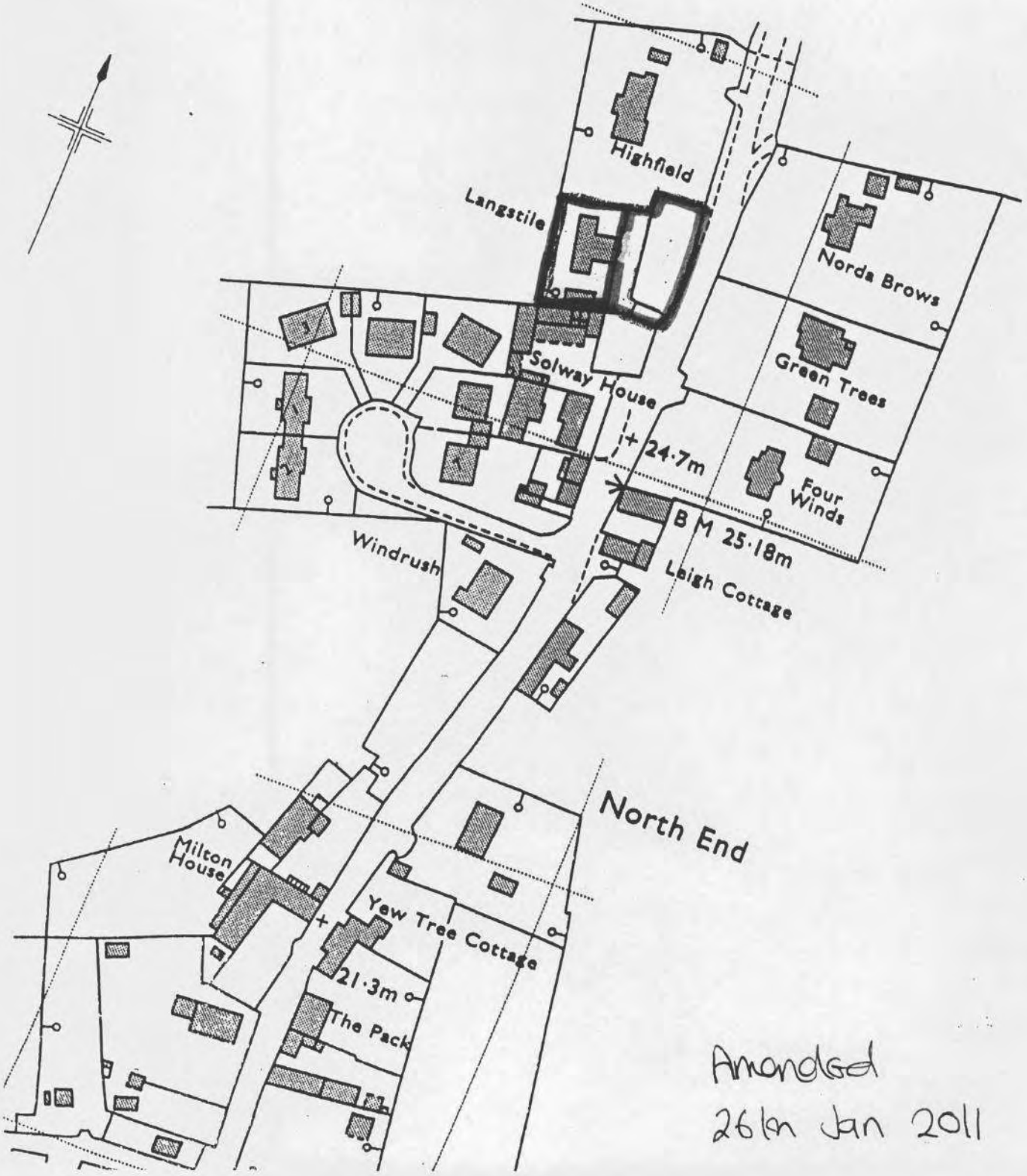
Reason: To ensure that the character and attractive appearance of the building is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected within any part of the site (other than those shown in any plans which form part of this application), without the approval of the Local Planning Authority.

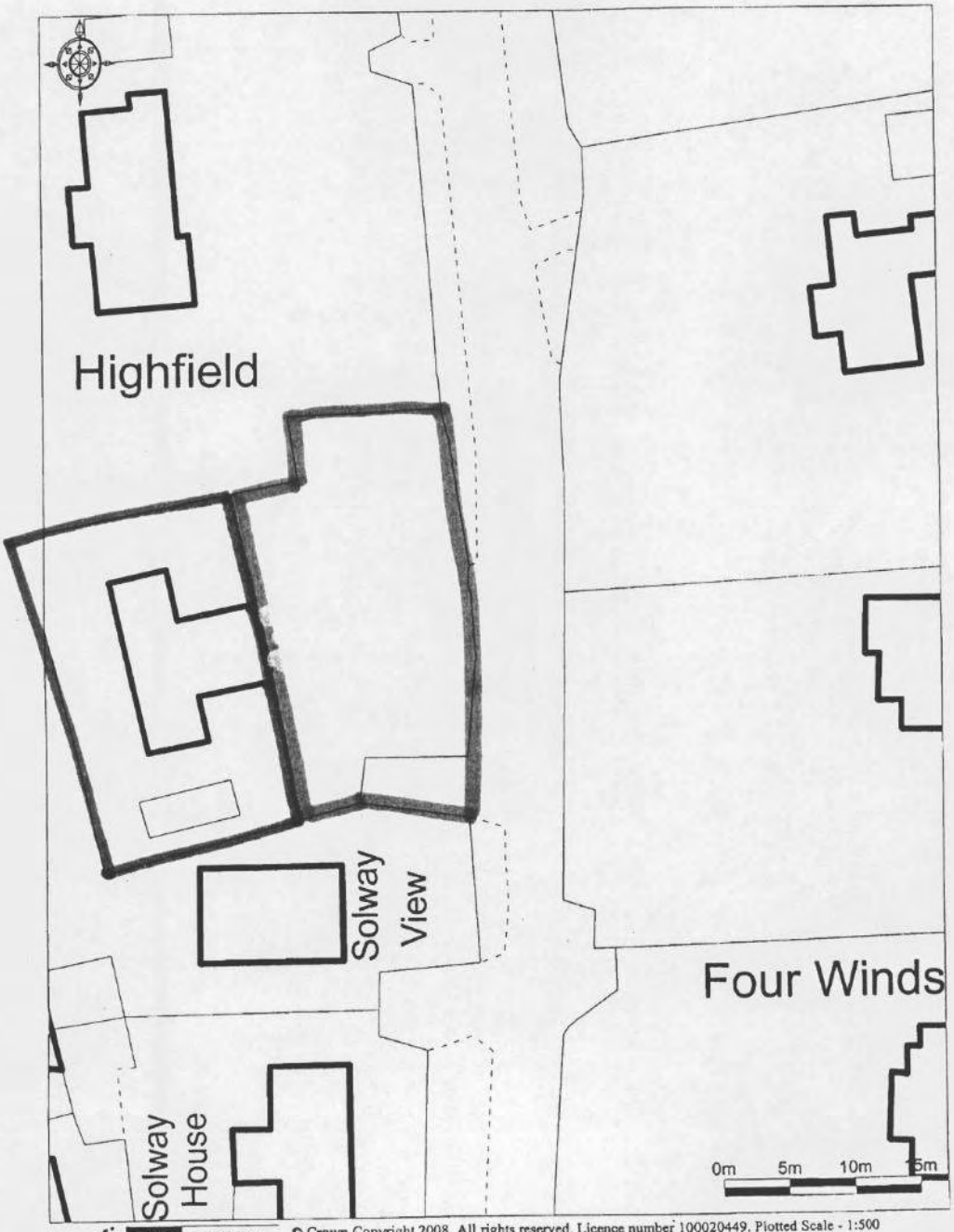
Reason: To ensure that any form of enclosure is carried out in a co-ordinated manner in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

M. LAND REGISTRY		TITLE NUMBER CU 124413	
IANCE SURVEY REFERENCE	NY 3259	SECTION A	Scale 1/1250 Enlarged from 1/2500
Y CUMBRIA	DISTRICT CARLISLE		© Crown copyright 1979

BURGH BY SANDS PARISH



Amended
26th Jan 2011



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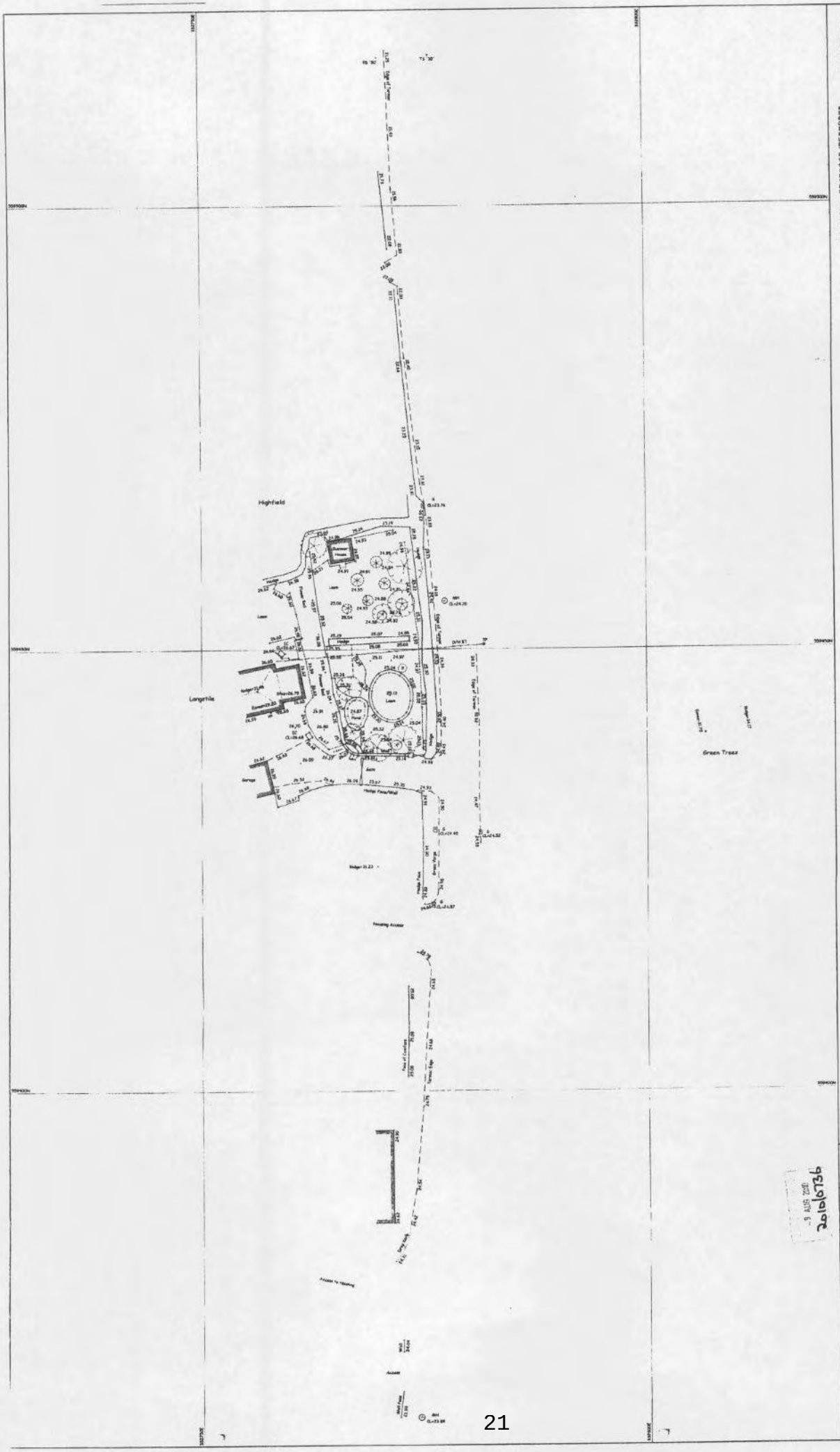
26th Jan 2011



Mr & Mrs P Cottam

Langstile, North End,
Burgh by Sands, Carlisle.

Topographic Survey.

Survey Station
7, Ladyrepe, Scotby,
Carlisle, Cumbria. CA4 8DD
Tel/Fax: 01228 513737
E mail: surtim@ladyrepe.co.uk

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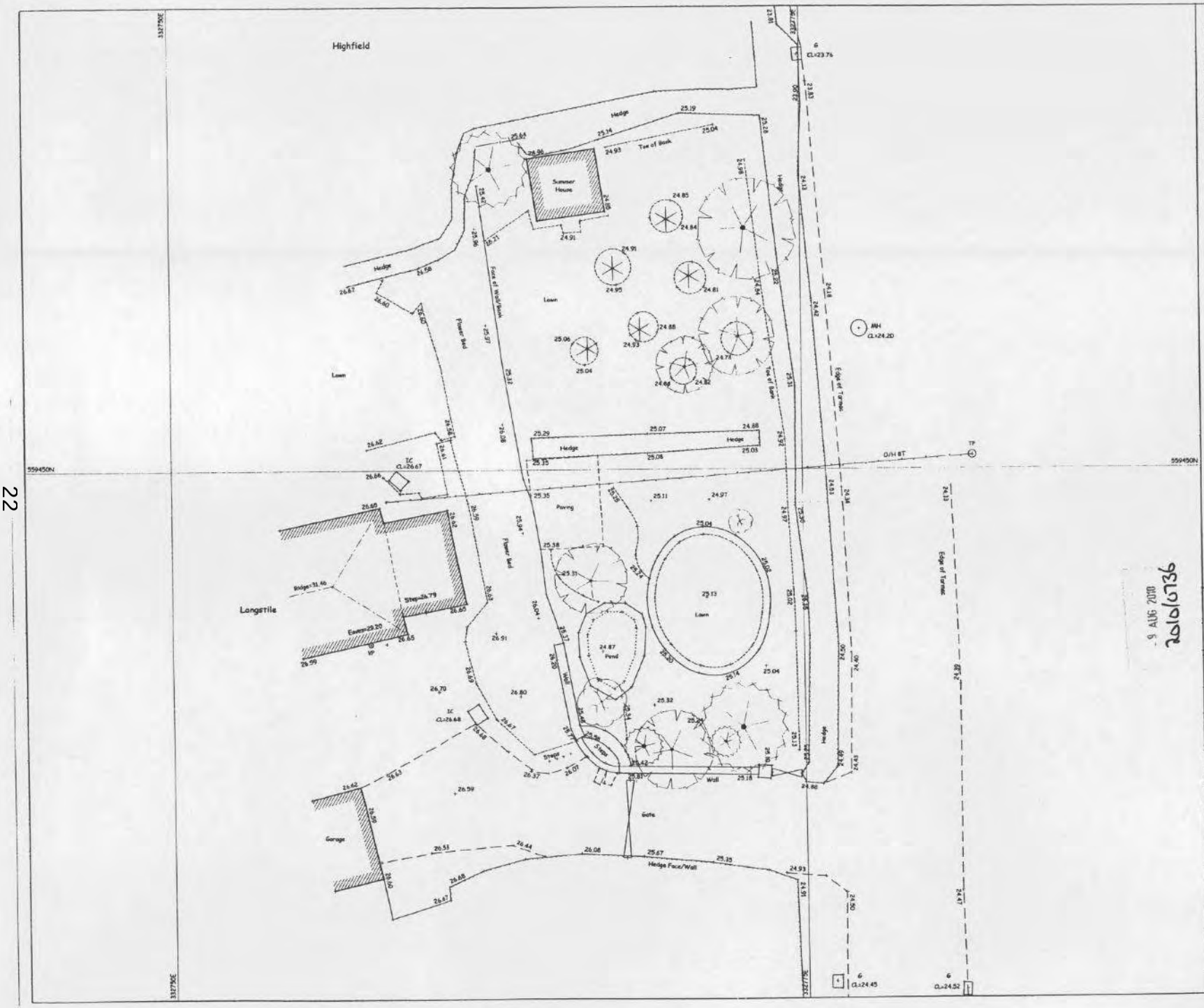
Scale: 1 - 200	File: 1920langstile
Surveyed	9th December, 2009.
Drawn	11th December, 2009.
Dwg.No.	1920 / 1 /

-9 AUG 2010
2010/0736



Note:

1. The grid is the National Grid OSGB36 which was obtained from ETRS89 GPS co-ordinates to which the National Grid Transformation OSTN02 has been applied.

2. The levels shown are to Ordnance Datum Newlyn using the ETRS89 GPS values transformed by the National Geoid Model OSGM02.

Legend

MH	Manhole	Fence
IC	Inspection Cover	Hedge
G	Gulley	Wires
CL	Cover Level	Gate
IL	Invert Level	Sapling
BL	Bed Level	Tree
LP	Lamp Post	Conifer
EP	Electric Pole	Bush
TP	BT Pole	
RWP	Rainwater Pipe	
VP	Vent Pipe	
ST	Stop Tap	
SV	Stop Valve	
FH	Fire Hydrant	
WM	Water Meter	
ER	Earthing Rod	
RE	Rodding Eye	
TS	Traffic Sign	
B	Bollard	
DK	Drop Kerb	
Gas	Gas Cover	
BT	BT Cover	
Elec	Electric Supply Cover	
CTV	Cable TV	
T	Tree Trunk	
MS	Milestone	

Owner.

Mr & Mrs P. Cottam

Project

Langstile, North End,
Burgh by Sands, Carlisle.

Title.

Survey of the Building Plot.

Survey & Crtd.

Survey Station
7, Ladysteps, Scotby,
Carlisle, Cumbria CA4 8DD
Tel/Fax: 01228 513732
E mail: austin@ladysteps.co.uk

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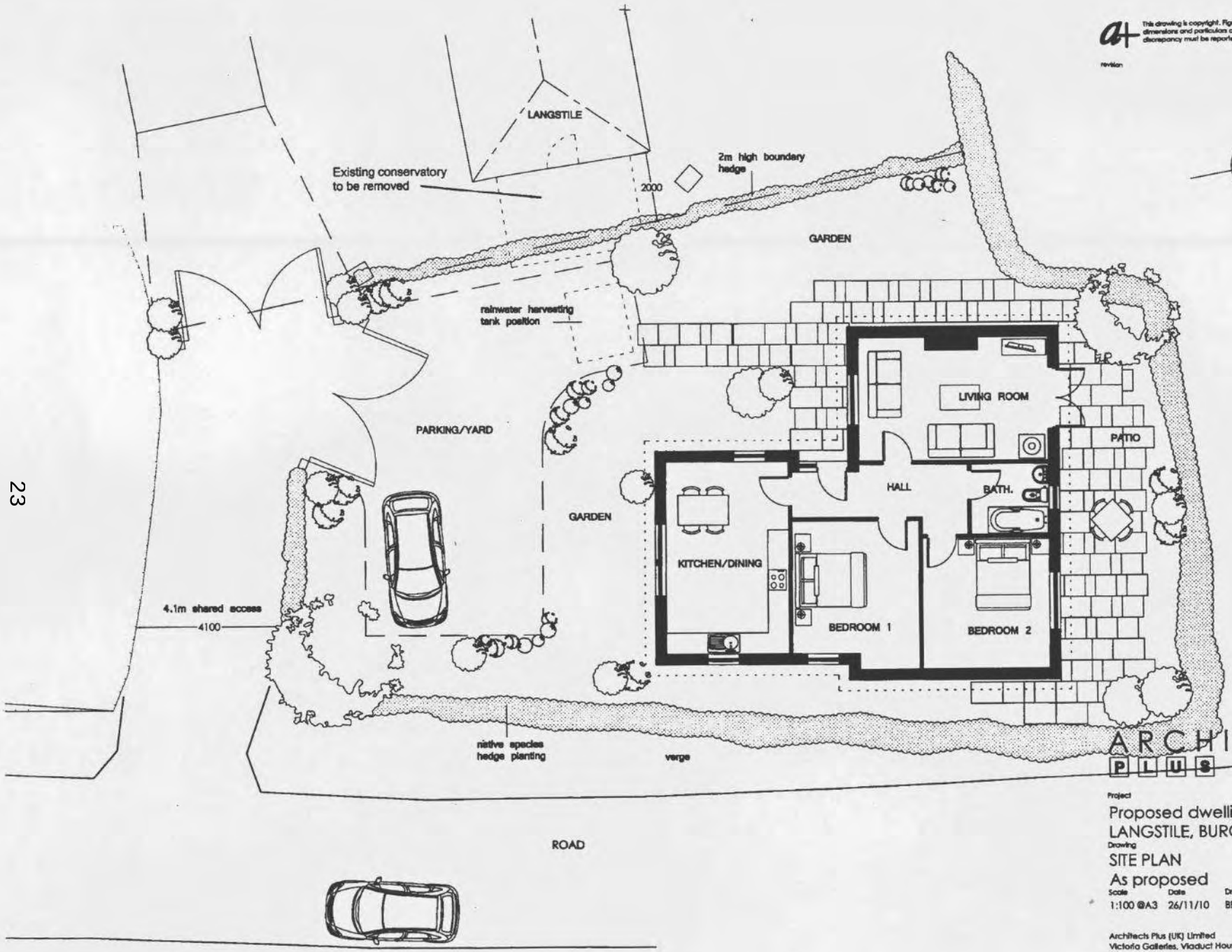
Scale: 1 - 100	File: 1920langstile
Surveyed.	9th December, 2009.
Drawn.	11th December, 2009.
Dwg. No.	1920 / 2 /
Rev.	

- 9 AUG 2010
2010/0736



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revision

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11 JAN 2011
1010736

ARCHITECTS PLUS

Project
Proposed dwelling adjacent to
LANGSTILE, BURGH BY SANDS

Drawing
SITE PLAN
As proposed

Scale	Date	Drawn	Comp.No.	Number
1:100 @A3	26/11/10	BD	PO3	08076 - 11

Architects Plus (UK) Limited
Victoria Galleries, Viaduct House, Victoria Viaduct, Carlisle, Cumbria, CA3 8AN
tel: 01228 515144
fax: 01228 515033
Registered in England No. 4221140
email: ap@architectsplus.co.uk
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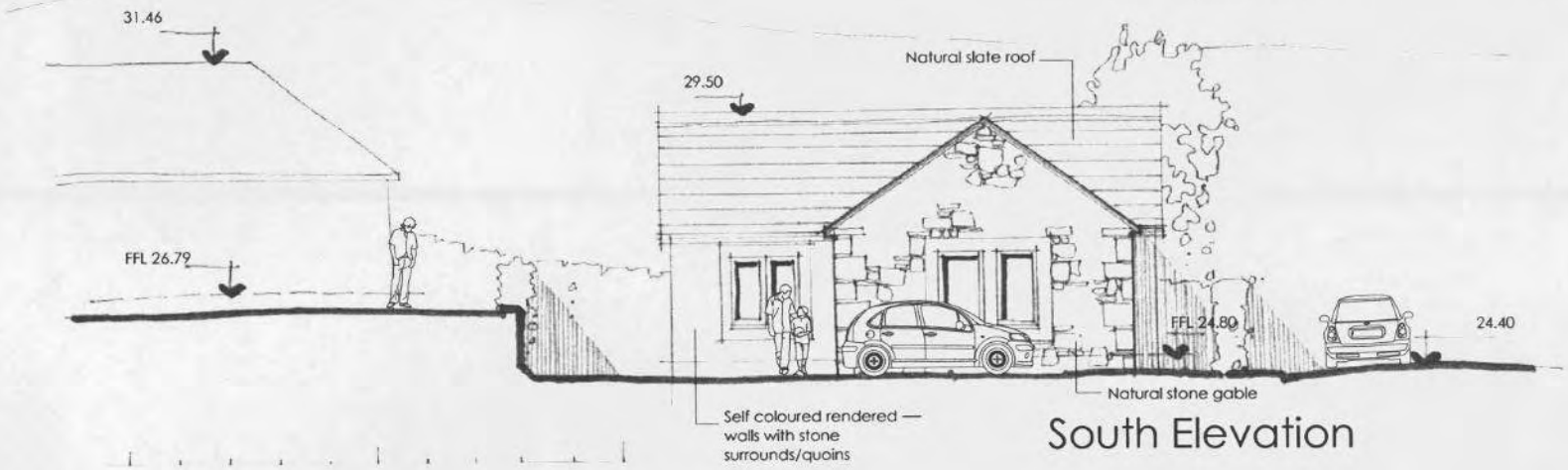
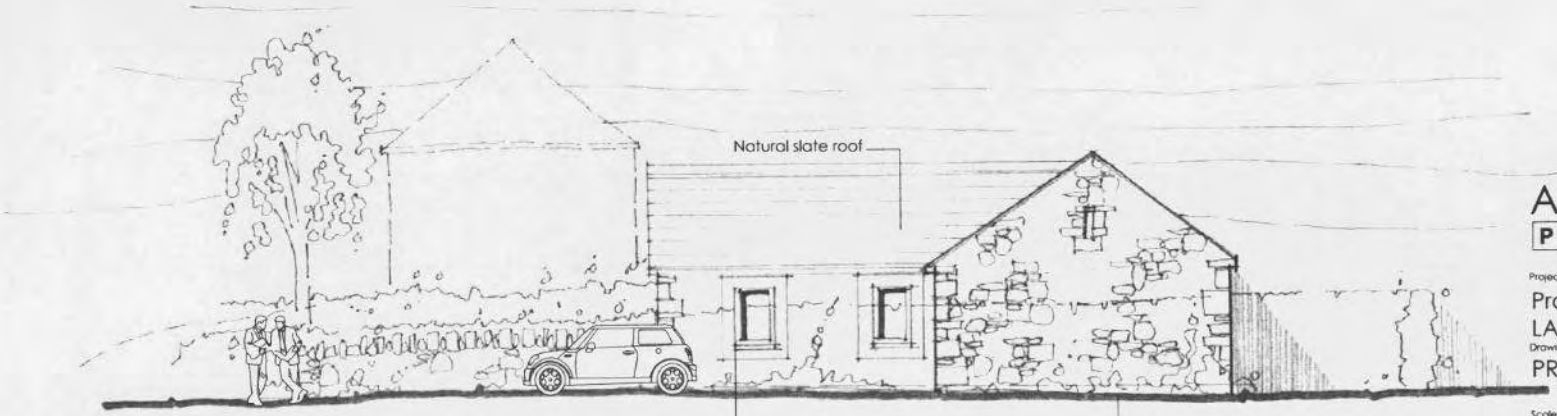
Revision-revision	Date	Description	Revised by



South Elevation



East Elevation

ARCHITECTS PLUS

Project
Proposed Dwelling Adjacent to
LANGSTILE, BURGH BY SANDS

Drawing
PROPOSED SECTION & ELEVATIONS

Scale	Date	Drawn	Comp.No.	Number
1:100 @ A3	Nov 10	db	P03	08076 - 12

Architects Plus (UK) Limited
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fax: 01228 515033
Registered in England No. 4221140
email: ap@architectsplus.co.uk
web: www.architectsplus.co.uk

SCHEDULE A: Applications with Recommendation

10/1143

Item No: 02 Date of Committee: 15/04/2011

Appn Ref No:	**Applicant:**	**Parish:**
10/1143	Mr Ian Postlethwaite	Burgh-by-Sands
Date of Receipt:	**Agent:**	**Ward:**
06/01/2011	Phoenix Architects	Burgh
Location:		**Grid Reference:**
Fauld Farm, Burgh-by-Sands, Carlisle, Cumbria, CA5 6AN		332381 559089

Proposal: Internal Alterations To Grade II Listed Former Farmhouse & Barn Including Re-Location Of Kitchen, With Bedroom Above, Access Stair, Infilling Of Non-Original Door Openings & Repair To Barn Clay Walls (LBC)

Amendment:

REPORT **Case Officer:** Richard Majewicz

Reason for Determination by Committee:

This application is brought before the Development Control Committee for determination as Cllr Collier wishes to exercise his right to speak in support of the application.

1. Constraints and Planning Policies

Area Of Outstanding Natural Beauty

Ancient Monument

Listed Building

The proposal relates to a building which has been listed as being of Special Architectural or Historic Interest.

Conservation Area

The proposal relates to land or premises situated within the Burgh-By-Sands Conservation Area.

RSS Pol EM1 (C) - Historic Environment

Local Plan Pol LE13 - Alterations to Listed Buildings

2. Summary of Consultation Responses

English Heritage - North West Region: Recommends that the application should be determined in accordance with national and local policy guidance, and on the basis of the City Council's expert conservation advice;
Hadrians Wall Heritage Limited: comments awaited;
Solway Coast AONB Unit: comments awaited;
Burgh-by-Sands Parish Council: The Parish Council wish to support this application on the basis that old houses need to be uplifted in careful and sympathetic manner to contemporary living standards;
Conservation Area Advisory Committee: Continues to be concerned about making a further breach of the clay wall. The lighting and ventilation of the area designated as kitchen seem inadequate and we question the use of glazed French doors on such a building even if placed behind plain brown shutters.

3. Summary of Representations

Representations Received

Initial:	Consulted:	Reply Type:
Cllr Burgh by Sands		Comment Only
Cllr Dalston		Support

3.1 The application was advertised by the posting of site and press notices. In response no representations were received from the occupiers of any neighbouring properties.

3.2 Two letters of support have, however, been received; one from City Councillor John Collier on 1st February, 2011 and the other from County Councillor Trevor Allison, received on 21st February, 2011.

3.3 Councillor Collier has asked to register a Right To Speak at the forthcoming committee in favour of the application.

3.4 County Councillor Allison has written in support of the application and has asked that the application be placed before the Development Control Committee and that a Site Visit may be arranged so that members could 'see for themselves the way the building has been preserved'.

3.5 Councillor Allison has provided a comprehensive and balanced letter of support for the application, praising the owner's commitment to preserving the property, maintaining its features and also its character. Although he recognises that an opening needs to be made through the existing clay wall,

he nevertheless considers that the building would benefit from the proposed adaptation and secure its long term structural integrity.

4. Planning History

4.1 Fauld Farm was registered as a Grade II Listed Building in 1984.

4.2 Relevant planning history for this property following its listing goes back to 1988 when Listed Building Consent was granted for the replacement of five windows and certain internal alterations, followed by an application to re-roof the front of the building using Welsh slate.

4.3 Planning permission was granted in 1998 for the erection of a detached garage and store, and advertising consent was granted in 2007 for the installation of a non-illuminated sign (07/1165).

4.4 In 2008, Listed Building Consent was refused by the City Council's Development Control Committee on the recommendation of the City Council's Conservation Officer for the formation of an opening in the ground floor clay wall between the dwelling and the former barn (08/1148). The applicant subsequently lodged an appeal against the decision.

4.5 Listed building Consent was again refused in 2009, on this occasion under the Council's Delegated Powers (09/0461). The application included forming the same opening which had been the subject of the 2008 application, with a further opening formed between the rear of the dwelling and the barn at first floor level to allow for an improvement to the internal arrangement of the dwelling. Additionally, the kitchen was to be relocated to the barn and a bedroom and en-suite created on the upper floor of the barn, accessed by a new staircase. A further appeal was lodged by the applicant as a result of this decision.

4.6 An informal hearing and site visit took place in August 2009 to hear both appeals against the Council's decisions to refuse Consent, and also to claim costs against the Council. None of the appeals was upheld by the Planning Inspectorate.

5. Details of Proposal/Officer Appraisal

Introduction

5.1 This application was deferred at the last meeting of this Committee in order to undertake a site visit. It will be recalled that the Conservation Officer referred to further information from the Applicant's Agent in response to the report. That information was received too late for the supplementary schedule. It has now been attached to this report for Member's further information.

5.2 Fauld Farm is an early 18th century clay built, cruck framed farmhouse with attached former barn and adjoining outbuildings which was registered as a

Grade II Listed Building in 1984. The property is centrally located within the village of Burgh by Sands, opposite the Greyhound Inn Public House.

5.3 This application seeks Listed Building Consent to form new internal openings in the clay walls between the existing dwelling and the adjoining barn at ground and first floor level to allow for an improvement to the internal arrangement of the dwelling. In addition to these works, the applicant proposes to build up two existing openings in the clay wall within the existing dwelling and to repair the clay walls to the former barn. The application also includes for re-siting the kitchen to the barn, providing a new staircase to access the floor over the barn, and the conversion of the upper floor of the barn to a bedroom and en-suite.

Background to Proposal

5.4 Approvals have been granted in the past for various alterations to the property and for the construction of a detached garage and store to the rear of the property.

5.5 More recently the applicant had consulted with the City Council's Conservation Officers over the possibility of forming new openings in the clay wall between the dwelling and the barn at either ground or first floor level to improve circulation.

5.6 The applicant had been advised that this would not be acceptable as alternative solutions existed which did not rely on the need to destroy original clay walling in order to create two new openings. These suggested alternative solutions were not acceptable to the applicant, and as a result the applicant submitted an application in 2008 for Listed Building Consent to form a new opening in the clay wall between the dwelling and barn to provide access to a new kitchen.

5.7 Application 08/1148 was subsequently recommended for refusal and the decision confirmed by the Planning Committee.

5.8 A revised application was submitted in 2009, which included the formation of the opening previously applied for, but in addition, included forming a new window opening in the clay wall to the barn, a further new opening in a partial clay built wall at first floor level in the barn to accommodate a new stair access, and for re-forming the fire window to the inglenook fireplace in the lounge.

5.9 Application 09/0461 was determined and refused under the City Council’s Delegated Powers in July 2009 and an appeal against the decision as well as the 2008 refusal was subsequently made under the Town and Country Planning (Appeals) (Informal Hearing Procedure) Regulations 1990. The Planning Inspectorate subsequently dismissed both of the appeals and also a claim for costs against the Council.

5.10 The current application, 10/1143, has been submitted despite the fact that at pre-application stage the agent had been advised that altering the plan form

by further demolition to create the same two openings into the barn, which had been refused on two previous occasions, could not be mitigated by building up two other existing openings in the dwelling.

Policy Guidance:

5.11 Government Policy against which this application is required to be assessed is now Planning Policy Statement (PPS) 5 ‘Planning for the Historic Environment’, which supersedes Planning Policy Guidance Notes PPG15:‘Planning and the Historic Environment’ and PPG16: ‘Archaeology and Planning’.

5.12 The policies in PPS5 are a material consideration which must be taken into account in development management decisions, where relevant.

5.13 The relevant Planning Policies against which this application is required to be assessed are Policy EM1 of the North West of England Plan - Regional Spatial Strategy to 2021 and Policy LE13 of the Carlisle District Local Plan 2001-2016.

5.14 Further guidance relevant to this application is an initial report commissioned by English Heritage entitled ‘Clay Buildings of the Cumbria Solway Plain: Extensive Survey’ and completed in 2006 as part of an on-going survey of clay buildings, the reults of which are likely to be published once the survey is concluded.

5.15 The essence of these policies is to protect the scale, proportion, character and detailing of existing buildings, and to consider their historic, archaeological, architectural and artistic significance particularly in relation to designated and non-designated heritage assets.

Assessment:

5.16 The Solway Plain has a relatively small number of surviving clay dabbins, most of which have been so altered that much of their character is lost. Fauld Farm is one of the handful of important clay buildings that survive with several significant features and most of their structural integrity intact.

5.17 The rarity of these clay dabbins lies first of all in the material used for their construction, namely, thin layers of clay interleaved with even thinner layers of straw, and that, in England, this method of construction is unique to the Solway Plain.

5.18 The Heritage Assessment submitted by the applicant’s agent in support of his application, suggests that any clay building without a cruck frame would have very limited significance. This is not the case. Both clay wall and cruck frame are significant elements of this tradition of vernacular architecture. However the clay dabbin continued to develop after crucks ceased to be relevant to their construction and these buildings are every bit as important a part of the local vernacular tradition. A tradition that has seen the number of surviving examples diminish alarmingly in recent years.

5.19 Despite additions and extensions, Fauld Farm retains its surviving original plan form and much of its original fabric, however, the proposed destruction of the clay wall to form a new opening will, at the same time, destroy part of the original plan form as well as part of its original fabric.

5.20 There is no objection in principle to the re-use and conversion of the former barn by improving the internal layout of the building by means other than set out in this proposal. The former barn could be accessed through the existing lean-to additions at the rear of the building by the formation of a new doorway in the brick wall between the existing kitchen and utility rooms. The demolition of this wall would have considerably less significance than the proposed demolition of part of the original fabric of a rare example of a listed clay dabbin.

5.21 The applicant's agent has submitted a detailed Design, Access and Heritage Assessment in support of this application, a copy of which is reproduced in the Schedule following this report . The key issues arising from the report are as follows:

- Whilst it acknowledges that Fauld Farm is indeed a building and a building type of high significance, the report questions the degree of significance of the elements of the building.

- That the proposed modest alterations would have little effect on the significance of the building or its layout.

- That the option proposed by the City Council's Conservation Officer is unreasonable and would be harmful to the external appearance of the property due to the need to install a dormer roof over the suggested stair location.

- That the works would merely add to and improve upon the development of the historic plan of the building, increasing the equity of the property and enabling maintenance and repair funding to be more easily accessible.

- That the determination of previous applications for Fauld Farm have been inconsistent with decisions taken by the City Council on other clay dabbins.

- That the Chair of the Conservation Area Advisory Committee (Mr Kelsall, the applicant's agent) and the Secretary (Mr Messenger, the Council's Principal Conservation Officer) both leave the CAAC meeting when the application is being considered by it, so that it may discuss this application alone and unaided.

- That the application can be reasonably consented and that the resulting works and conditioning recording of the current layout to English Heritage Level 3 Survey standards will enhance the condition and the significance of Fauld Farm for future generations.

5.22 The City Council's Conservation Officer is satisfied that nothing in the above Assessment alters the fact that the principle of forming new openings into the Barn, however minor an alteration, will destroy the integrity of its plan. The demolition of original fabric, which is not a reversible process, is contrary to the concepts of significance contained in PPS5. In addition, the act of opening up the wall will severely weaken its structural integrity.

5.23 It is also noted that the above Assessment contains a number of inaccuracies, particularly with regard to the significance of Fauld Farm, misconceptions regarding the status of the Listed Buildings Register and does not appear to have considered any alternative proposals for altering the building without recourse to the destruction of the clay structure.

Conclusion

5.24 Historic buildings are a finite resource and clay buildings, as a traditional vernacular form of construction, are especially vulnerable to change and are rapidly disappearing. Where significantly intact examples survive their retention is, therefore, of paramount importance.

5.25 Fauld Farm is currently one of the limited number of intact examples of this rare vernacular building tradition. The City Council's Conservation Officer considers that the proposed works will significantly alter the original layout and plan form, damage the internal character and appearance of the building and reduce the architectural and historical significance of the property.

5.26 This application seeks to demolish two sections of clay wall, which the Conservation Officer considers to be original in nature. The proposed infilling of two openings that had been previously formed in the existing rear clay wall of the dwelling does not compensate for the loss of original fabric to the barn walls. In addition, the Conservation Officer considers that since the barn and dwelling have always been accessed separately, the proposed work will further destroy the historic integrity of this part of the building.

5.27 The Conservation Area Advisory Committee has also expressed its concern over the formation of a further breach in the clay wall following consideration of the application when both the Applicant's Agent and the City Council's Conservation Officer were absent.

5.28 PPS5 suggest that the alteration of a listed building merely for convenience is not considered to be a valid argument for destroying historic fabric and plan form.

5.29 Prior to the 2008 application, the City Council's Conservation Officers had suggested an alternative means of accessing the barn without the need to destroy original clay building fabric, however, the Applicant preferred a more straightforward approach, which has remained the principle of all applications to date. The Conservation Officer has never had any objection to the principle of re-using the barn for domestic or other purposes, the main issue has been the means of access to the barn. In the meantime the lack of pre-application consultation has meant that there has been no opportunity to discuss or

consider any alternative approach resulting in the Applicant continuing instead with his more convenient approach.

5.30 In previous discussions, however, the Applicant has suggested forming a further new opening at first floor level between the existing master bedroom and the barn at first floor level. Of additional concern is the possibility that approval of this application could result in a future application to undertake such work with the attendant loss of a further section of the original clay wall.

5.31 In conclusion, the City Council's Conservation Officer is satisfied that the proposal is not compliant with the objectives of current Government Planning Guidance or of the relevant National and Development Plan policies in that the works would reduce the architectural and historical significance of the building and would, therefore, have a detrimental impact on the Grade II Listed Building.

6. Human Rights Act 1998

6.1 Several provisions of the above Act 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 regularise any breach of planning control;

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

6.2 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;

6.3 The proposal has been considered against the above. The applicant's Human Rights are respected but based on the foregoing it is not considered that any personal considerations out-weigh the harm created by the development.

7. Recommendation - Refuse Permission

1. **Reason:** This application requires the demolition of two sections of the original clay walls of the property to form two new openings between the dwelling and the former barn, which will destroy

the integrity of part of the building's historic structure. It will also significantly damage the internal character, plan form and appearance of the building and reduce the architectural and historical significance of Fauld Farm, a Grade II Listed Building, which is currently one of the limited number of intact examples of this rare vernacular building tradition.

The proposal is, therefore, not compliant with the objectives of Planning Policy Statement 5 ‘Planning for the Historic Environment’; Policy EM1 (C) “Historic Environment” of the North West of England Plan - Regional Spatial Strategy to 2021, Policy E38: "Historic Environment" of the Cumbria and Lake District Joint Structure Plan 2001 – 2016 and criteria 1 and 2 of Policy LE13 “Alterations to Listed Buildings” of the Carlisle District Local Plan 2001-2016.

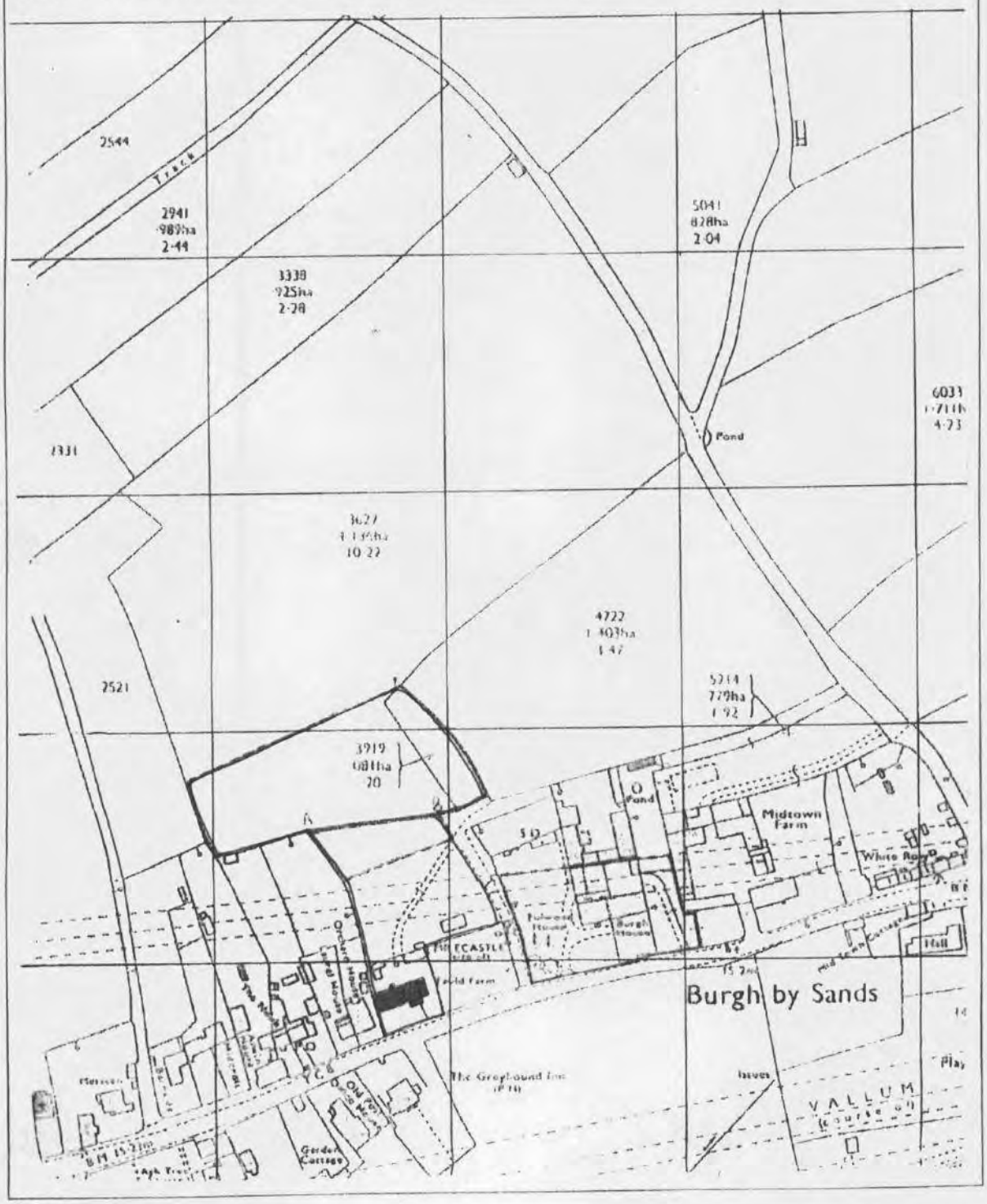
Phoenix ARCHITECTS

28 Abbey Street, Carlisle, Cumbria, CA3 8TX
Tel: 01228 539537 Fax: 01228 531306

Date: NOVEMBER 2010

Job FAULD FARM, BURGH BY SANDS

Detail No. PA08/602/03



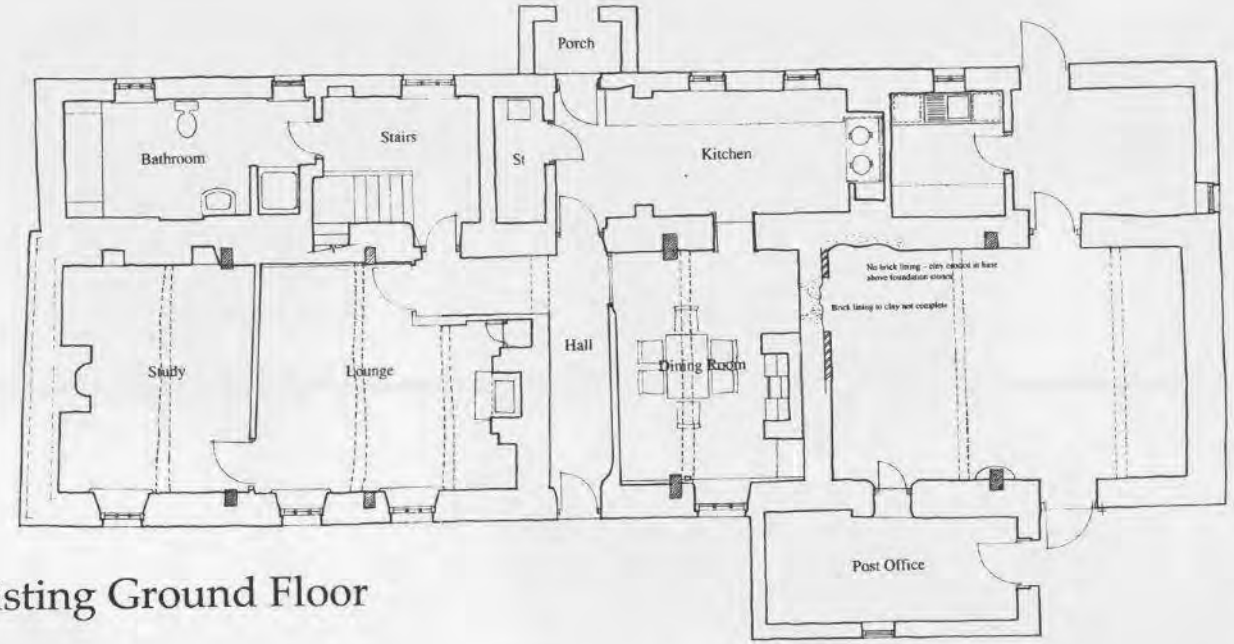
Copy to: 1 2 3 4 5 6

PASF/51/MAR/92

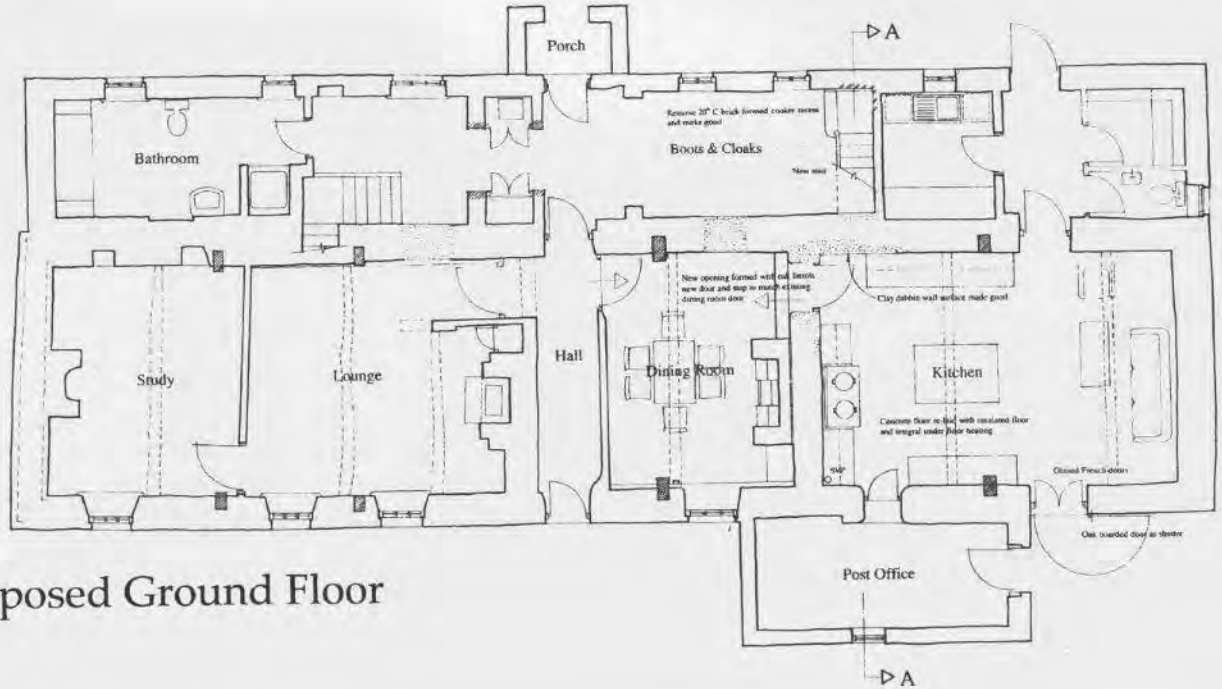
SCALE 1 : 2500

10/1143

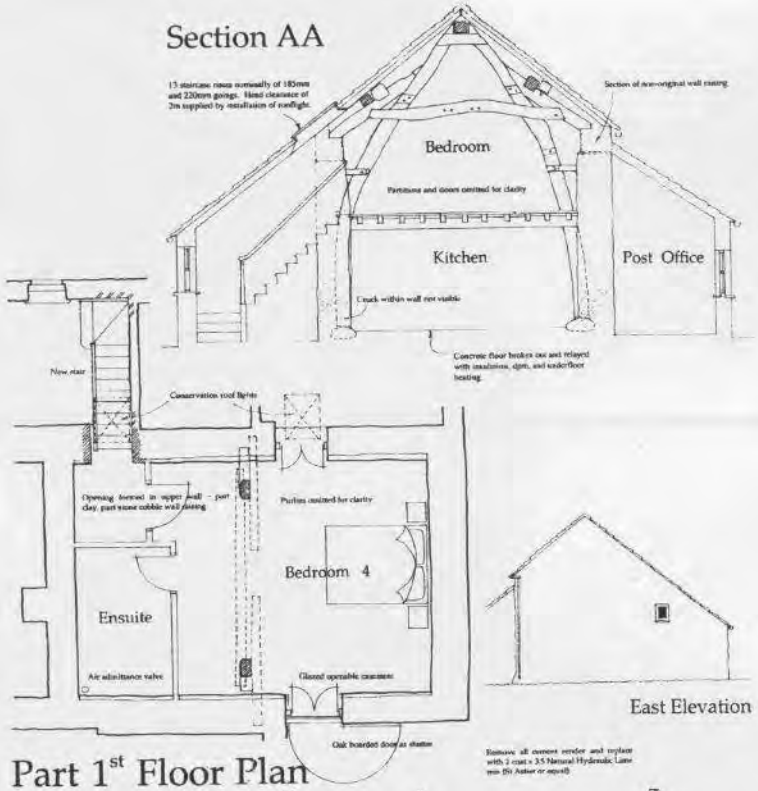

Birch House
FAULD FARM
POST OFFICE
N
BLOCK PLAN 1:200
PA08/602/02
101143



Existing Ground Floor

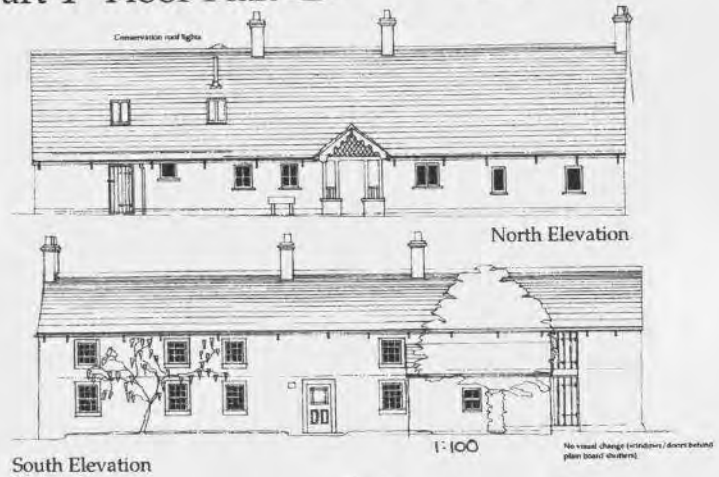


Proposed Ground Floor



Part 1st Floor Plan

East Elevation



North Elevation

South Elevation

1:100

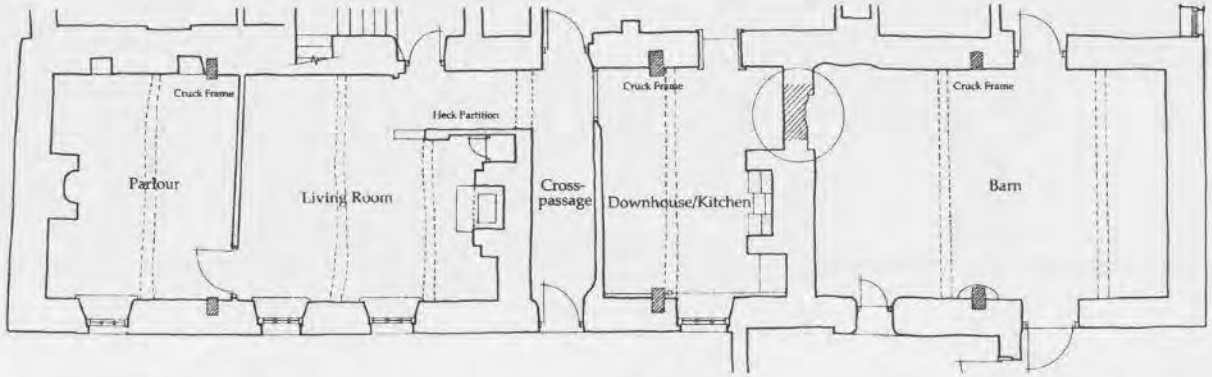
10/1143

Phoenix ARCHITECTS & DESIGNERS

26 Abbey Street, Carlisle, Cumbria, CA3 8TX
Tel: 01228 539537 Fax: 01228 531306

Project	Fauld Farm Burgh by Sands
For	Mr & Mrs Postlethwaite
Title	Alterations to Listed Building
Scale	1:50
Date	October 2008
Dwg. No.	PA08/602/01 A

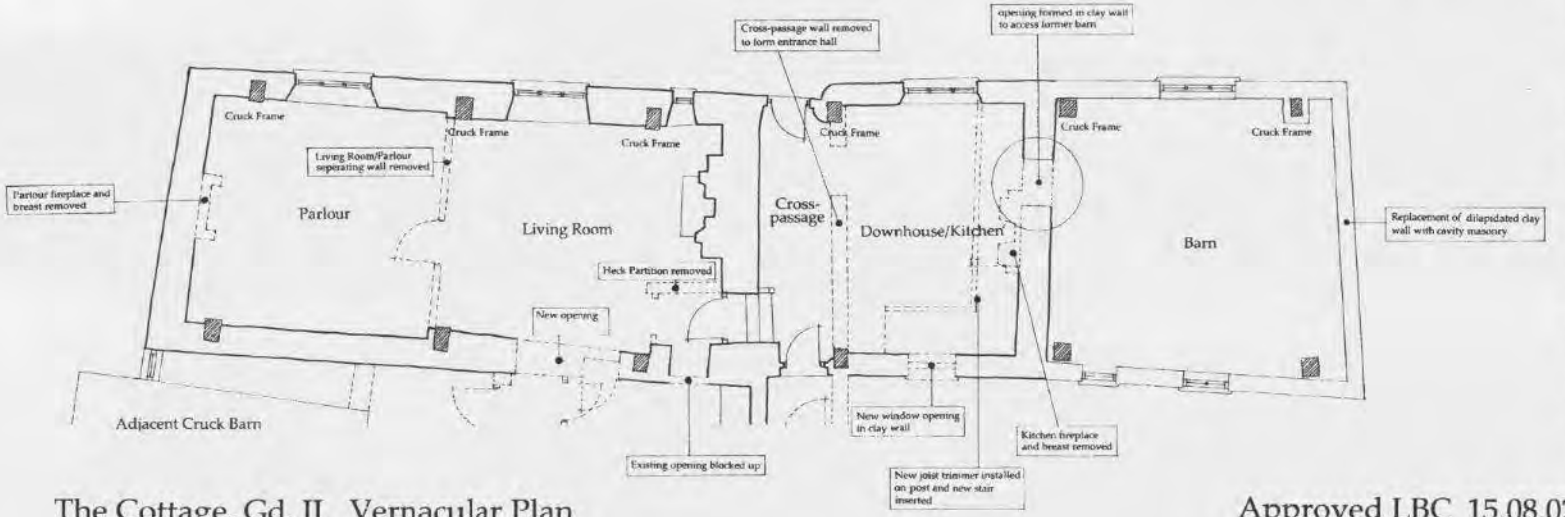
Fauld Farm



Fauld Farm, Gd. II - Vernacular Plan

Roof slated

Refused LBC
Application dated 14.11.08



The Cottage, Gd. II Vernacular Plan

One standard commencement condition
No officers report retained by LPA
Case Officer - anonymous
Roof thatched

Floor beams not shown on application drawing

Approved LBC 15.08.02

10/143

Phoenix ARCHITECTS & DESIGNERS

28 Abbey Street, Carlisle, Cumbria, CA3 8TX
Tel. 01228 539537 Fax. 01228 531806

Project: Fauld Farm
Burgh by Sands

For: Mr & Mrs Postlethwaite

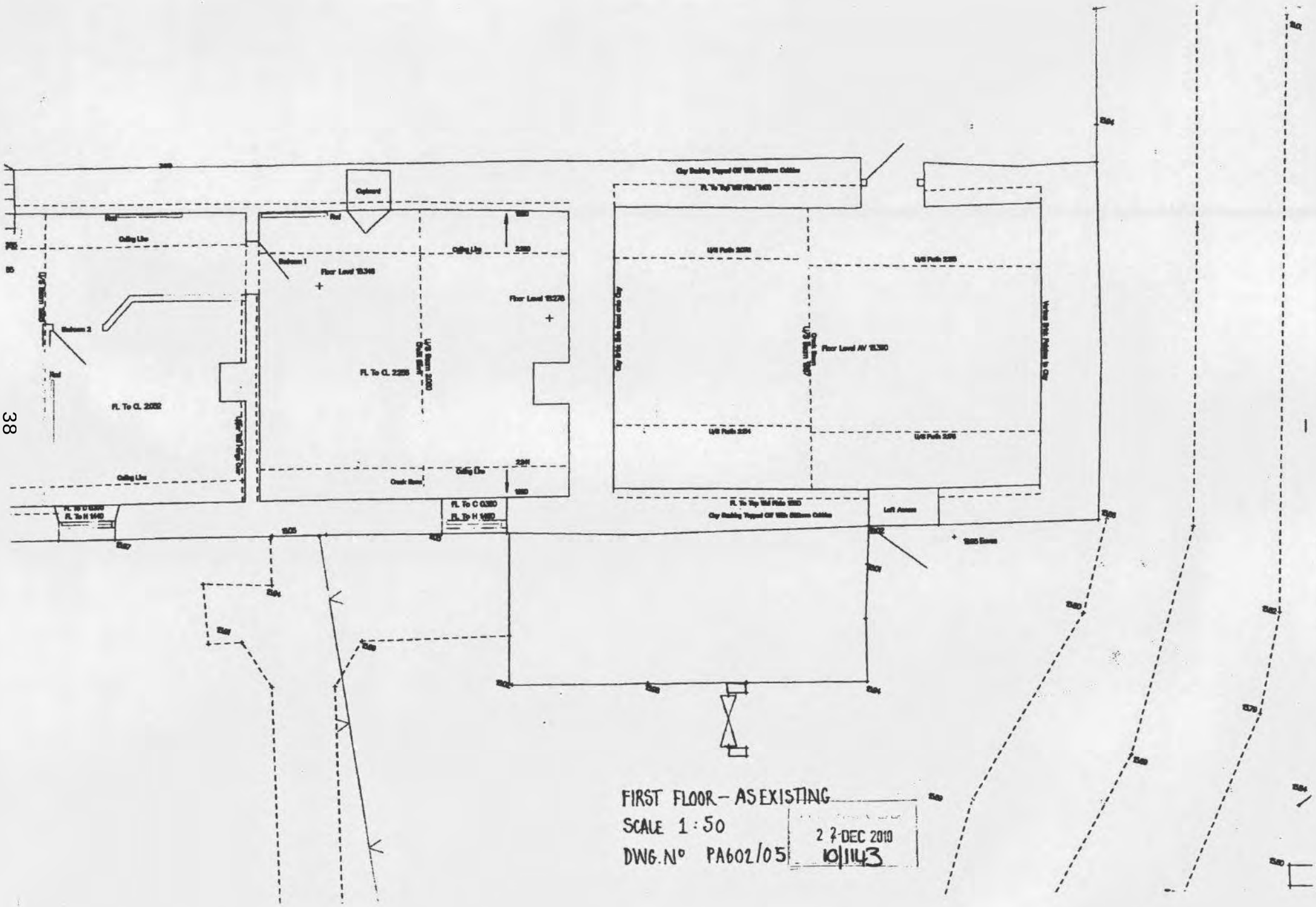
Title: Vernacular plan comparison

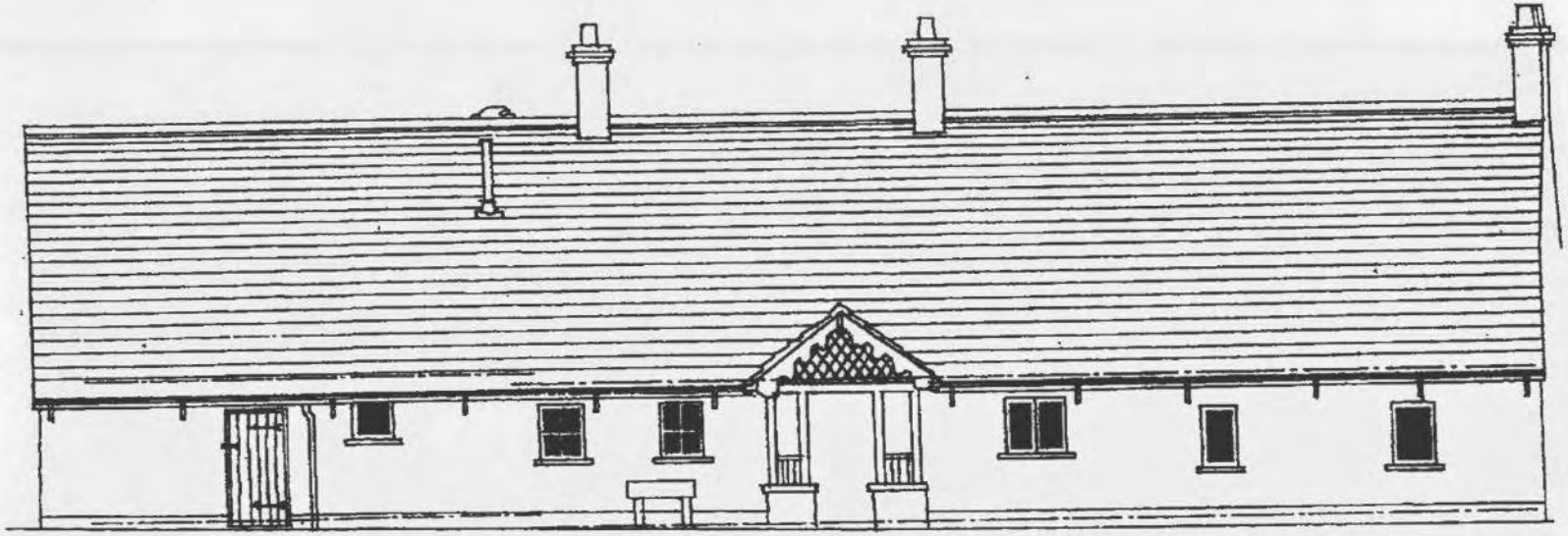
Scale: 1:50

Date: May 2009

Dwg. No. PA602/04

Fauld Farm


Cupboard
Ceiling Line
Bedroom 1
Bedroom 2
Floor Level 18.340
Floor Level 18.270
Fl. To Cl. 2.252
Fl. To Cl. 2.255
Floor Level AV 18.300
Loft Access
FIRST FLOOR – AS EXISTING
SCALE 1 : 50
DWG. N° PA602/05
27 DEC 2010
10/1143



North Elevation

As Existing

Fauld Farm

Scale 1:100

RECEIVED
-6 JAN 2011
2010/1143

DESIGN, ACCESS AND HERITAGE ASSESSMENT

FOR

ALTERATIONS TO

FAULD FARM, BURGH BY SANDS, CA5 6AN
NGR NY 332377 559085

FAULD FARMHOUSE 1600 – 2010

RECEIVED
22 DEC 2010
10/1143

Prepared by J. L. KELSALL, B.Arch, Dip.Arch, MA, RIBA, RTPI, FRSA
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DESIGN, ACCESS AND HERITAGE ASSESSMENT

Prepared by Mr John L Kelsall, B.Arch, Dip Arch, MA, RIBA, MRTPI, FRSA
of Phoenix Architecture and Planning

for Mr Ian Postlethwaite

INTERNAL ALTERATIONS TO A GRADE II LISTED FORMER FARM HOUSE AND BARN COMPRISING RE-LOCATION OF KITCHEN, INCLUDING THE MAKING GOOD TO BARN CLAY WALLING, CREATION OF BEDROOM OVER WITH ACCESS STAIR AND THE BUILDING UP OF TWO NON-ORIGINAL DOOR OPENINGS
AT
FAULD FARM, BURGH BY SANDS, CA5 6AN

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Applicant's Ref: PA08/602
Application Date: November 2010

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SUMMARY

This application is for consent to undertake minor internal alteration works to what was originally clay dabbin walling, now composite clay encased by masonry, incorporated within the current dwelling. A prior application was considered by the Development Control Committee in 2009 and narrowly rejected because the Council's Conservation Officer contended the wall concerned was 'significant' to the importance of the listed building and there was an alternative access route to a kitchen to be located in the former adjacent barn. The matter was Appealed upon the principal ground that the route was not reasonably workable. That Appeal was dismissed in what is regarded as a controversial decision.

The application returns to the Council for consideration under new national guidance. It makes a more detailed case that the balance between the loss of fabric with resulting amended plan form, and improving the future viability of the house, falls in favour of granting consent..

This Statement, as required by current guidance (PPS5), assesses the history and development of the property in order to understand its significance as an historic asset. The original parts of the property are known to date from 1600 and incorporate Oak cruck and clay dabbin construction. The construction method is of a distinct type local to the Solway Plain to the west of Carlisle District. The house reflects the vernacular building methods in the local area of the 17th Century and, as a building type requiring regular maintenance, it is a significant survival. The house structure is predominantly based upon the timber cruck and framing with the fabric of the clay walls being of secondary importance there is also reasonable doubt that the cruck and clay compartments of the property were raised at the same time thereby making them of a lower order of significance.

The layout of the house exhibits many traditional characteristics, however, despite considerable alteration in its 400+ year life, its early layout, of a range of rooms end to end, remains easily discernable even if the oldest part may have been a much smaller dwelling. Unfortunately, during the 19th and 20th Centuries, as elsewhere, repair/replacement of the clay ceased in favour of masonry encapsulation leaving much of the clay at low levels in poor order and not visible. Erosion by farm stock to the byre and barn, and extensive tunnelling with nesting burrowing rodents, encouraged encapsulation. The character of the clay building is, therefore, now very much disguised by later works.

This proposal seeks to connect a former barn and byre via a single, traditionally sized door opening enabling a new kitchen to be located next to an existing dining room and conveniently positioned for internal access to the Burgh by Sands Post Office run by Mrs Postlethwaite. It is also proposed to install a new staircase to access a bedroom over the kitchen requiring a small amount of clay removal for a door at the eaves of what would once have been a thatched roof, 1 metre lower than the existing eaves.

Although the proposal would alter the house plan by changing internal circulation this is considered of a minor order and can be mitigated by the following:

- *It is not certain that the walls affected are part of the original house.*

- *Attaching a condition to carry out an English Heritage Level 3 survey for the public record will ensure any significance in the current layout is duly recorded.*
- *Included in the proposal is the reversal of the two 20th Century doorway interventions through the clay walling in like construction with at least one of these returning the plan to its earliest form.*
- *The inclusion of clay repairs to the barn enabling the clay walls to, once again, become a visible internal element of the house.*

In this way the legacy of the original clay walling is suitably recorded with the net effect of the plan form becoming closer to the original with clay repairs ensuring the building becomes a more sustainable heritage asset. It is considered following this strategy will not only satisfy the domestic needs of the residents but also meet current Conservation Principles and be supported by English Heritage's concept of Constructive Conservation.

1.0 GENERAL CONTEXT FOR THIS APPLICATION

1.1 Access issues only involve the installation of an internal ground floor opening and a partial opening for a second staircase. This Statement concentrates on the design layout and conservation issues arising from these internal access alterations. There are no external access issues involved.

1.2 Regard is given here to current guidance within DCMS Planning Policy Statement 5 "planning for the Historic Environment" 2010 (PPS5) for the need to assess the significance of Heritage Assets. The Heritage Asset represented by Fauld Farmhouse is, therefore, here assessed for its significance and the effects of the proposals upon that significance.

1.3 A previous decision of the Authority (08/1148) was delegated for Officers to determine but came before the Development Control Committee on 30 January 2009 at the request of the Applicant. On that occasion a motion by Councillors to approve was very narrowly defeated but, with general sympathy for the Applicant's desire to make comparatively minor adjustments to improve his family's home. The decision to refuse turned upon the Conservation Officer confirming that an alternative form of internal arrangement was available without creating a new opening in what was contended to constitute the original walls of this dabbin building. That alternative is not regarded as a workable solution without incurring unreasonable internal movement difficulties and there is now doubt that the area affected was necessarily part of the original dwelling. This proposal, therefore, returns to the Council for re-consideration.

1.4 The refusal decision of 30 January 2009 was also Appealed at an Informal Hearing held on 19 August 2009. The Appeal was dismissed largely due to the Inspector's concerns that the historic 'plan form' of the house would be altered contrary to guidance in Para C.58 of PPG15. Since this decision new guidance has replaced PPG15 and the Applicant now presents further reasoning as to why the weight of the argument in favour of the alteration is greater than the alternative which would adversely restrict the practicality of living in this

dwelling. In addition, there has subsequently been gained Counsel opinion that the Decision was flawed on several grounds:

- Evidence that the formal decision was written-up prior to the Hearing.
- Fundamental weight was given to a document used in the Council's submission despite acceptance at the Hearing that this was not admissible as it was not available to the Applicant or the Public.
- Insufficient weight was granted in regard to the Local Authority's obligation to determine applications in a fair and consistent manner having regard to the precedents cited.
- The Inspector wrongly concluded that the internal character of the house led to its listing when only external features are included in the 1984 listing description and there is no evidence that the property was even entered for this process (Appendix D).

1.5 As this Application follows a prior refused Application it is considered likely that it will not attract Council Officer support. As the principal advisors are likely to be the same individuals for the parties both of whom attend the City Council's Conservation Area Advisory Committee, myself as its Chair and Mr Peter Messenger or Mr Richard Majewicz as the Committee Clerk, it is considered appropriate that due declarations of interest are made if this application is referred to this Committee. It is anticipated, in such circumstances, that the Committee would appoint a temporary Chair to determine whether the Committee would wish to hear limited duration presentations on behalf of the Applicant and the Council or consider the matter on the Application documents alone, unaided, in order to ensure equal opportunity for the view points of each side of the debate to be communicated in a balanced briefing. If such a meeting were to take place the applicant would appreciate stated reasons for any decision reached.

2.0 SOCIAL HISTORY AND ORIGINAL FABRIC

2.1 As was the normal social structure in the period covered by the 17th & 18th Centuries, during which Fauld Farm was built, the land and principal building structure would remain in the ownership of the Lord of the Manor and the building erected and occupied by tenants.

2.2 Geographically, when Fauld Farmhouse was built, utilitarian dwelling construction evolved in a vernacular way involving materials most readily to hand. As a consequence in the Carlisle District construction practices would differ considerably between East and West. To the East stone as a natural resource was easily available for walls strong enough to support roof timbers, however, to the West, as at Burgh by Sands, stone was less plentiful so mixed clay dabbin and structural timber cruck construction evolved. The Landowner, in granting a tenancy for the creation of a farmsteading, such as Fauld Farm, would have agreed land rights and access for felling timber but both these commodities would remain the property of the Lord of the Manor. The tenant would raise walls to the timber structural frame (usually Oak) from what was

to hand (Jennings 2002) and had a duty to the Landlord to keep walls and roof covering (thatch) in good condition to protect the asset of the main timbers as timber resources were also known to be limited in the area since 800AD (Jennings 2002).

2.3 With increased prosperity and the availability of re-usable crucks from elsewhere, or suitable timber to hand, many dabbins were enlarged, extended and modified to suit residents and farming needs. Dr R. W Brunskill, an authority on vernacular building, describes this practice

> *"... study of buildings of this plan (cross passage) is complicated by the practice, which may have been longstanding, of alternate re-building ie. of re-building the domestic and agricultural portions of a longhouse at different times... it is possible that on an ancient longhouse site the domestic buildings were re-errected... first and the farmbuildings later, perhaps not until the late 18C or even 19C."*
>
> *Brunskill, 1974, p59*

Similarly it is also possible for an original small two room (or two-unit) house to be extended following the pattern of the established, larger, longhouse plan (Brunskill p.57).

2.4 The walls and thatch to the roof being of a less permanent nature to the Oak frame were subject to a requirement for regular maintenance (Wrathmell 1989). It is quite likely that the skills and motivation to maintain the clay walls dissipated with the transfer from leasehold traditions to freehold which brought forward owner investment and encouraged farming modernisation. This trend inevitably led to the loss of many of these buildings due to their age, run down condition, their unsuitability for mechanised farming and the perceived poor living conditions.

Photograph 1 June 1965

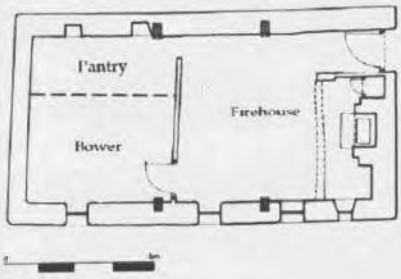
2.5 A local account by Joe Roe, a life long resident of Burgh by Sands, recalls Fauld Farm being tenanted until the purchase by the Applicants in 1988 (see Appendix A). Photograph 1 shows the property in June 1965, during its last tenancy and 23 years prior to its sale. Mr Roe's account graphically illustrates this modernising trend and that Fauld Farmhouse was almost lost to the process described above. The property was effectively saved from dereliction by the Applicant. Appendix B supplies photographic evidence of the Condition c.1990 and the quality of renovation works to date illustrated in photograph 2 below which are a credit to the efforts and tenacity of the Applicants.

Photograph 2 June 2009

3.0 THE HOUSE PLAN AND INTERNAL CHARACTER

3.1 To appreciate what is proposed in this application, a brief study of the evolution of the house plan is shown to provide context. The development of the house since the 17th Century is illustrated via a number of chronological diagrams.

3.2

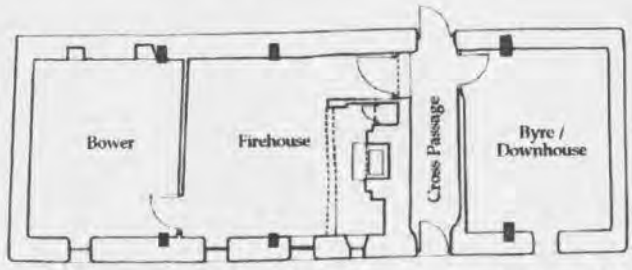


Two Unit House c. 1600

The probable original plan is now considered to date from 1600. (The lintol stone dated 1725 is believed to mark the passing of the property by way of a wedding present to Thomas Hodgson and not the date of completion). The extent of the original building work in evidence today will not be clear without detailed archaeological investigation however it is known from recent dendro dating by Bob Howarth (2010) that the 2nd pair of crucks (from the West gable) were felled between 1591-1610 and the third pair between 1463-1468. There is therefore a possibility that Fauld Farmhouse started out as a 'two-unit' house around 1600 with the earlier crucks employed to develop a later extension

brought from elsewhere or recovered from an earlier building with 1725 suggesting a date for the extension works. Brunskill has doubted that such enlargements take place very often using the lack of a formal dressed stone front door surround remaining insitu adjacent to the 'heck' however given the value in dressed stone in the area at the time and the practice of carving initials to external lintols as a mark of ownership (transporting the same when re-locating) it is quite concievable that the dressed work could have been moved to the new front entrance at the end of the cross passage and the now internal former entrance made good in clay.

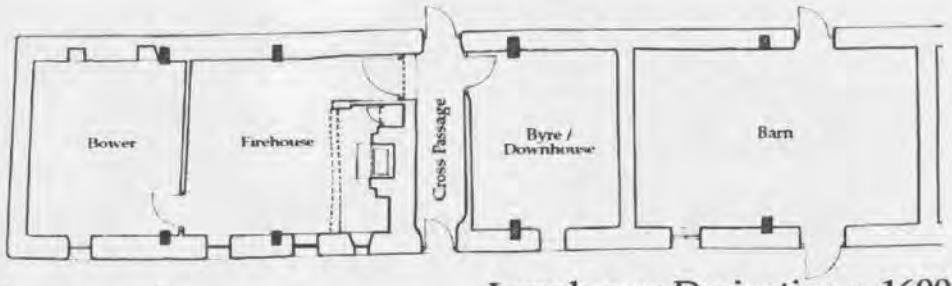
3.3



Cross Passage House c. 1600

Alternatively the older crucks to the byre could have been sourced at the same time as the new pairs in the firehouse and a cross passage house created in one build with the front door lintel retro carved or inserted a century or so later. . The room (to the right shown here) off the cross passage in this type of house was sometimes domestic and sometimes agricultural in purpose. The step down into this room indicates a possible agricultural use as a byre preventing foul drainage entering the domestic part of the house. In this event it is possible that the barn was a later addition. Indeed close study of photograph 1 indicates a clay nib supporting a welsh slate roof bridging an access way (since demolished) suggesting that the range of clay structures had continued further East than at present – a notion supported by the account of Mr Roe (Appendix A).

3.4



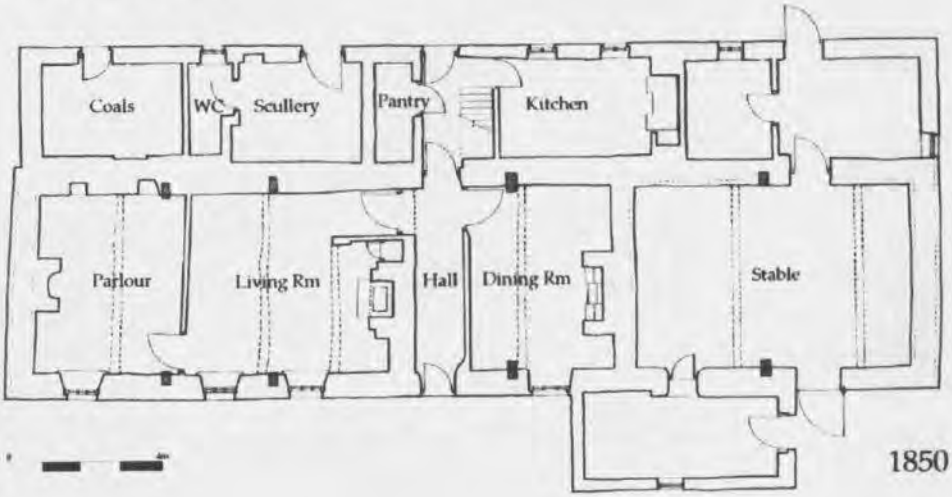
Longhouse Derivative c. 1600

Another alternative is that 1600 saw the construction of a 'longhouse' plan as a single build. The benefits of internal connectivity between living accommodation and agricultural buildings does seem to suggest that this is less likely for this year of construction. However without removing render and plaster, abutments representing build phases will remain hidden and conclusions speculative. There is no apparent evidence of an original means to access a first floor loft space in any of these plan permutations. This may have been undertaken by a ladder or ladder stair now removed. Its possible location is shown with dashed lines with a clue supplied by the unusual location for the

door to the bower (bedroom) diagonally across the living room. (However, this is not certain as the bower separating wall is brick and clearly not the original). Similarly, the main beams that now support floor joists are not certain to be part of the earlier structures – the sawn beams in the barn are clearly not original and were probably added in the 19th Century to provide feed storage above. Fauld Farm, in this latter form would not have been an original long house but a 'longhouse derivative' as it appears the inglenook fireplace was a part of the build not an insertion (Jennings 2003).

3.5 As will be seen by this illustrated evolution of the house, there are many changes and additions that could have occurred over the 400+ years yet the plan and layout is not difficult to reassemble in the drawings above, a point which is enlarged upon later at 3.10.

3.6 Alterations and extensions taking place over the 18th and 19th Centuries are now shown below.

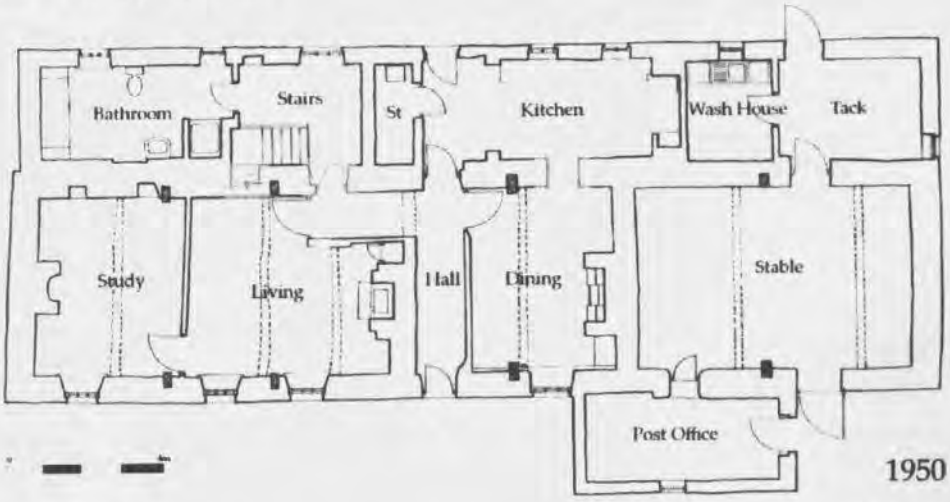


By the end of the 19th Century changes had been made to increase the accommodation and improve living conditions in reaction to improving prosperity and desire for greater privacy and comfort. This included the following works:

- Addition of an offshoot range of lean-to buildings in brick to the rear and an extension to the front of the barn.
- Insertion of a stair to properly access a usable first floor.
- Raising of the eaves in brick and cobble on top of the original clay to create a functional first floor with Oak frame adaptations of the crucks to form a shallower roof pitch covered in slate and dispense with the high maintenance of a 45 degree thatch roof covering.
- The Bower became a Parlour (a withdrawing room) and sleeping accommodation moved upstairs.
- Insertion of additional chimney breasts for improved heating.
- Insertion of first floor windows.
- The separation of cooking and sitting room functions.
- Walls thickened in mortared brick to line the clay rather than to repair it.

- Replacement of casement windows with larger sash windows.
- Replacing the first floor wall over the inglenook in brick as a likely repair to replace a former clay wall (possibly an original gable).

3.7 20th Century alterations.



During the last century an attempt was made to improve the internal function of the house by forming new openings in the clay, now internalised, rear wall. These openings (shown in yellow above) were formed between the kitchen and the former Byre, now a dining room, and in the living area to access a new stair location freeing up space to locate a more modern kitchen within the offshoot range overlooking the farmyard. These alterations largely ceased by the 1950's and the layout very much resembles this plan today other than for repairs and renovations by the applicants including a stone and timber porch to the rear.

3.8 The Victorian extension to the front now serves as a valuable local amenity being the Burgh by Sands Post Office. Unfortunately access for Mrs Postlethwaite, the Post Mistress, has currently to be by leaving the house by the back door into the rear yard and regaining access to the building via the barn. A practice which is regarded as extremely inconvenient. The barn is already in domestic use as a play room, workshop and store.

3.9 It can be noted, therefore, from the above chronology that to freeze internal re-development as the existing plan in 3.7 will effectively be freezing the development in the 1950's. Doing so offers little of historical or contemporary benefit with the likely original layout already altered.

3.10 Criticism that the current proposal would change the internal "character" of the Listed Building was made during the processing of the previous application and Appeal, particularly in reference to Para 3.4 of PPG15. PPG15 has been replaced by PPS5 where reference to 'character' is more measured. In any event, it is difficult to see how the current proposals could change the internal 'character' of the building. Julian Holder of English Heritage (2001) favours the view that for buildings up to the mid 18th Century an assessment of character should be regarded as purely deriving from function (after Boffrand 1745) and is all that is required in any 21st Century assessment. The internal character at Fauld Farmhouse is of a series of linked spaces for domestic

activity with informally formed openings framed by almost organically created structure. There is significance to some openings more than others and this is considered later, nevertheless, it follows that a penetration through an internal wall separating the likely original uses of two rooms created for agricultural purposes (byre to barn) would change the internal characteristics of such a vernacular building very little, if at all. The occurrence of such openings is also observed by Brunskill (1974.57).

4.0 THE SIGNIFICANCE OF THE BUILDING

4.1 It is accepted that the clay dabbin buildings of the Cumbria Solway Plain are a valuable historical example of clay mass-walling technique unique to the area. The applicants are well aware that they possess an example of 300 or so surviving structures incorporating this material and method. Cruck framed longhouses or longhouse derivatives may be few in number, perhaps only 12 within Carlisle District of which Fauld Farm is one whether by original design or by gradual extension.. The building is, therefore, significant for the rarity of its structure and mode of construction and its localised development. The location of Fauld Farm is within the heart of the distribution of clay dabbin buildings and is highlighted in red on the map below after Jennings, 2002.

4.2 As referred to in Section 3 the original dwelling at Fauld Farm has been altered, extended and adapted over more than 400 years so the dwelling today is not pure in concept or plan form. Nina Jennings following extensive research of the building type makes reference to this process:

> *The earliest dabbins may have originated as single-storey longhouses in the fifteenth century, and both they and later examples have been adapted to serve the changing needs of their occupants and are still in use as comfortable working farmhouses. Unlike dwellings built today they were designed and built by the people who were intending to live and work in them, so that they are fit for their purpose.*
>
> *Jennings, 2002, p19*

And Brunskill:

> *...they (agricultural buildings) may retain intercommunication with the domestic quarters, the doors may have been blocked or such interconnection may once have been possible and lost in later improvements.*
>
> *Brunskill p57*

4.3 In respect of the fabric, the Oak cruck, framing and the clay construction are likely to date between 1600 and 1750 but it is difficult to be precise as to the proportion of each element that would be original. The Oak crucks and frame, as discussed at 2.2, represent the main structure and is of primary significance with the clay walling of secondary importance in that it is a material requiring high levels of regular maintenance/replacement and may be considerably younger than the main structure. The tendency is to think of the clay walls as a once only operation, likened to contemporary masonry structures, however, the probable reality is that the walls were so high maintenance, both internally and externally, that where this was not delivered, condition would deteriorate rapidly a point also made by Jennings:

> *Another valid comparison between the cost of medieval and modern buildings is the amount of maintenance required; the former were low-cost, high maintenance buildings, whereas the latter are high-cost, low-maintenance. This is due to the change from labour intensive to capital intensive working.*
>
> *Nina Jennings, 2002, p20*

The structural cruck frame should also not be considered necessarily as purpose made for the buildings where they are found – frequently, as at Fauld Farm, this is not the case, with dendro dating indicating felling dates of between 1463 – 1468 on the 3rd cruck pair from the West gable and 1591 – 1610 on the 2nd pair, indicating re-use of at least one pair of crucks from an earlier building on the site, imported from elsewhere or re-use of the remains of an earlier building.

4.4 It follows from 4.2 and 4.3 that routine repairs and the creation or blocking up of openings during the 'clay tradition' would have been an insignificant event responding to changing needs and maintenance. Indeed, as the convenience of later accessibility to cementitious products increased so the clay tradition lapsed leaving repairs to the clay reinterpreted as encasement behind brick walling – as at Fauld Farm. Trial investigations show that the clay wall thickness when constructed is now no more than of the order of 300 – 340mm at best in a number of areas, perhaps a little over half their original thickness due to abrasion from stock and the effects of dampness and freeze/thaw temperature differential and most particularly the burrowing of farm vermin. Indeed the effects of rat tunnels in the clay at the location proposed to form the opening to the proposed kitchen are quite evident such that the back of the plaster in the dining room can be seen from the barn through such a rat run. Rather than repairing like for like, as would have been the earlier tradition, 20th Century repairs have encased the clay remnant in brick and block cladding evidently without further repair. The significance of the clay structure is,

therefore, denuded by later building techniques and, where this has occurred, visually lost to the eye e.g. the western gable where no original clay remains visible to internal or external surfaces.

4.5 There is a probability, as confirmed by Dr Stuart Wrathmell, BA, PhD, FSA, MIFA, an archaeologist and national expert on mediaeval farmsteads and clay/cruck construction that larger elements of the clay walls, particularly at the vulnerable lower levels, would not actually be part of first construction but would have to have undergone selective replacement (Wrathmell 2010). Given the age of the survival this becomes far more likely to have been the case. Considering the nature of the material there comes a point where replacement in a traditional manner becomes more practical than clinging onto original clay weakened by denudation in use, natural erosion and, laterally, damaging non-complementary building techniques and can be seen as supported by para. 149 in the PPS5 Practice Guide.

> *Original materials normally only need to be replaced when they have failed in their structural purpose. Repairing by re-using materials to match the original in substance, texture, quality and colour, helps maintain authenticity, ensures the repair is technically and visually compatible, minimises the use of new resources and reduces waste. Repairs to a listed building may require consent. One would expect that the loss of historic fabric following repairs, and alteration, would be proportionate to the nature of the works.*
>
> *PPS5 Practice Guide*

4.6 The significance of the plan form now requires to be considered. Clay dabbin house plans have an organic nature whilst following a number of overarching formats and features within the basic layouts. The openings onto the cross passage of the longhouse, longhouse derivative and cross passage house will have greater significance than openings to the rear for example as the former are nearly always in evidence the latter less so. However, despite a number of 18th Century and 19th Century alterations to Fauld Farmhouse there has been no difficulty for Conservation Officers and myself to obtain a reasonably clear picture of the nature of the house and its possible development (see 3.2 – 3.7) apart from the extent of development to the East since demolished. It, therefore, seems inappropriate even patronising to consider that the forming of an opening as proposed in this application, would in someway, disguise the earlier layout from study and understanding by future generations. Study of the house plan when altered would be quite transparent and clearly convey that the byre/downhouse had been connected with an adjacent barn just as it can be certain that the fireplace and chimney breast in the former byer and bedroom above is a non-original element. To cover any doubt, record when the opening was made and to ensure a suitable public record, an English Heritage Level 3 Survey could be conditioned and attached to a grant of consent.

4.7 Alterations to the clay wall plan form due to the non-permanent nature of the material underlines the fact that they could be entirely and easily reversible using known techniques as condoned in Para 180 of the PPS5 Practice Guide.

North of England Civic Trust – New Clay Dabbin House

4.8 One other aspect of significance is that the property has not ,as yet, succumbed to any pressures for sub-division. Such a wide frontage to the village lends itself, as elsewhere, to sub-division into separate dwellings which would have inevitably brought with it alterations of far greater order than the current application.

5.0 THE PROPOSALS

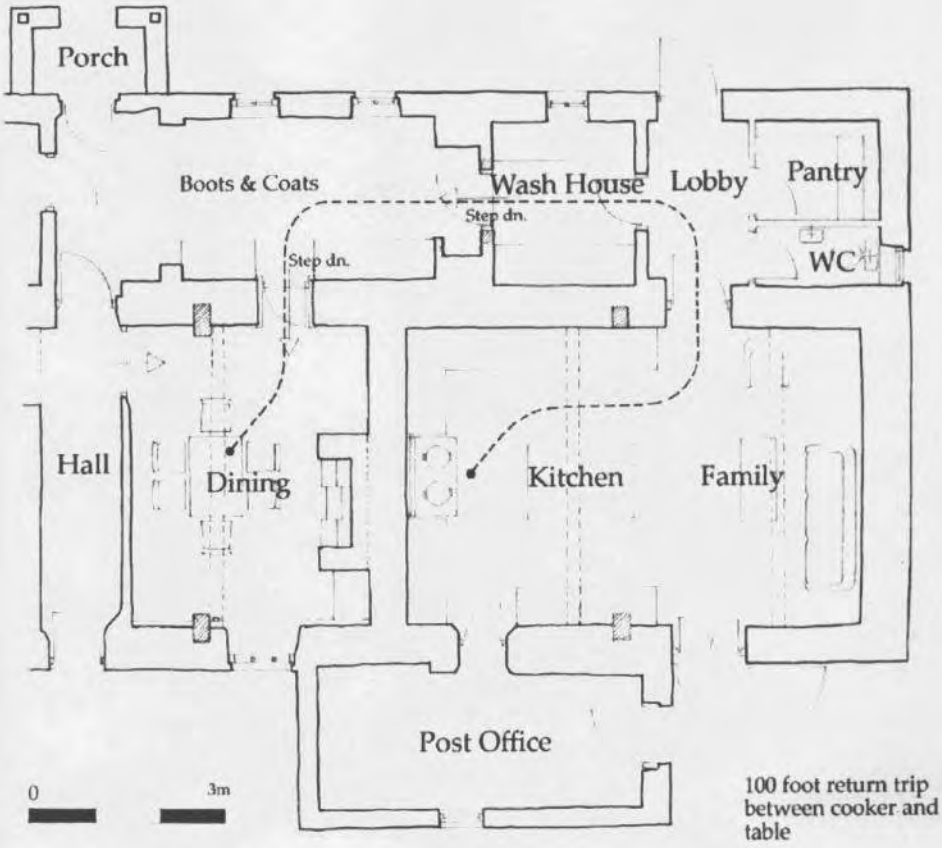
5.1 This application seeks consent to convert the ground floor of the former barn to a larger family kitchen with an en-suite bedroom above accessed by a new staircase installed like the 19th & 20th Century previous examples, i.e. within the rear offshoot building without the need to change any of the original rooms or penetrate the 'cat-slide' roof slope.

5.2 The Council's Conservation Officers and the Appeal Inspector have previously taken no issues with the internal rearrangement of spaces. Where issues of disagreement have occurred is in the preferred method of access being through an internal clay wall between the Dining Room and the former barn and a small amount of clay removed to allow the positioning of the stair. The advantages in doing so are clear:

i. The route from cooker to dining table is much more convenient and direct.

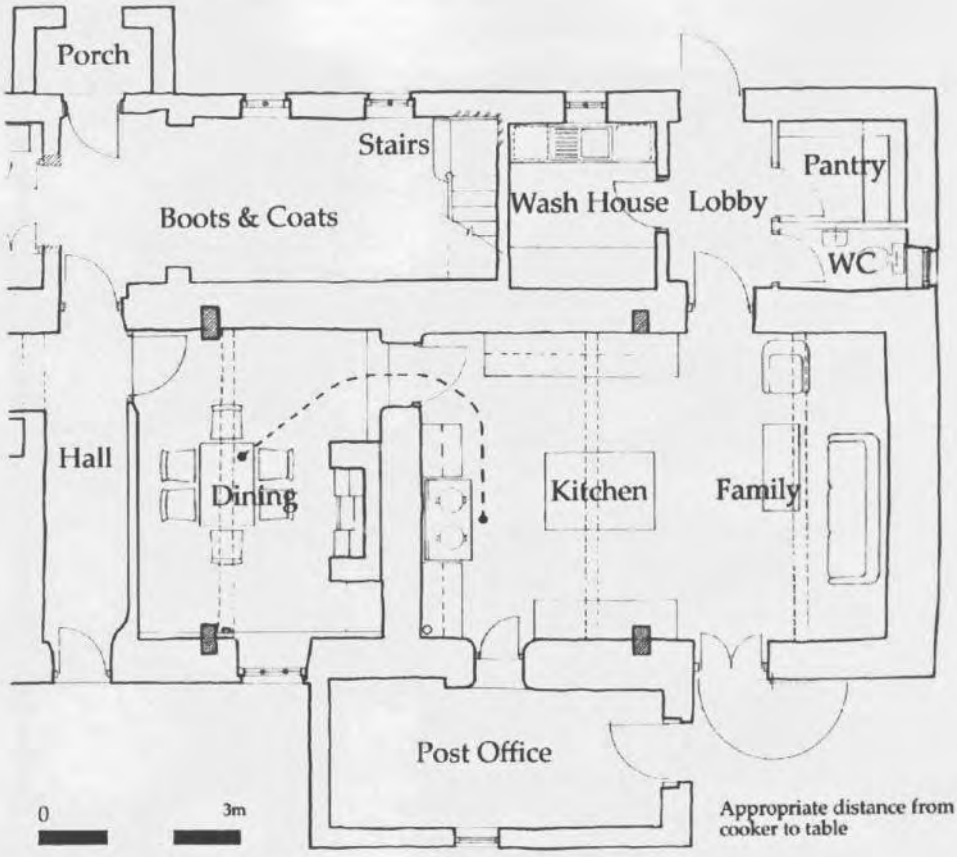
ii. The alternative route, advocated by Conservation Officers would be tortuous involving service from cooker to table in a round trip of 30.5m (100ft) via 4 separate door ways and four changes in level of single steps, known to create higher trip risk, all as shown in the drawing extract below.

This is considered unreasonable not least because most housing would not be so encumbered and less than a quarter of this distance. In addition a food route through a toilet lobby and wash house is less than ideal.

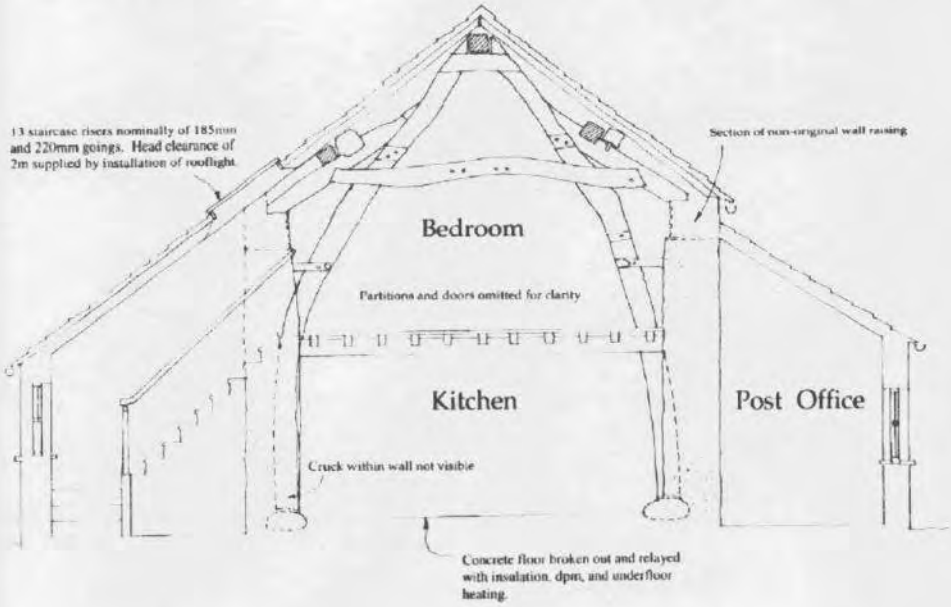


The Conservation Officers Proposal

5.3 The applicants proposal is shown below with the same route highlighted on the application drawing extract.



5.4 Although there is a current clay opening existing in the former rear wall (presumed an 18th/19th Century former hay door) to access the new bedroom with a stair, using this opening, as advocated by council officers, will require the construction of a dormer window to accommodate a quarter landing over the existing ground floor opening. This is regarded as uncharacteristic to the smooth cat-slide form of the existing roof. The alternative proposed would require only a conservation style roof window as shown below.



6.0 CONSERVATION PRINCIPLES AND CONSTRUCTIVE CONSERVATION

6.1 Guidance supplied in PPS5, "Planning for the Historic Environment", 2010 is the appropriate means to assess the proposals in this application. It is considered particular weight should be given to the stated Government objective in para 7 where it recognises that:

"intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term".

6.2 The guidance focuses particularly upon conservation driven by appropriate assessment of the significance of an Heritage asset to ensure decisions are appropriate but where possible the building should be maintained in a viable use.

6.3 The previous section has made an assessment of significance and concludes that Fauld Farm, and the type of building it characterises in the area, is indeed of high significance. It is an assessment of the effect on this significance by the current proposals that is required to determine this application in line with national guidance. Earlier it has been pointed out that the primary structure to the dwelling is the Oak crucks and framing and their protection and maintenance is paramount over the clay walling which can be regarded as an infill fabric element (whilst being of significant interest) but of secondary importance for the survival of the whole building. It has been shown through assessing the views of nationally respected historians and clay building specialists (R Harrison, S Wrathmell and N. Jennings) that the clay element in the dabbin buildings is fundamentally different to the load-bearing walls of most contemporary housing and is subject to requirements of relatively high degrees of ongoing repair including, where required, partial and total replacement. It follows that this type of wall building material cannot be frozen in time – they actually require maintenance and replacement to continue full and effective survival and, therefore, to comply with PPS5 objectives.

6.4 What is significant about the clay element of dabbin buildings is the method of construction not the material itself. Accordingly the removal of clay to form a new opening has no more or less impact upon its significance than removal to effect a correctly conceived repair. It is entirely reversible and in keeping with the vernacular tradition to regularly maintain and adapt according to changing need. 400 year old buildings, particularly when involving an easily denudable fabric, have not survived by accident – they survive by being relevant, useful and an asset. The house we have today at Fauld Farm, whilst being well restored by the current owner has been stuck with an internal layout last reviewed in the 1950's. After 60 years it does not seem unreasonable to review the plan form and space usage and make minor changes that will see the dwelling remaining relevant and useful further into the future and complimentary to the original vernacular tradition and intent.

6.5 English Heritage is a principal contributor in the development of PPS5 guidance. It advocates that conservation is best undertaken with a positive, well informed and collaborative approach they term 'Constructive Conservation'. Consideration of the aim of 'Constructive Conservation' is appropriate during the determination of this application.

"The conservation movement has evolved from a reactive process, focusing on preventing change, into a flexible process of helping people to understand their historic environment and through that understanding, to manage change to it in the most appropriate way".

"The best way to save a building is to find a new use for it. Even recently restored buildings that are vacant will soon start to degenerate again. An unreasonable, inflexible approach will prevent action that could have given a building new life".

Bee, S, English Heritage 2010

The Applicant has taken regard of this advice, he has balanced an assessment of significance with the under-use of the adjacent former barn and concluded that the improvements to the dwelling would be such that the equity value would be raised significantly enabling maintenance and repair funding to be more easily accessed and justified. In short, approving this application will actually assist in maintaining and enhancing the historic significance of Fauld Farmhouse more than damaging it.

6.6 The proposals are modest in their affect on significance. The applicant reports that during previous pre-application discussions a Planning Officer indicated that the Council would not be opposed to the re-development of the barn as a separate dwelling in preference to breaking through to the former byre. This is surely an illogical suggestion given the limited number of openings in the barn to create suitable conditions for a completely separate dwelling. It is here strongly recommended that retaining the former barn as part of Fauld Farmhouse will maintain greater significance and, as a result, a way must be allowed to bring the barn into more productive domestic use as suggested in this application.

7.0 CONSISTENCY OF DECISION MAKING

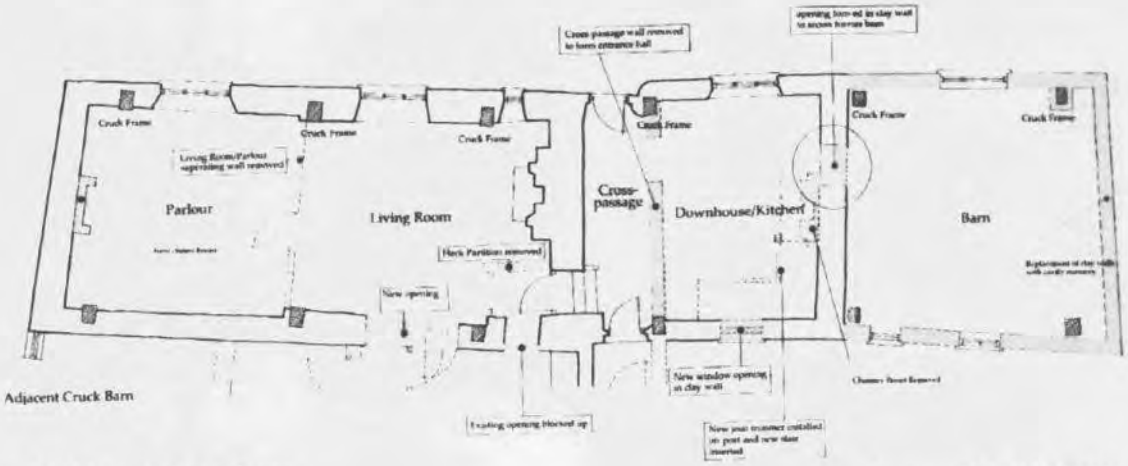
7.1 At the appeal of the previous application a detailed comparison was submitted with a prior approval for works to Baldwinholme Farm. This is reproduced in this application at drawing PA08/602/04. The points made were:

- In the late 1980s both buildings were in a similar condition requiring significant elements of repair.
- Baldwinholme Farm is of the earlier date of 1572 with Fauld Farm now thought to be 30 years later at 1600.
- The context of National Guidance of PPG15 (1994) was the same for Baldwinholme Farm (2002) as the previous Fauld Farm application (2008) and Appeal (2009) yet considerable works were consented at Baldwinholme and the request for minimal works at Fauld Farm refused.
- The listing description records Baldwinholme in greater detail to Fauld Farm indicating that its significance was clearly known when

alterations to the former were approved (Appendix E).

- Baldwinholme retained its original roof pitch, it has only been roofed in thatch and remains so and it had no inserted first floors.

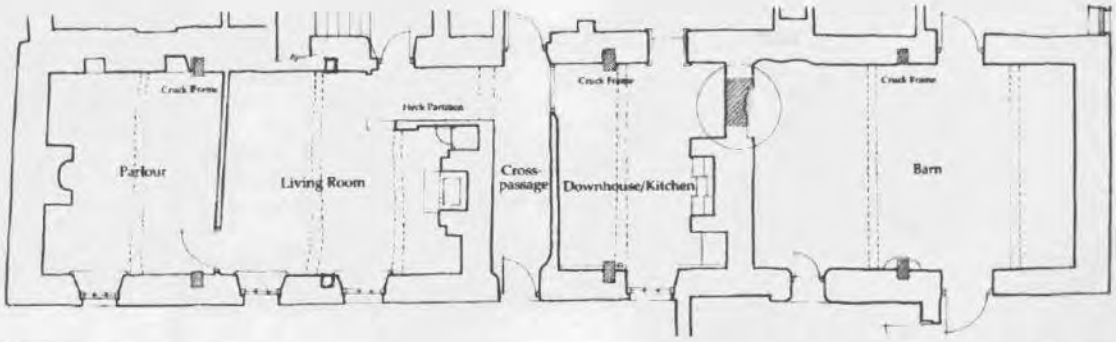
The applicant has averred strongly and consistently previously, and here, that a Local Planning Authority has a fundamental obligation within its statutory remit to determine Planning and Listed Building matters fairly and consistently and that he is an aggrieved party in a clear case of inconsistent decision making. To graphically illustrate this point both house plans are reproduced below with the respective alterations consents/requested highlighted in yellow.



Baldwinholme farm

Consented work highlighted in Yellow

Approved LBC 15.08.02



Fauld Farm

Previous non consented works shown yellow

Refused LBC 13.07.09

7.2 Crucially, similar works to those requested in the current application were granted at Baldwinholme. There is no record of any discourse or concern then regarding the 'significance' of joining a byre or downhouse with the adjacent former barn despite having full knowledge of the listing, the age and rarity of the property readily to hand. The drawings above show the extent of alteration works undertaken at Baldwinholme but according to the Council's records made available not even a Level 3 English Heritage Survey record was

required. This confirms a completely different approach by the same Authority under a similar policy and guidance context. The correct approach is clearly somewhere between these extremes; Baldwinholme appears too loosely conditioned and incorporates the loss of too many features of significance: e.g. the bower wall, heck partition and cross passage; but Fauld Farm would benefit significantly from the creation of only two new door openings (one not exclusively in the clay) with the opportunity for an appropriate record to be made.

8.0 CONCLUSION

8.1 Fauld Farmhouse consists of a number of phases of development arriving at the building we see today. It commenced its visible construction in or around 1600 (it is possible a house of some form stood on the same site previously) and is significant for its main part retaining an Oak cruck frame and locally characteristic clay dabbin walling construction.

8.2 The property is not significant for consisting wholly of pre-planned, sourced and crafted timbering. Dendro-dating indicates the existence of timbers re-used from earlier buildings which exemplifies a common vernacular expedient and supports a conclusion that the house consists of several phases of building.

8.3 Nationally respected authorities on timber cruck frame and clay wall construction suggest that for a clay wall survival of the best part of 400 years selective repair and replacement will have been undertaken. Consequently, the significance of the clay walling is its survival, whether contemporary or first construction, and not just the mode of its construction but also the mode of its maintenance and adaption.

8.4 It follows that the clay is not significant or valuable as a material in itself and its existence cannot be assumed to be original fabric, so alterations, repairs and replacement can be undertaken without undermining its significance providing traditional methods of construction are observed and recorded. Furthermore, any such alterations are ultimately and easily reversible.

8.5 The plan form of the house is organic in the vernacular tradition, there is no symmetry to respect. Traditional features of the 'cross-passage' longhouse derivative plan exist in the main and are easily deduced where not. The proposed opening does not damage the plan characteristics as indeed the previous, non-original openings have not. To ensure this remains the case an approval can be conditioned to include an English Heritage Level 3 Survey Record.

8.6 The condition of the clay walls at low levels is poor. At some point, probably the 19th Century, clay maintenance/replacement has ceased and efforts made to contain the remaining clay and prevent further damage, probably from burrowing rodents, with masonry wall lining. The clay, therefore, to much of the building, is not visible and the 'soft' character of render or plaster clad clay is largely missing such that it is not obvious that this is a clay house at all. An opportunity in this proposal exists to repair the clay to the barn now that burrowing rodents are no longer a threat to further stability.

8.7 Prior to statutory control, two door openings were made in the former rear clay wall to interconnect spaces in the dwelling. The applicant is prepared to commit to closing these non-original openings with traditional clay construction thus returning the plan form back to its previous form in these areas. Balancing the net effect of the closures within the proposed opening dispenses with the negative argument of damage to 'character' and 'plan-form'.

8.8 The Authority has to also consider the far more extensive works consented at Baldwinholme Farm, an older and more significant survival, and reflect upon the matter of fairness and consistency in decision making

8.9 Taking all factors into account it is considered that this application can be reasonably consented and the resulting works and conditioned recording of the current layout will enhance the condition and the significance of Fauld Farm for future generations.

J L Kelsall
Phoenix Architecture and Planning

December 2010

REFERENCES

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Brunskill R W (1974)	Vernacular Architecture of the Lake Counties A Field Handbook. Faber & Faber
Holder J (2001)	The Concept of Character in Old Buildings in The Building Conservation Directory, 2001.
Jennings, N (2002)	The Buildings of the Clay Dabbins of the Solway Plain Materials and Man-hours. Vernacular Architecture 33, paragraph following Figure 3, p.19 – 27.
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Wrathmell, S (1989)	Domestic Settlements 2: Mediaeval Peasant Farmsteads. York University Archaeological Publications 8.
Wrathmell, S (2010)	E-mail discussion with J L Kelsall, 10 September 2010.

APPENDICES

A	**Recollections of Joe Roe – Life Long Resident of Burgh by Sands**
B	**Photographs showing condition of Fauld Farm c.2000**
C	**Photographs showing condition of Baldwinholme Farm c.2002 (immediately following Listed Building Consent).**
D	**Listing Description of Fauld Farm**
E	**Listing Description of Baldwinholme Farm**

Appendix A

Recollections of Joe Roe – Life long Burgh-by-Sands Resident.

Croft House (formerly The Post Office)
Burgh by Sands
CARLISLE
CA5 6NN

22 June 2010

Mr J Kelsall
Phoenix Architects
28 Abbey Street
CARLISLE
CA3 8TX

Dear Mr Kelsall

I have known the house at Fauld Farm all my life and have visited all the residents who have lived in it during that time.

The first tenants on the farm I remember were the Bowmans in the 1940/50's. I visited their home as a baby in a pram up to about 9 or 10 years old. They basically lived in what is now the kitchen. There was an old black range where the Aga is now and a tin bath hung beside it. All normal daily activities took place in this room, cooking, eating, spending the evenings. The other downstairs rooms were not used accept occasionally the parlour for special occasions. The kitchen room opened directly onto the yard and there was a door into the rest of the house where the glass panelled door is now.

The Irvings came in about the mid 50's. They brought the house up to modern standards for the time. The doorway was made through the clay from the old kitchen into the present dining room and a sliding door put in. A panel partition with another door was built across the end of the kitchen where the outer and inner door are to make a small vestibule. The old black range was partly pulled out and the remains panelled up out of sight. A Rayburn cooker was installed in the present dining room where a black range is now. Other parts of the ground floor were brought into use as a sitting room as they are at present and the bathroom was installed. A fireplace, modern for the time, built with decorative brick was put in the sitting room. The stable at the end that had been used for the horses and a shorthorn bull were converted into pig pens.

The Percivals, who were my relatives, came in February 1964. They left the house largely unchanged during their tenancy except it was kept beautifully furnished and decorated. However, underneath their immaculate decoration the fabric of the house was disintegrating and it was difficult to keep it in good condition. They left the pig pens as they were but used them for calves.

The Postlethwaites came in 1988 to find the empty house crumbling around them. It owes its present beautiful condition to their efforts. Apart from the basic clay walls and oak beams all the features that seem original have been put in over the last 20 years. These and other work include:

- Black range in the dining room rescued from another cottage in the village.
- The panelling in the living room and the panelling and panelled ceiling in the dining room.
- The carved sandstone fireplace in the sitting room made on the job by a stonemason from gateposts already here.

The oak beams, which had been hidden by plasterboard in the original renovation in the 1950's, were exposed to show the true character of the building.

- Crumbling clay walls were stabilised.
- The bathroom was extended into an outhouse at the western end of the building.
- The kitchen was modernised and, in the process, the broken remains of the black range were discovered but were beyond repair. The Aga was placed in that position.
- The pens in the stable were removed and the space is a general outhouse and store.
- The now village Post Office was created in what had been a lean to feed store with an asbestos roof.
- The new spectacular outbuildings to the east of the site were built on the position of an old clay barn and outbuilding that had been removed by the landlord during the Percival's tenancy because of their state of decay.

The house has continuously been brought up to modern living standards. However the development over the last 20 years has been sympathetic to its original heritage. It would not be as it is without the Postlethwaite's vision and care in renovation of the entire site.

It now seems logical that the Postlethwaite's insight should continue to operate in the incorporation of the former stable into the living accommodation of the house. Their skills and vision seem entirely appropriate for the fabric of this heritage site and to preserve it for future generations.

Yours sincerely

Joe Roe

Appendix B

Condition of Fauld Farm photographed during repair works c.1990.

Photo. FF 1

Front elevation of clay barn. Clay nib visible in aerial photograph 1 has been removed and corner made good.

Later lean-to has asbestos roof and has now been refurbished as the Burgh-by-Sands Post Office.

c.1990

Photo. FF 2

Interior condition to be compared with similar condition in BF 2.

c.1990

Photo. FF 3

Repairing the roof to the rear of the barn. Note the long span which shows a different mode of construction to the main house indicating a later build date.

c.1990

Photo. FF 4

Cruck and clay wall junction in room over byre.

c.1990

Photo. FF 5

Opening in internalised rear wall next to cross passage presumed to be head of earlier stair.

c.1990

Photo. FF 6

2nd cruck pair from the West gable contemporary with the house – dendro dated at 1591-1610 located to the firehouse.

c.1990

Photo. FF 7

Another view of possible former stair opening showing also the 3rd pair of crucks dendro dated to 1463 – 1468 located over the byre, now dining room.

Photo. FF 8

Mix of materials visible in the offshoot coal house. Cobble and brick to the end wall, external wall in brick (to the right) and former rear wall in clay (to the left) with repair section at low level in brick.

c. 1990

Photo. FF 9

Condition of byre front clay wall. The chimney breast wall to the barn is clay but skinned in brick.

c.1990

Photo. FF 10

West gable. Removal of cement reneder reveals external brick lining of clay wall.

c.1990

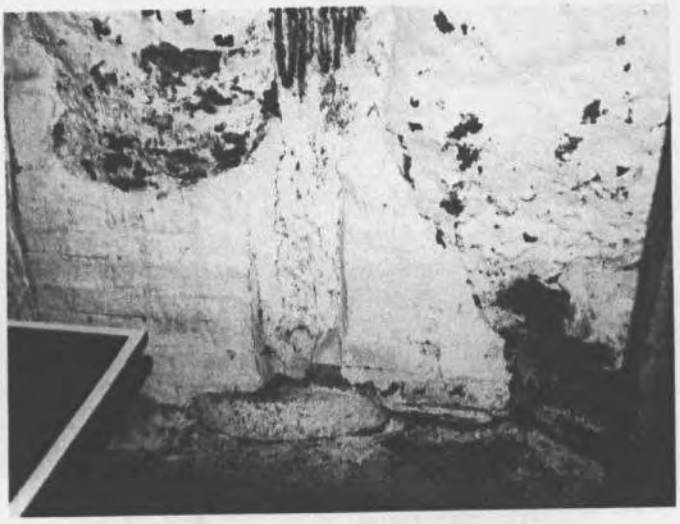


Photo. FF 11

Footing of rear barn cruck in clay wall pieced up with later brickwork.

c.2009

Photo. FF 12

Upper level in barn showing eaves raising in cobble and brick and clay former rear wall discontinuous with gable clay.

c.2009

Appendix C

Condition of Baldwinholme Farm c.2002 showing the extent of consented alteration and demolition works.

No visuals have been located prior to work commencing.

Photo. BF 1

Gable of barn consented for demolition – same condition as Fauld Farm but at Fauld Farm they have been lined with brickwork – justification for demolition over repair in this context is questionable.

Photo. BF 2

Internal view of the clay rear wall with erosion and damage at low level as at Fauld Farm. External block lining and cruck also visible.

Photo. BF 3

Rear view of barn consented for demolition. With the straightening of the roof line and eaves there is little justification for total demolition of this clay structure.

Photo. BF 4

Remains of loft bedroom clearly visible above firehouse but consented for removal

Photo. BF 5

View of front elevation of firehouse and bower showing old thatch in position under the tin sheet and removal of former spars – similar to works at Fauld Farm but more original woodwork was retained and thatch and roof angle has been changed to slate at the latter many years ago.

Photo. BF 6

Frontage of byre and barn showing cross passage front door. There is little to separate the condition of the barn from the rest of the dwelling however it was never-the-less consented for demolition.

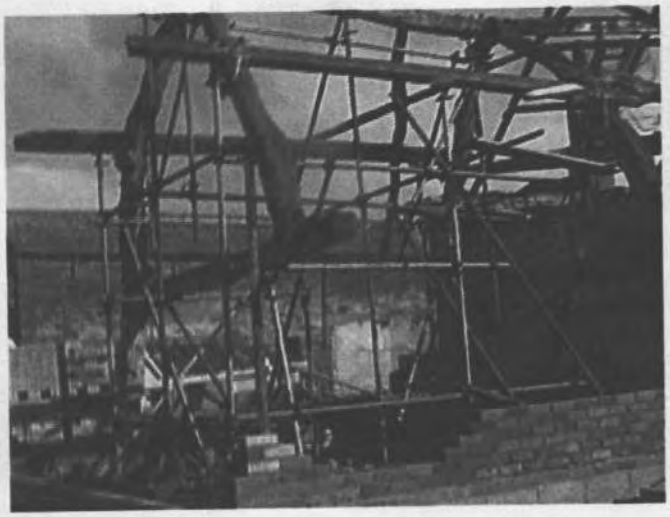


Photo. BF 7

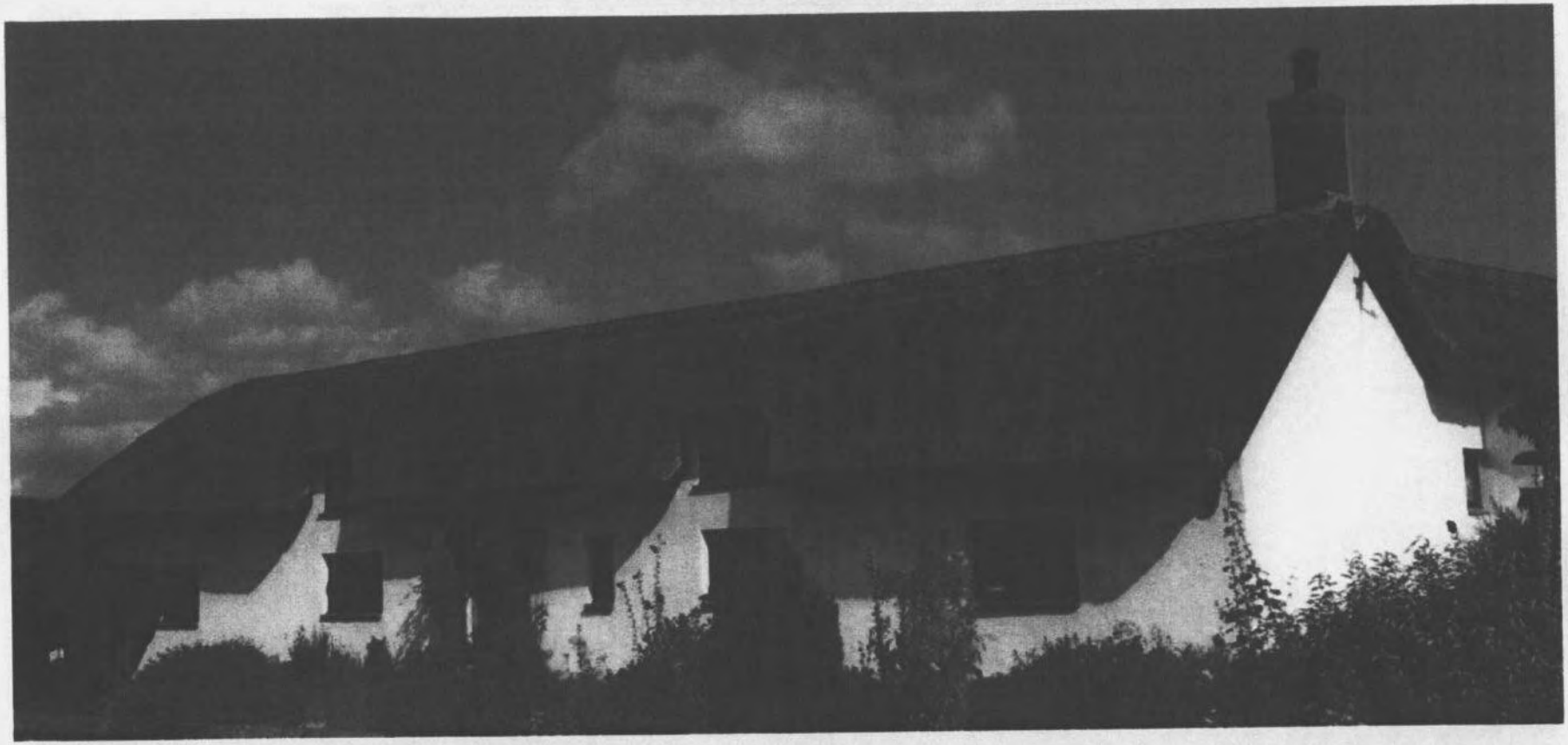
Barn clay walls demolished and removed. Half cruck truss frame retained illustrating the longeavity of the oak frame over the clay walling when not maintained.

Photo. BF 8

Predominantly clay wall to the front of the firehouse showing old brick infill repairs and levelling of eaves in masonry.

Photo. BF 9

The new-build barn replacement in a variety of stock bricks.



Baldwinholme Farm c.2010. Although extensively altered the longhouse character remains.

Appendix D

Listing Description of Fauld Farm

Listed 19.09.1984

Parish Name: Burgh-by-Sands **Grid Reference:** 332,381.00 559,0 **Date Listed:** 19/09/1984

Listing Title: FAULD FARM AND ADJ OUTBUILDING

Statutory Reference: 128-1/13/00034 **Grade:** II **Delisted Date:**

Land Parcel Ref		Location Address
1	13481	Fauld Farm and adjoining outbuilding, Burgh-by-Sands, Cumbria

Building Description

Farmhouse and former barn. Dated 1725 over entrance with initials T.H. (Thomas Hodgson). Whitewashed, rendered clay walls; graduated greenslate roof; yellow brick chimney stacks. 2 storeys, 4 bays, with 2-bay former barn to right under common roof. C20 in plain painted stone surround with dated and inscribed lintel. Sash windows with glazing bars in plain painted stone surrounds. Former barn has single-storey extension to front with lean to roof, and plank door in plain stone surround. Barn has plank door with loft door above in plain painted stone surrounds.

Appendix E

Listing Description of Baldwinholme Farm

Listed 10.01.2000

Note : description now considerably out of date following the consented works which appears to have taken little regard of the listing.

Parish Name: Orton **Grid Reference:** 333,830.00 551,9 **Date Listed:** 10/01/2000

Listing Title: The Farm with attached out buildings and garden wall at Baldwinholme

Statutory Reference: 128-0/7/10007 **Grade:** II **Delisted Date:**

Land Parcel Ref		Location Address
1	21056	Land adjoining The Farm, Baldwinholme, Carlisle CA5 6LJ

Building Description

Listed Buildings by Parish

Farmhouse, attached outbuildings and front garden wall. Late C16, with C1800 raising and remodelling and late C20 alterations. Clay wall construction with render and brickwork facings, enclosing cruck-framed interior structure. Corrugated sheet covering to thatched roof, with brick ridge and gable chimneys. Low rubble stone garden wall with chamfered ashlar coping.

Plan

L-shaped arrangement with house and northern outbuilding aligned north-south, with cross-passage plan house now extended into first bay of attached outbuildings, and with southern outbuilding extending eastwards from southern end of house.

Front (west) Elevation

Five bay, single storey range with loft composed of an original three bay house with cross passage at the north end, and a two bay outbuilding, the southern bay of which now forms part of the house. Off- centre doorway with narrow fire window to right, and two rectangular windows further right with C20 window joinery. To the left of the doorway, two windows, that closest to the door rectangular, the end opening with a six over six pane glazing bar sash window frame.

Rear Elevation

Rear door to cross passage together with single window to house to light entry baffle. Single-storeyed outbuilding to south end defines southern boundary of yard, with 2 pairs of double doors to yard elevation and a central single doorway. Gable stack to west end.

Interior

House body with three cruck trusses, one aligned with the principal hearth bressumer. Hearth with baffle on east side, adjacent to end entrance from cross passage and original firehood within loft. Partition between firehouse and parlour to south end is aligned with central cruck truss, and has a plain plank door. To the north side of the cross-passage are three more cruck trusses, one truss defining the line of the passage north wall. An inserted ground floor brick wall now defines the end of the enlarged house, with the stud infill of the former closed central truss of the outbuilding forming the upper part of the partition wall. The ground floor of the north bay of the former outbuilding retains the cobbled floor and a central drain of standings for cattle. Southern outbuilding with single surviving cruck truss, with curved windbraces to purlins, and a second pair of braces now extending from partition wall to west of surviving truss, presumably formerly fixed to now-removed cruck truss.

History

The range of buildings appears to have been single-storeyed, subsequently enlarged by raising, as indicated by the level of the ridge beam and the apexes of the cruck trusses. Dendro-chronological sampling of timbers suggests a felling date of 1576 for structural timbers within the house not previously used elsewhere. A substantially complete clay-walled, cruck-framed farmhouse of cross-passage plan form, with attached outbuilding at both ends. Despite external remodelling and internal modification, this complex clearly represents both a significant regional plan type form derived from longhouse construction, and important vernacular constructional detailing. Buildings of this type, because of their fragile fabric are a rapidly-diminished resource, and the survivals of the Solway Plain constitute one of the most significant surviving groupings nationally.

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Carlisle City Council
Civic Centre
C ARLISLE
CA3 8QG

3 March 2011
JLK/PC/PA602

Dear Richard

PROPOSAL: INTERNAL ALTERATIONS AT FAULD FARM BURGH BY SANDS
APPLICATION REF. 10/1143
DEVELOPMENT CONTROL COMMITTEE OF 11 MARCH 2011, ITEM 06

I am obliged for the copy of your agenda report recently received and note the application will be put before members on 11 March at their Item 06.

For clarity I feel I need to raise members' attention to issues of inaccuracy that appear to exist in your report and also to draw attention to where your summary has not adequately covered the critical points made in our Heritage Assessment Report.

Members will appreciate that this application is not one of a black and white policy nature. The proposals are minor in scale but different views are held by the Authority's Conservation officer and myself - both advisers being considerably experienced in the field of historic architecture and conservation. It is, therefore, considered crucial that members are able to hear and see both sides of the issue fully to deliver a balanced decision.

Matters of Accuracy and Procedure

Numbering refers to Officer's Agenda Report.

2 Conservation Area Advisory Committee - This Committee has not met since this application came before it. No minutes have been issued and approved so it is considered procedurally incorrect to enter these views with any weight at this stage.

PRINCIPAL:
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Chartered Town Planners

Chartered Architects

4.4 Application 09/0461.

- The first floor opening proposed was only to be partially in clay.
- This application did not include the building up of 2 previous penetrations of the clay wall - this has only been proposed in the current application and is the main difference between the applications.

5.2

- The lower part of the first floor opening only would be in clay.
- Fundamental to the applicant's submission is that there is no proof advanced by the City Conservation Officer that the clay to be removed would be original clay. Expert evidence is provided within the Heritage Assessment report showing that such dwellings were frequently subject to repair/replacement of the clay which represents the enclosing walls not the structure in this type of construction. It follows that repairing a non-original opening in matching material would represent a reasonable continuity to the enclosing walls not an obvious "built-up doorway" as has been implied.
- In addition it has not been proven that the openings proposed are within the original dwelling. The background to this issue is described in detail within Section 3 of the Heritage Assessment.

5.13 The report cited has not been published, contrary to the Officer's statement. This was also an incorrect statement in the previous application agenda report subsequently corrected by the Council at Appeal upon questioning.

Matters to be Considered in a Balanced Over-view

5.5 The alternative solution proposed by the Conservation Officer is not reasonable or practical - as shown in 5.2 of the Heritage Assessment.

5.6 The Planning Committee only narrowly refused the previous proposal deferring only to the Conservation Officer's advice given at that meeting when stating that there was an alternative internal route. The alternative is not considered practical as would be determined by a members site visit and reference to the diagram on page 15 of the Heritage Assessment.

5.8 The Appeal decision was based upon previous national guidance and had a number of flaws as shown at 1.4 of the Assessment.

5.9 This is a statement of the Conservation's Officers 'opinion'. It is this opinion that has been analysed and contested using current guidance as

shown in the Heritage Assessment Section 6.0.

5.13 Copies of this report do exist but the material weight must be tempered by the fact that it remains unpublished. Never-the-less there is nothing specific within this report that supports a recommendation to refuse this application.

5.15 This summary is contested within the Heritage Assessment.

- Fauld Farm is not unique.
- The clay is largely encapsulated by later masonry which does more harm to its character than the formation of openings - and the removal of this encapsulation and repair of the clay to the barn represents an important positive aspect of this application but has been left out of the Agenda Report.
- Reference to a 'handful' is misleading. There are in the order of 300 dabbins in North Cumbria.
- Reference to 'significant features' requires to be clearly identified by the Conservation Officer and why they are so.

5.17 Evidence supporting the opening sentence of his paragraph is required. The Heritage Assessment does not reach such a conclusion.

5.18 The Conservation officer has not provided evidence or a view as to which of the plan forms shown at 3.2, 3.3 and 3.4 was the original. Without such certainty opposition to the proposal is not warranted.

The use of the word "destruction" is emotive and technically incorrect. Clay and straw are readily available materials and the dabbin technology is not a lost art as shown by the Heritage Assessment at 4.7. Experts have been quoted in the Assessment evidencing that such structures were regularly subject to patching, repair and replacement - little different from creating openings and closing them.

5.20 Bullet 3. Nowhere within the Heritage Assessment does it state that internal openings would be harmful to external appearance.

5.21 This summary is the core to the difference between the Conservation Officer's view and those of the Applicant and his professional advisors. Members are invited to read Sections 6 and 7 of the Heritage Assessment, particularly 6.4 and 6.5 in order to critically take a view whether they agree with the Conservation Officer's assessment or that of the applicants advisors.

5.22 If the Heritage Assessment before the Council contains inaccuracies in the opinion of the Conservation Officer, they should be identified and the reasoning fully set down for members to appraise and for an

opportunity for the applicant to correct or substantiate, not as a sweeping generality. I am not aware of any inaccuracies in my Assessment.

5.26 Every Listed Building Application should be determined on its individual merits and not be skewed by what the Conservation Officer speculates could happen in respect of future applications. Future applications will be determined on their own merits and the Policy context at that time.

5.27 The Conservation Officer's statement represents an opinion but is largely un-evidenced and does not reflect contemporary National Guidance or English Heritage advice. The fact that the applicant is offering to re-form 2 full non-original clay walls in a part of the house that will definitely be original in comparison with 1 ½ openings in an area of the house that has not been shown to be original has not been fully covered with the Officer's agenda report. The undertaking to remove the masonry lining and return the clay walls to sound condition and undertake a level 3 English Heritage Survey are also left out of the agenda report.

I would be grateful if you could arrange for Members of the Development Committee to be copied with the above so that they have full access to the facts of the issue and where the focus on the professional disagreement exists.

Yours sincerely

John L Kelsall

SCHEDULE A: Applications with Recommendation

10/0792

Item No: 03 Date of Committee: 15/04/2011

Appn Ref No:	**Applicant:**	**Parish:**
10/0792	Persimmon Homes Lancashire	Wetheral
Date of Receipt:	**Agent:**	**Ward:**
30/08/2010 08:00:24		Wetheral
Location:		**Grid Reference:**
Land adjacent Alexandra Drive, Durranhill Road, Carlisle		342899 555253

Proposal: Erection Of 49 No. Dwellings With Access From Durranhill Road

Amendment:

REPORT **Case Officer:** Sam Greig

Reason for Determination by Committee:

This application is brought before the Development Control Committee due to more than three letters of objection being received from separate households and as one resident has requested a "right to speak" against the proposed development.

1. Constraints and Planning Policies

Local Plan Pol CP2 - Biodiversity

Local Plan Pol CP3 - Trees and Hedges on Development Sites

Local Plan Pol CP5 - Design

Local Plan Pol CP10 - Sustainable Drainage Systems

Local Plan Pol CP12 - Foul&Surf.Water Sewerage/Sew.Tr.

Local Plan Pol CP16 -Public Trans.Pedestrians & Cyclists

Local Plan Pol CP17 - Planning Out Crime

Local Plan Pol H1 - Location of New Housing Develop.

Local Plan Pol H5 - Affordable Housing

Local Plan Pol H16 - Residential Land Allocations

Local Plan Pol LE8 - Archaeology on Other Sites

Local Plan Pol LE12 - Proposals Affecting Listed Buildings

Local Plan Pol T1- Parking Guidelines for Development

Local Plan Pol LC4 - Children's Play and Recreation Areas

2. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): has no objections to this application, subject to the imposition of five highway related planning conditions;

Housing Strategy: has confirmed that the level of affordable housing proposed by the application is acceptable. This provision could be secured in perpetuity through the completion of a s106 agreement;

Cumbria County Council - (Archaeological Services): the site has been the subject of an archaeological geophysical survey and evaluation. The results of these investigations show that Roman and probable prehistoric archaeological remains survive across the site. These are associated with the features that were found on the site of Alexandra Drive to the south where prehistoric and Roman settlement and agricultural remains were revealed.

These remains would be disturbed by the proposed development and, therefore, it is recommended that these remains are investigated and recorded prior to construction work commencing. This can be achieved through the imposition of two planning conditions;

Green Spaces: the Green Spaces Team has requested a financial contribution of £136,157.80 is provided. This comprises a contribution of £88,284 towards off-site open space provision/equipment, with a further £47,873.40 towards maintenance costs. The provision of these funds would need to be secured through the completion of a s106 agreement;

United Utilities: no objection, in principle, to the proposed development. In accordance with Planning Policy Statement 25 "Development and Flood Risk" surface water should not be allowed to discharge to foul/combined sewer. This prevents foul flooding and pollution of the environment. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system United Utilities may require the flow to be attenuated to a maximum discharge rate determined by United Utilities.

There is a 15" trunk main that crosses the site and United Utilities have a 10m easement along the length of the main in which no permanent building will be permitted. Whilst the work is ongoing, United Utilities standard conditions for working on or over water mains will apply.

This site is encumbered by a deed of grant dated 17/11/1960 that has not yet been extinguished. If planning permission is granted the developer should contact United Utilities to negotiate an appropriate surrender of this deed prior to commencement of work on site.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipework must comply with current water supply (water fittings) regulations 1999;

Natural England: has raised no objections to the development. It has advised that the recommendations outlined in the supporting Protected Species Survey should be adhered to through the imposition of a planning condition;

Wetheral Parish Council: has commented that the Parish Council has concerns over the density of the housing development proposed. A petition has been received from residents of the area objecting to the overdevelopment of the site.

Reservations have also been expressed by a resident regarding the drainage from the new site. The Parish Council has been advised that there have been problems with the existing drainage from Alexandra Drive. Should this development proceed, the Parish Council would like assurances that the existing drainage would be upgraded to enable it to cope with the increased usage.

The Parish Council is concerned about the impact any increas in traffic would have on this already busy road, particularly at school times, for the nearby Scotby School and also that both the road and pavement are narrow along Durranhill Road. The Parish Council would like assurances that road safety, both vehicle users and pedestrians, will be considered before any development proceeds;

Network Rail: has commented that the Local Authority should be assured that the site can be adequately drained and that details of surface water discharge are such that any additional flow into the nearby watercourse to the east (which itself flows under the railway at NEC2 58 miles 403 yards, NGR 343158/555135) is of a scale and rate not to exceed the capacity of the culvert under the railway.

As such Network Rail has requested that a condition is imposed that requires the effectiveness of the surface water drainage system to be monitored to ensure that any unforeseen problems caused by the increase of surface water into the nearby drainage system/culvert under the Newcastle to Carlisle railway are rectified by the developer.

Members should note that the imposition of the above condition would only be applicable if the applicant’s proposed surface water drainage system did not connect into the public sewer;

Local Environment - Environmental Protection: there are no objections in principle to the above proposal. It is recommended that the programme outlined in the Desk Top Study for a Phase 2 Ground Investigation is undertaken. In relation to the gas monitoring if there is no falling atmospheric pressure noted during the 3 month monitoring period, the monitoring time should be extended;

Cumbria Constabulary - North Area Community Safety Unit: has made a number of recommendations based on the principles of “Secured by Design”. The Architectural Liaison Officer (ALO) refers to five key areas:

Development Layout

The dwellings are laid out so that they tend to overlook each other, without compromising privacy. The development shall be in a cul-de-sac arrangement with the provision for access (between Plots 13 and 14) to enable future development.

Boundary Treatments and Definition of Space

The site perimeter treatments are not detailed, but appear to take the form of existing hedging or existing garden treatments. It is important that the site perimeter is complete, so that any visitor is obliged to enter the development via the designated access point at Durranhill Road. Generally, the proposed rear and garden boundary treatments are appropriate to deter intrusion, except where Fence Type 2 is utilised between garden plots. The height and presence of horizontal components of this type are insufficient to prevent 'roaming' between gardens.

Section 9.0 "Access" of the Design and Access Statement highlights the intention to delineate semi-private spaces by physical boundaries or with hard landscaping. Consequently, the development shall take on an "open-plan" arrangement, which in the ALO's view means various areas will lack obvious ownership. If walls or fencing are not desirable, more discreet thresholds can be created by the use of close planting.

Rear Access Paths

The drawings supplied clearly indicate gates, positioned close to the front build line. Shared access gates should be full-height and lockable by means of a key (so that they may be secured from inside or outside the path).

Car Parking

The majority of car parking is on-plot, which is preferable; however, prominent front curtilages will reinforce the threshold between public and semi-private garden/driveways. Unfortunately, "ownership" is less obvious where garages are positioned outside the associated plot (e.g. Plots 2, 25, 26 16, 21, 22, 37, 38, 39, 40) and the householder cannot directly overlook it.

Green Spaces - Countryside Officer: no response received;

Local Environment - Drainage Engineer: no response received.

3. Summary of Representations

Representations Received

Initial:	Consulted:	Reply Type:
1 Alexandra Drive	08/09/10	Comment Only
9 Alexandra Drive	08/09/10	Objection
2 Alexandra Drive	08/09/10	
10 Alexandra Drive	08/09/10	
11 Alexandra Drive	08/09/10	
12 Alexandra Drive	08/09/10	
3 Alexandra Drive	08/09/10	Objection
13 Alexandra Drive	08/09/10	
14 Alexandra Drive	08/09/10	
15 Alexandra Drive	08/09/10	
16 Alexandra Drive	08/09/10	
4 Alexandra Drive	08/09/10	
17 Alexandra Drive	08/09/10	Objection
5 Alexandra Drive	08/09/10	Objection
6 Alexandra Drive	08/09/10	
7 Alexandra Drive	08/09/10	
8 Alexandra Drive	08/09/10	
24 Alexandra Drive	08/09/10	
23 Alexandra Drive	08/09/10	
36 Alexandra Drive	08/09/10	
37 Alexandra Drive	08/09/10	
38 Alexandra Drive	08/09/10	Objection
25 Alexandra Drive	08/09/10	Objection
26 Alexandra Drive	08/09/10	
27 Alexandra Drive	08/09/10	
39 Alexandra Drive	08/09/10	
28 Alexandra Drive	08/09/10	
40 Alexandra Drive	08/09/10	Objection
29 Alexandra Drive	08/09/10	
1 Chapel Brow	08/09/10	
2 Chapel Brow	08/09/10	
3 Chapel Brow	08/09/10	
4 Chapel Brow	08/09/10	
5 Chapel Brow	08/09/10	
6 Chapel Brow	08/09/10	
7 Chapel Brow	08/09/10	
8 Chapel Brow	08/09/10	
9 Chapel Brow	08/09/10	
10 Chapel Brow	08/09/10	
11 Chapel Brow	08/09/10	
12 Chapel Brow	08/09/10	
13 Chapel Brow	08/09/10	
15 Chapel Brow	08/09/10	Objection
16 Chapel Brow	08/09/10	
17 Chapel Brow	08/09/10	
18 Chapel Brow	08/09/10	
19 Chapel Brow	08/09/10	
20 Chapel Brow	08/09/10	
21 Chapel Brow	08/09/10	
22 Chapel Brow	08/09/10	
23 Chapel Brow	08/09/10	Comment Only
24 Chapel Brow	08/09/10	
25 Chapel Brow	08/09/10	

26 Chapel Brow	08/09/10	
27 Chapel Brow	08/09/10	
28 Chapel Brow	08/09/10	
29 Chapel Brow	08/09/10	
30 Chapel Brow	08/09/10	
31 Chapel Brow	08/09/10	
32 Chapel Brow	08/09/10	
33 Chapel Brow	08/09/10	
34 Chapel Brow	08/09/10	
35 Chapel Brow	08/09/10	
36 Chapel Brow	08/09/10	
37 Chapel Brow	08/09/10	Undelivered
38 Chapel Brow	08/09/10	Undelivered
Makay Planning, PO Box 12	23/09/10	Objection
Mackay Planning, PO Box 12	24/11/10	Objection
Cumbria County Council	24/11/10	
14 Chapel Brow	08/09/10	
30 Alexandra Drive	08/09/10	
18 Alexandra Drive	08/09/10	
31 Alexandra Drive	08/09/10	
19 Alexandra Drive	08/09/10	Petition
32 Alexandra Drive	08/09/10	
33 Alexandra Drive	08/09/10	
21 Alexandra Drive	08/09/10	
34 Alexandra Drive	08/09/10	
20 Alexandra Drive	08/09/10	
35 Alexandra Drive	08/09/10	
22 Alexandra Drive	08/09/10	
38 Alexandra Drive		Comment Only
Carigiet Associates Ltd, P O Box 226		Comment Only
31 Gilsland Road		Objection
463 Warwick Road		Objection
5 Scotby Close		Comment Only
Neighbour		Objection

3.1 This application has been advertised by means of a site notice and notification letters sent to seventy eight neighbouring properties. In response thirteen local residents have objected to the scheme and a petition, opposing the development, has been submitted which is signed by 35 persons. In addition to the above, five further representations have been received commenting on the application.

3.2 The letters and petition identify the following issues:

1. Durranhill Road is unsuitable for the potential increase in vehicle movements proposed by this application;

2. Pedestrian access links along Durranhill Road are poor and this proposal will exacerbate the threat to pedestrian safety, particularly for children who use this road as the route to Scotby School;

3. Durranhill Road is in a poor state of repair and many of the road markings have worn away;

4. Traffic travelling along Durranhill Road often does so in excess of the

speed limit, which is potentially dangerous to pedestrians and other road users. There has also been a fatality on this road on this stretch of road;

5. The speed assessment that accompanies the application does not correspond with the results of other speed surveys that have been undertaken;

6. There are no safe pedestrian crossings over Durranhill Road;

7. The access with Durranhill Road is not safe given its close proximity to the brow of the hill;

8. The increase in vehicular movements will result in increased air and noise pollution;

9. There is insufficient width between the carriageway of Durranhill Road and the boundary with the properties of Alexandra Drive to create a pavement leading from the development site to Alexandra Drive;

10. The proposal will result in the loss of an area of undeveloped open countryside. The development would be visually intrusive and harmful to the wildlife, which include red squirrels, wood peckers, thrushes, sparrows, rabbits and bird of prey;

11. Existing trees and hedges on the site should be retained as they provide an important habitat for wildlife;

12. This area of open countryside should be retained to counteract the harmful effects created by traffic emissions;

13. The development will devalue properties in the immediate vicinity;

14. The Carlisle District Local Plan identifies that "*land at Durranhill is allocated for a mixed development including residential and the relocation of the Auction Mart. Residential development has been included in this location to enable a comprehensive development of the site and an integrated arrangement for infrastructure including access*". Consequently, it would be preferable if this land was not developed on a piecemeal basis, but as part of a comprehensive strategy for the area; and

15. It is unclear as to what level of affordable housing will be provided.

3.3 On the 3rd November 2010 Council Officer's held a "drop in session" at Botcherby Community Centre to enable local residents to come and discuss the application. The following is a summary of the issues that were raised by those residents that attended:

1. The access is located too close to the brow of the hill and should be repositioned further northwards towards Montgomery Way due to insufficient visibility;

2. The proposed access is positioned too close to the access serving Chapel Brow, which will make it more dangerous for the residents of Chapel Brow;

3. Durranhill Road is poorly maintained and road markings have been worn away;

4. Traffic, including HGV's and buses, travel along Durranhill Road in excess of the speed limit;

5. Durranhill Road is unsuitable for the type and volume of traffic that uses the road;

6. Durranhill Road is used as a "rat run" by those people wishing to avoid Warwick Road;

7. Traffic calming measures should be accommodated on Durranhill Road;

8. The existing pedestrian footpaths along Durranhill Road are too narrow, which makes it difficult for people travelling in opposite directions to pass one another;

9. The footpath is frequently used by parents and children walking to Scotby School. This may increase should the development go ahead;

10. Because of the narrow width of the road, vehicles pass in close proximity to pedestrians. The drag created by HGV's pulls pedestrians towards the carriageway, which is dangerous particularly for young children;

11. Footpath improvements are required - where will these take place;

12. If a pedestrian crossing is to be provided where will this be positioned;

13. If the bus stop flagpole is to be positioned on the south side of the road how will the residents of Chapel Brow safely access the bus stop;

14. The proposal does not incorporate a bus stop lay-by;

15. The landscaped strip to the frontage could be used by children as a play area. What measures would be incorporated to prevent children running onto the carriageway;

16. The proposed development will intensify the use of Durranhill Road, exacerbating all of the above problems;

17. HGV's park on the area of land opposite the junction of Montgomery Way with Durranhill Road;

18. Four years ago a HGV knocked down a lamp post adjacent to Montgomery Way. This has not yet been replaced;

19. A fence at the end of Talkin Close has been removed and is now being used as an informal footpath onto Durranhill Road; and

20. There was concern regarding the potential loss of trees of the site.

4. Planning History

4.1 There is no planning history relating to this site.

5. Details of Proposal/Officer Appraisal

Introduction

5.1 The application seeks "Full" planning permission for the erection of forty nine dwellings on land immediately to the north east of Alexandra Drive, which is located off Durranhill Road to the east of Carlisle. The application site forms part of a larger site that is allocated for residential development in the Carlisle District Local Plan (CDLP). It is situated approximately 3 kilometres to the east of the city centre on the fringe of the urban area.

5.2 It is understood that the upper section of the site was occupied by buildings associated with the former convent, which is located on the opposite site of Durranhill Road. These buildings have since been removed and the land currently takes on the appearance of an overgrown area of grassland. The site levels fall away from Durranhill Road, from west to east, by approximately 5m.

5.3 To the north west of the site, on the opposite side of Durranhill Road, is Chapel Brow which is a residential development that included the conversion of the former convent, a Grade II Listed Building. To the south east of the site lies the modern residential estate of Alexandra Drive. To the north east and south east of the site are fields; however, both of these areas are allocated in the CDLP for redevelopment. The area to the north east is allocated for the potential relocation of the auction mart from Rosehill and area to the south east of the site forms the remainder of the residential allocation.

5.4 There are several trees on the site that have recently been protected by a Tree Preservation Order. That Order was agreed by Members at the Development Control Committee meeting that took place in December 2010. The report to that Committee identified that there was one individual tree and two groups of trees, comprising eleven in total, which were worthy of statutory protection.

The Proposal

5.5 The application proposes the erection of forty nine dwellings. The layout comprises a mix of detached/semi-detached units and link properties. In total twelve different house types are proposed (excluding 'handed' versions of these units), which comprise a variety of 3-5 bedroom dwellings. The proposed dwellings, which are all of a similar style, would be finished using red facing brick with grey concrete roof tiles.

5.6 Pedestrian and vehicular access to the site is via Durranhill Road. A spine road runs through the proposed estate, which could provide access to the remainder of the residential allocation at a later date. Four cul-de-sacs of varying sizes are located off the spine road. Each dwelling would have at least one in curtilage parking space (the majority having two spaces). It is proposed that foul and surface water will discharge into the public foul sewer.

5.7 The application is supported by a suite of drawings and a range of detailed specialist studies. These include a Design and Access Statement, a Transport Statement, a Flood Risk Assessment, a Desk Top Contamination Report, a Tree Survey and Aboricultural Method Statement, a Protected Species Survey and a Desk Based Assessment and Geophysical Survey.

Assessment

5.8 The relevant planning policies against which the application is required to be assessed are policies CP2, CP3, CP5, CP10, CP12, CP16, CP17, H1, H5, H16, LE8, LE12, T1 and LC4 of the CDLP.

5.9 The proposals raise the following planning issues:

1. Principle Of Development

5.10 The application site, which lies within the urban area of Carlisle, forms part of a larger allocation designated for residential development in the CDLP. As such, the principle of residential development is acceptable, subject to compliance with the criteria identified in Policy H1 and other relevant Local Plan policies.

2. Scale, Layout And Design Of The Development

5.11 The proposed development is well laid out and will encourage and promote the creation of a neighbourhood. The properties overlook one another thereby creating a degree of natural surveillance and the distinction between public and semi-public space is clearly defined, both of which will act as a deterrent to potential offenders and reduce the likelihood of crime occurring.

5.12 In terms of the units there is a range of differing house types, which, aesthetically, will add variety to the estate and create its own identity. The dwellings incorporate reasonably sized garden areas that are comparable to the size of the units that they serve, thereby ensuring that the development does not appear cramped or overdeveloped. The size of the gardens and the way that the properties are laid out will help create a sense of space within the estate.

5.13 The proposed dwellings are all two storeys in height, which relates well to the surrounding properties. Each property has adequate incurtilage parking provision, together with access to the rear gardens for refuse/green recycling bins.

5.14 Whilst Policy LC4 of the CDLP encourages the provision of formal and informal areas of public open space within new family housing development of more than 40 units there are instances where the Council has agreed that it would be acceptable for developers to provide a financial contribution towards the provision/improvement of existing facilities off-site.

5.15 In respect of this proposal this approach is being proposed by the applicant's. The Council's Neighbourhoods and Green Spaces Manager has requested a financial contribution of £88,284 towards the improvement of existing provision, together with a further contribution £47,873.40 towards the 10 year maintenance of that provision.

5.16 The applicant has agreed in principle to the provision of these funds; however, they have sought further information as to how this money would be spent in order to ensure that the requested level of contribution accords with the CIL Regulations. This is not an unreasonable request and should Members be minded to approve this application it is requested that authority to issue an approval is granted to ensure the provision of this money [including any subsequent reduction if agreed by the Neighbourhoods and Green Spaces Manager] through the completion of a s106 agreement.

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

5.17 Adequate separation distances have been maintained between the existing residential properties and those proposed. As such, it is unlikely that the living conditions of the occupiers of these properties will be compromised through loss of light, loss of privacy or overdominance.

5.18 In respect of any increase in traffic generated by this proposal it is not anticipated that this factor alone would prejudice the living conditions of local residents to such an extent that would warrant refusal of the application.

4. Highway Issues

5.19 The principal concerns raised by local residents relates to highway issues. Many of the residents have expressed concern regarding to the physical condition of Durranhill Road, its width and suitability to accommodate the present volume of traffic, the speed at which vehicles travel along Durranhill Road and the width of the existing pedestrian footpaths. The foregoing issues, which are not intended to be an exhaustive list of residents concerns, are valid; however, they are existing problems that cannot reasonably be rectified through this planning application. Moreover, they are issue for the County Council and Cumbria Constabulary to address.

5.20 Some residents have expressed concern regarding the proximity of the proposed vehicular access to the brow of the hill on Durranhill Road and that any increase in traffic that would be generated by this proposal would exacerbate highway safety. In respect of these particular concerns the Highway Authority has advised that the required visibility splays towards the brow of the hill can be achieved and that the proposal is acceptable in that regard. In order to ensure the visibility splay to the nearside carriageway

(west bound traffic) it is necessary to remove a mature Oak tree, which is not protected by the Preservation Order; however, its loss can be mitigated for as part of a detailed landscaping scheme.

5.21 In respect of the potential increase in vehicular movements Members are reminded that this site has been allocated within the Local Plan. As part of that process the Highway Authority would have been consulted of the proposals to ensure that the surrounding road network has the capacity to cope with the increased load. Furthermore, Durranhill Road is within the City boundary and is subject to a 30mph speed restriction. Whether those persons using the road network exceed the speed limit is a matter for Cumbria Constabulary to enforce and this issue alone should not prejudice the outcome of the planning application.

5.22 Whilst the Highway Authority has confirmed that the internal layout of the estate and the proposed access onto Durranhill Road are acceptable from a highways perspective, it has recommended that five planning conditions are imposed on any prospective Decision Notice. Four of the recommended conditions are standard highway conditions in that they require the visibility splays to be achieved before development commences, details of road/footpath construction to be provided and the provision of adequate on-site turning facilities for vehicles associated with the construction phase.

5.23 The fifth condition requested by the Highway Authority requires the provision of a new pedestrian footpath along the south side of Durranhill Road [along the northern boundary of Alexandra Drive] and the installation of a pedestrian island on Durranhill Road to the north of Pastures Walk [this will include localised road widening on the northern side of Durranhill Road].

5.24 These works are required to ensure that those residents on within the development site have a safe means of accessing the existing employment and shopping facilities in and around Rosehill Industrial Estate. A local resident has voiced concern that there is insufficient width within the existing highway verge to accommodate the proposed footpath without encroaching on land belonging to the residents of Alexandra Drive; however, the Highway Authority has confirmed that it is satisfied that this is not the case.

5. Landscaping/Impact Upon Protected Trees

5.25 Following this application being submitted the Council afforded statutory protection to eleven trees on the site through the imposition of a Tree Preservation Order, which was agreed by Members at Development Control Committee held in December 2010. The report that was presented to Members at that time identified that there was one individual tree and two groups of trees, comprising eleven in total, which were worthy of statutory protection.

5.26 It is the applicant’s preference to retain where possible the existing mature trees and hedgerows. Notwithstanding this, one of the principal issues raised by Council Officers related to the potential impact of the development upon the protected trees. The plans that accompany the application indicate that

the position of the dwellings and garages encroach within the root protection area (RPA) of the trees. Consequently Officers' had concerns that this may affect their longevity.

5.27 To overcome Officers' concerns the applicant has modified the position of the dwellings by reducing the extent to which the proposed dwellings encroach within the RPA. Whether the extent of the encroachment will actually cause any significant harm or result in the death of the tree is difficult to quantify accurately. In considering this issue Members may recall that the report which proposed the imposition of the Preservation Order identified that "*protecting the tree ensures that when it needs to be removed its replacement can be guaranteed, thereby ensuring the continuity of the group as a whole*".

5.28 It is those trees that were identified as being of a group value that are most likely to be affected by the proposed development. In the absence of any clear evidence of any overriding harm upon these trees it would be unreasonable of the Council to refuse the application on the supposition that this might be the case. This is particularly so when the purpose of the Preservation Order was safeguard the group value of the trees not the individual tree. If, in the worst case scenario, a tree was to die as a consequence of the development, under the requirements of the Preservation Order a replacement tree would have to be replanted to compensate for its loss.

5.29 The applicant has also indicated that the protected trees are in need pruning and that the applicants have agreed to the imposition of a planning condition that would require a schedule of management works to be agreed. As with any development which has potential to impact upon trees a condition is recommended that requires protection barriers to be erected to safeguard the trees during the construction phase.

5.30 Whilst this foregoing paragraphs focus on the potential negative implications, Members will be aware that as part of any new housing development the Council would endeavour to ensure the implementation of a detailed landscaping scheme which would normally include the introduction of new trees into the development. Through such a scheme there is potential to enhance the biodiversity of the site.

5.31 Paragraph 5.20 identifies that a mature tree, which is positioned on the roadside is required to be removed to achieve the visibility splay along the nearside carriageway of Durranhill. Although the Council would not normally encourage the loss of a mature tree there are clear justifications for its removal. The loss of this particular tree can be compensated for through the implementation of the aforementioned landscaping scheme.

6. Archaeology And Impact Upon The Historic Environment.

5.32 On the opposite side of the road to the application site is Chapel Brow, a Grade II Listed Building that has been extended and its grounds redeveloped as part of a residential scheme granted in 1998. In order to ensure that this current proposal does not detract from the setting of the Listed Building the

development has been set back from the road frontage, thereby allowing a landscaped strip to be maintained between the application site and the road, which will preserve the setting of the building.

5.33 The County Council's Historic Environment Officer (HEO) has also advised that Roman and probable prehistoric archaeological remains survive across the site, which would be disturbed by the proposed development. It is, therefore, recommended that the site should be subject to an archaeological evaluation and recording. This programme of work can be secured through the imposition of two planning conditions.

7. Affordable Housing

5.34 It is proposed that ten affordable properties will be provided. This comprises five units that would be made available by discounted sale, with the discount set at 30% below open market value, and the five properties available to rent at discounted rates. The Council's Housing Strategy Officer has confirmed that this is an appropriate contribution, which accords with the objectives of Policy H5 of the CDLP. The provision of these affordable units would need to be secured in perpetuity through the completion of a s106 agreement should Members be minded to support this application.

8. Contamination

5.35 The supporting Desk Top Contamination Survey identified that the likely level of contamination present on the site is anticipated to be low, but that there is potential for gases to migrate from the former landfill site that is located to the south of the existing Newcastle to Carlisle North Eastern railway line (approximately 100m from the site). To ensure that there is no likelihood of either of these issues being detrimental to human health two planning conditions are recommended that require further investigatory work to be undertaken, together with a third condition that would legislate for the event that contamination is found at a later date, which had not previously been identified.

9. Ecological Issues

5.36 Natural England has confirmed that in its opinion the proposal is unlikely to have a significant effect on the interest features of the River Eden and Tributaries Special Area of Conservation and Site of Special Scientific Interest.

5.37 Natural England has also confirmed that the development is unlikely to have a significant adverse impact upon protected species; however, it has requested that a planning condition is imposed to ensure that the mitigation measures outlined in the supporting Protected Species survey are implemented.

10. Foul And Surface Water Drainage

5.38 The applicant has indicated that the foul drainage will connect into the public sewer, which is acceptable. They have also stated that it is their preference to

connect the surface water drainage system to the public sewer and that they are presently negotiating with United Utilities.

5.39 Notwithstanding the applicant's preference regarding surface water disposal, in the first instance the applicant should explore the possible use of soakaway's or attenuated flows into existing water courses. Whether these methods of surface water disposal are appropriate is often dependent on the site characteristics. To regulate this matter a condition is imposed that requires the means of surface water disposal to be agreed prior to development commencing.

5.40 Network Rail has advised that in the event that surface water is discharged into the existing water course to the east of the site it will flow through a culvert that passes under the Newcastle to Carlisle railway line. Consequently, Network Rail would like the effectiveness of such a system to be monitored to ensure that the culvert can cope with any change in capacity. This matter can be regulated through the imposition of an appropriately worded planning condition.

Conclusion

5.41 In overall terms, the principle of the development is acceptable. The dwellings could be accommodated on the site without detriment to the living conditions of the neighbouring properties through loss of light, privacy or overdominance. Adequate amenity space, incurtilage parking provision would be available to serve the dwellings. The new access to be formed and the anticipated level of traffic generated by the proposal would not prejudice highway safety. In all aspects the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.

5.42 If Members are minded to grant planning approval it is requested that “authority to issue” the approval is given subject to the completion of a s106 agreement to secure:

a) the provision of ten affordable units, as outlined in paragraph 5.34 of this report; and
b) a financial contribution of £136,157.80 towards the provision and maintenance of public open space, including any variation to that figure if agreed by the Council’s Neighbourhoods and Green Spaces Manager.

Informative Notes to Committee:

1. **Section 106 Agreement with Authority to Issue**

In view of the nature of the proposal and the planning issues associated with it, it is recommended that the applicant(s) be invited to enter into a legal agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 and that subject to a satisfactory agreement being concluded, Officers be authorised to issue planning approval.

6. Human Rights Act 1998

6.1 Several provisions of the above Act 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 regularise any breach of planning control;

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

6.2 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;

6.3 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.

7. 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 consent comprise:

   1. The Planning Application Form received 31st August 2010;
   2. The site location plan received 1st September 2010 (Drawing No. PLN_01);
   3. The proposed site layout plan received 17th March 2011 (Drawing No. PLN02);
   4. The proposed site layout plan, including the tree survey, received 17th March 2011 (Drawing No. PLN_03);
   5. The house type booklet received 17th March 2011 (Drawing No. PLN_06 Revision B);
   6. The proposed street scene elevations received 17th March 2011 (Drawing No. PLN05);
   7. The proposed boundary treatment plan received 13th September 2010

(Drawing No. PLN_04);

8. The topographical survey received 13th September 2010 (Drawing No. 2559-P-02);
9. Design and Access Statement received 13th September 2010;
10. Transport Statement received 13th September 2010;
11. Flood Risk Assessment received 13th September 2010;
12. Desk Top Contamination Report received 1st September 2010;
13. Tree Survey received 13th September 2010;
14. Aboricultural Method Statement received 13th September 2010;
15. Protected Species Survey received 8th October 2010;
16. Desk Based Assessment and Geophysical Survey received 11th November 2010;
17. The Notice of Decision; and
18. 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 the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development 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.

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

5. 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 an acceptable landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development shall commence until a management plan detailing the works to be undertaken to those trees covered by Tree Preservation Order No. 254 has been submitted to and approved, in writing, by the Local

planning Authority.

Reason: In order to ensure that appropriate management works to the protected trees is undertaken in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. Before any development is commenced on the site, including site works of any description, a protective fence shall be erected around those trees and hedges to be retained in accordance with a scheme that has been submitted to and agreed, in writing, by the Local Planning Authority. Within the areas fenced off the existing ground level shall be neither raised nor lowered, except in accordance with the approved scheme, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the fenced off area, they shall be excavated or back filled by hand and any roots encountered with a diameter of 25mm or more shall be left unsevered. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. No dwelling shall be occupied until its foul drainage system is connected to a public sewer.

Reason: To ensure that adequate drainage facilities are available and to ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

9. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water drainage system has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To ensure that adequate means of surface water disposal and to prevent increased risk of flooding in accordance with Policies CP10 and CP12 of the Carlisle District Local Plan 2001-2016.

10. In the event that the approved surface water system discharges to the existing water course to the east of the application site, the surface drainage system will be monitored during the construction phase and for a further two years following completion of the development in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The results from the monitoring shall be forwarded to the Local Planning Authority and should the results indicate problems caused by the increase of surface water into the drainage system/culvert under the Newcastle to Carlisle railway at NGR 343158/555135 a mitigation scheme shall be submitted to the Local Planning Authority for prior written approval and that mitigation scheme shall be implemented by the developer within 3 months of it having been accepted.

Reason: To ensure an acceptable scheme for surface water disposal in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

11. Details of the 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 problem associated with the topography of the area and safeguards the living conditions of neighbouring residents in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

12. No development shall commence until a Phase 2 Ground Investigation is undertaken in accordance with the recommendations outlined in Table 6.4 of the supporting Desk Top Study Report produced by Arc Environmental received 1st September 2010.

Reason: To protect the environment and prevent harm to human health in accordance with Policy LE29 of the Carlisle District Local Plan 2001-2016.

13. The gas monitoring proposed within Table 6.4 of the supporting Desk Top Study Report produced by Arc Environmental received 1st September 2010 shall not be undertaken until the gas monitoring locations, the frequency, the method of monitoring and the details of the company carrying out the monitoring have been submitted to and agreed, in writing, by the Local Planning Authority. The results from the monitoring shall be forwarded to the Local Planning Authority and should results indicate a gassing problem, the Local Planning Authority shall be notified immediately.

Reason: To protect the environment and prevent harm to human health in accordance with Policy LE29 of the Carlisle District Local Plan 2001-2016.

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the condition above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health in accordance with Policy LE29 of the Carlisle District Local Plan 2001-2016.

15. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological excavation in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To afford reasonable opportunity for the examination and recording of the remains of archaeological interest that survive within the site and to ensure compliance with Policy LE8 of the Carlisle District Local Plan 2001-2016.

16. A programme of archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report, and submission of the results for publication in a suitable journal as approved beforehand by the Local Planning Authority (LPA) shall be carried out within two years of the date of commencement of the hereby permitted development or otherwise agreed in writing by the LPA.

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development and to ensure compliance with Policy LE8 of the Carlisle District Local Plan 2001-2016.

17. No development shall take place until the applicant has demonstrated how the protected species/wildlife mitigation measures set out in Paragraph D4 of the “Extended Phase 1 and Protected Species Survey” prepared by E3 Ecology Ltd (received 8th October 2010) have been incorporated into the development in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

Reason: To mitigate the impact of the development upon wildlife in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

18. The development shall not commence until visibility splays providing clear visibility of 2.4 metres by 90 metres to the right and 2.4metres by 78metres to the left of the access, measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to support Local Transport Policies LD7 and LD8.

19. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption 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. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

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

20. The carriageway(s) of the proposed estate road(s) shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months from the occupation of such dwelling.

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

21. Before any development takes place, a plan shall be submitted for the written prior approval of the Local Planning Authority reserving adequate land for the parking of vehicles engaged in the construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

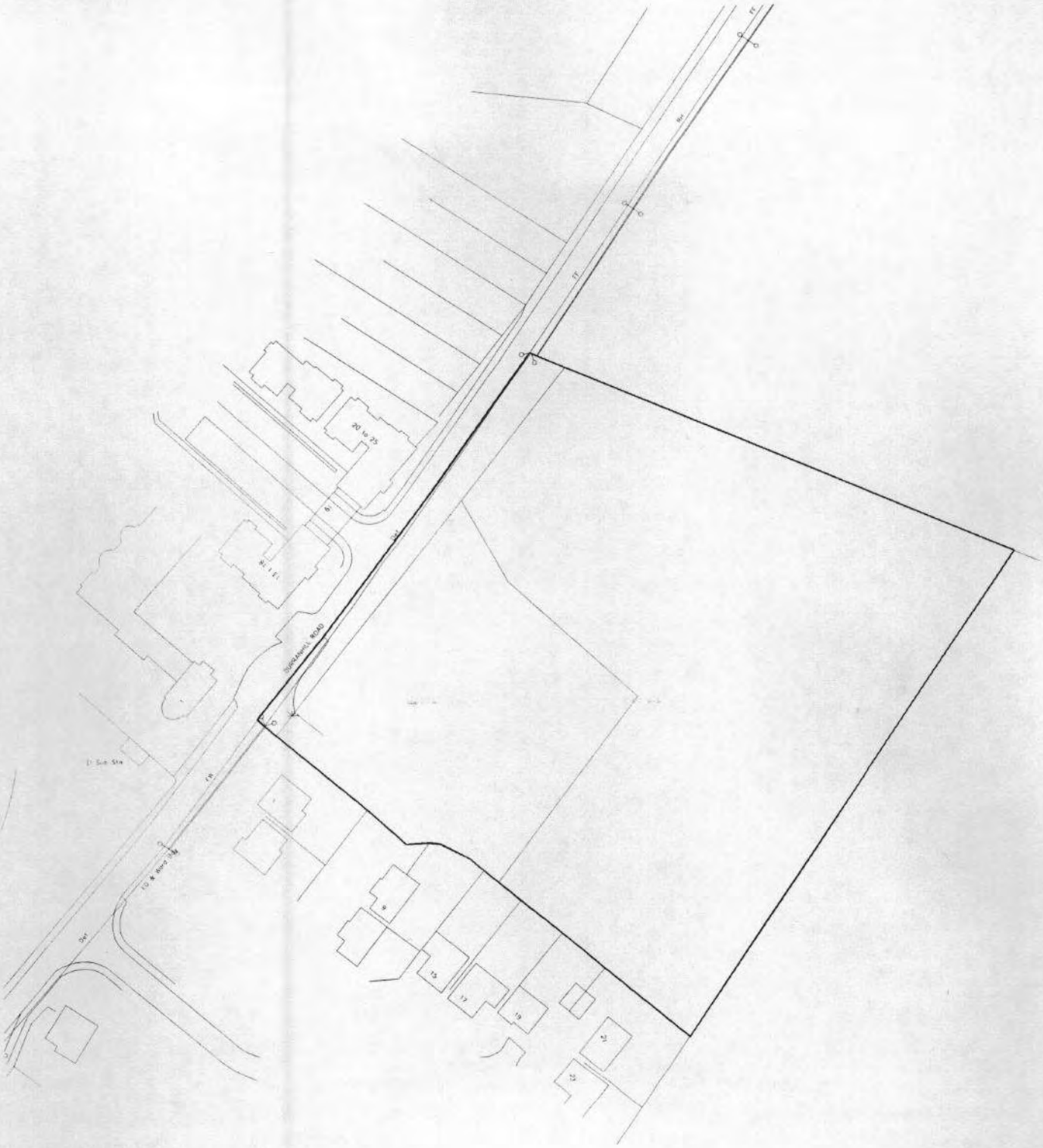
22. No dwellings hereby approved shall be occupied until the following works have been constructed and brought into full operational use:

1. The creation of a new pedestrian footpath along the southern side of Durranhill Road, which shall link the application site with the existing pedestrian footway on Durranhill Road; and
2. The provision of a pedestrian island on Durranhill Road to the north of Pastures Walk.

Prior to development commencing construction drawings detailing the

aforementioned works shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason: In the interests of highway safety and to support Local Transport Policies LD7 and LD8.



status PLANNING

job / client

PERSIMMON HOMES LANCASHIRE

DURRAN HILL - CARLISLE

drawing title

REDLINE SITE PLAN

project no.	drawing no.	date
NFDS_133	PLN_01	MAY_2010
scale	drawn by	sheet size
1:1250	S.T	A4

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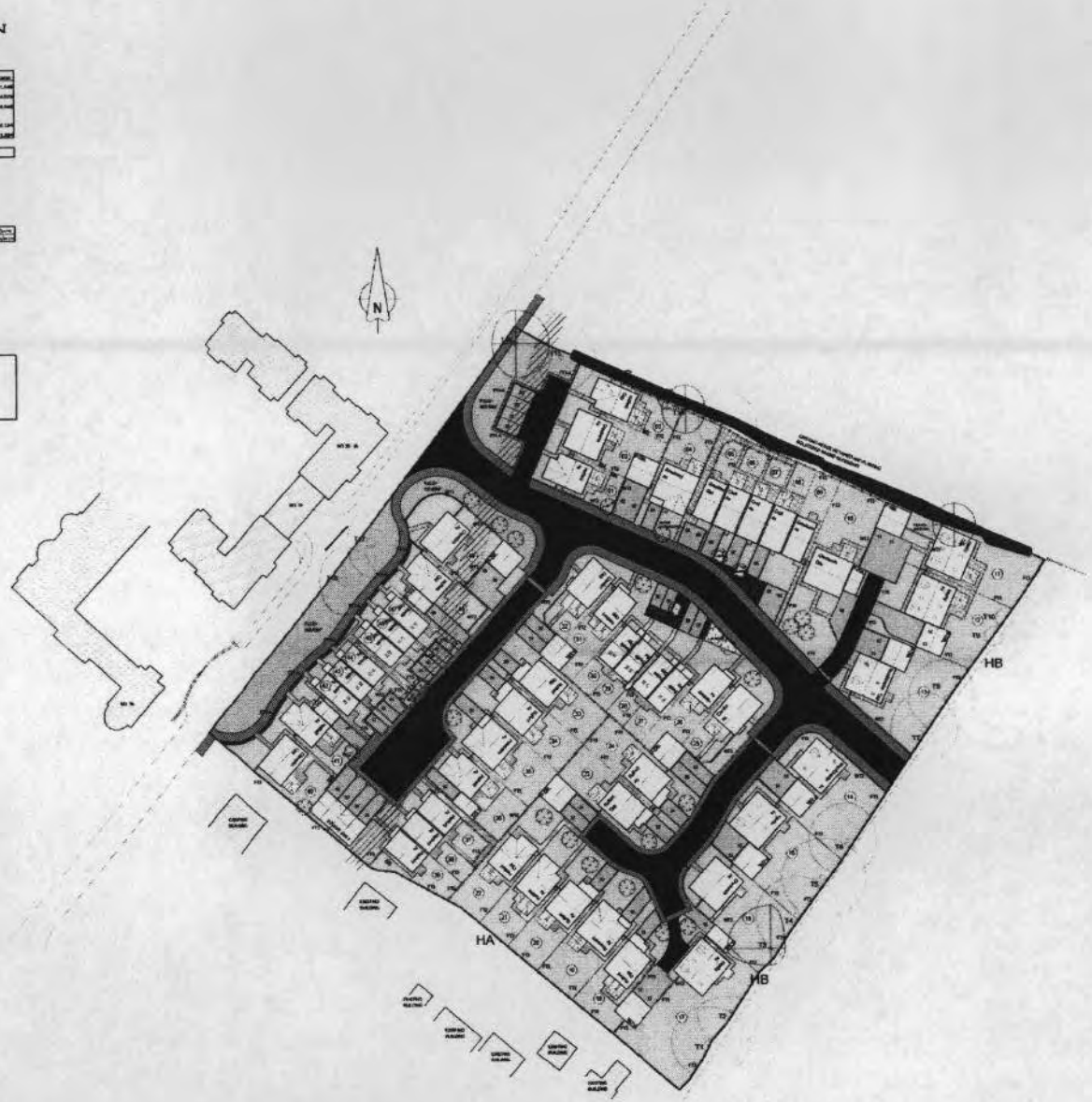
PERSIMMON HOMES LANCASHIRE

PERSIMMON

SITE APPRAISAL



DESIGNERS RISK ASSESSMENT

REF	DESCRIPTION	DATE

LEGEND

DOOR/DRIVE PONDS

EXTERNAL HARD SURFACE TREATMENTS

BORD/BLACK TARMAC

FOOTPATH/BLACK TARMAC

CONCRETE PAVING PLACE TO PRIVATE PLOT PATHS

MAINTAINED OPEN SPACE

PRIVATE GARDENS

PRIVATE DRIVES FINISHING BLACK TARMAC WITH DEMARCATION

EXISTING TREES TO BE REMOVED

EXISTING TREES TO REMAIN

BOUNDARY TREATMENTS

	900MM HIGH COURSED RED STONE WALL	WT1
	1800MM HIGH BRICK SCREEN WALL WITH BULL NOSE COPING AND CREASING TILE	WT2
	1800MM HIGH BRICK SCREEN WALL WITH BULL NOSE COPING AND CREASING TILE	WT3
	900MM HIGH METAL ESTATE FENCE WITH 4 HORIZONTAL RAILS AND HEDGE BEHIND	FT1-A
	900MM HIGH METAL ESTATE FENCE WITH 4 HORIZONTAL RAILS (NO HEDGE)	FT1-B
	900MM HIGH POST AND 3 RAIL TIMBER PLOT DIVISION FENCE	FT2
	1800MM CLOSED BOARDED TIMBER FENCE	FT3
	1800MM TIMBER KNEE RAIL DEMARCATION FENCE	FT4
	1800MM CLOSED BOARDED TIMBER FENCE WITH SPLAYED RAIL CAP (SEE IN CONJUNCTION WITH WT)	FT5

RECEIVED
17 MAR 2011
101072

REV C 18.03.11 LANDSCAPE BUFFER REMOVED, GATE INDICATED AT FRONT BETWEEN PLOTS 28 & 29 IN ACCORDANCE WITH LOCAL AUTHORITY PLANNERS REQUIREMENTS. 'SCOTBY HOUSE' TYPE RENAMED AS 'SMALE'. SMALE TERRACE 03 PLOTS 45-47 WINDER.

REV B 10.02.11 REVISION A DISCARDED. LAYOUT REVERTED BACK TO ORIGINAL PLUS VERMIN. LANDSCAPE BUFFER CREATED TO REAR OF PLOTS 11 - 13 TO ACCOMMODATE EXISTING TREES.

REV A, 09.12.10 ROAD 1 ALIGNMENT REVISED. LAYOUT REVISED SO THAT TPO TREES ARE NOT WITHIN PRIVATE REAR GARDEN BOUNDARIES SE CORNER OF SITE. DWELLING MIX REVISED.

status PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
PROPOSED SITE LAYOUT
VARIATION

project no.	drawing no	date
NFDS-133	PL002	AUG 10
scale	drawn by	sheet size
1:500	ST / GR	A1

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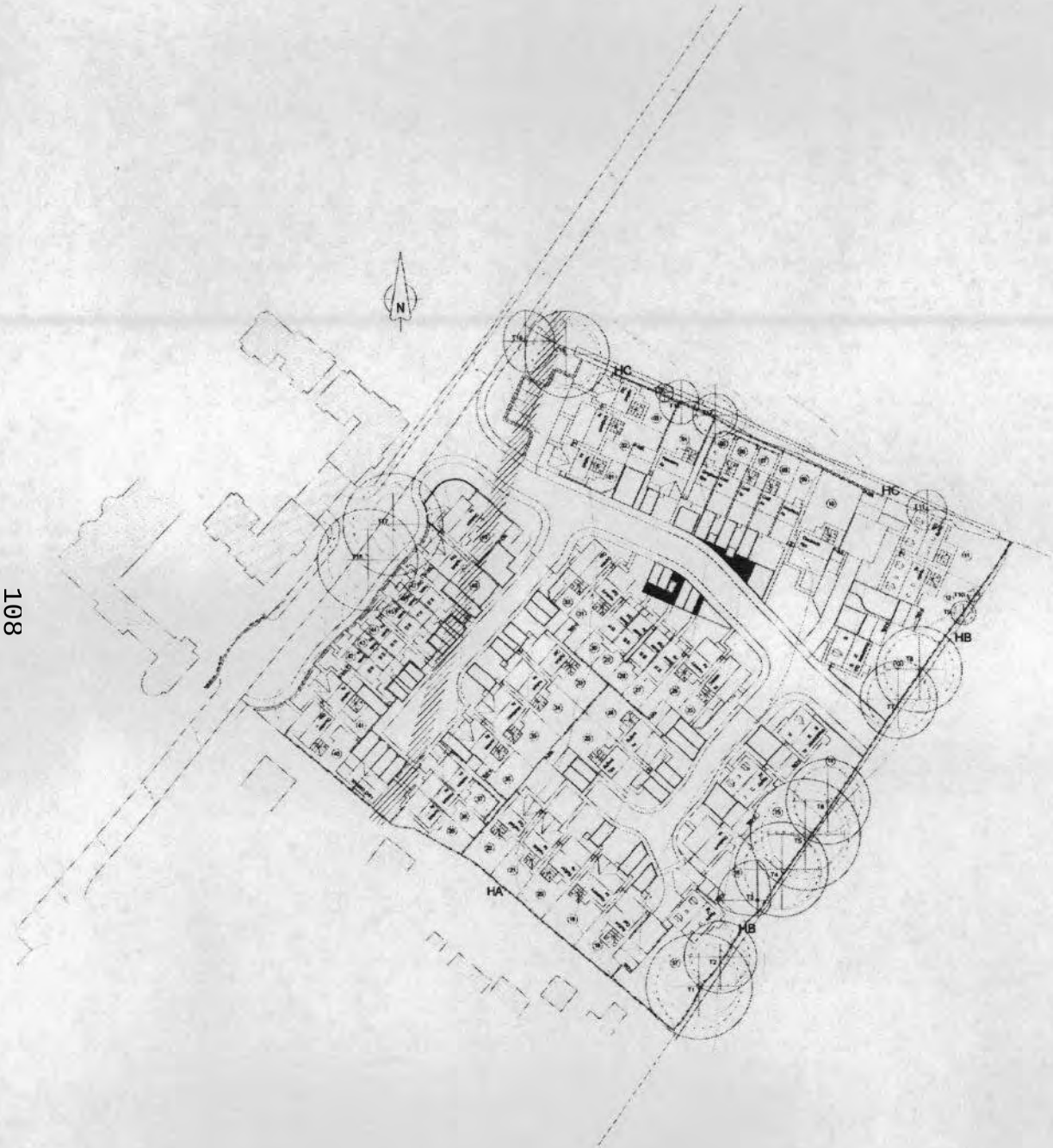

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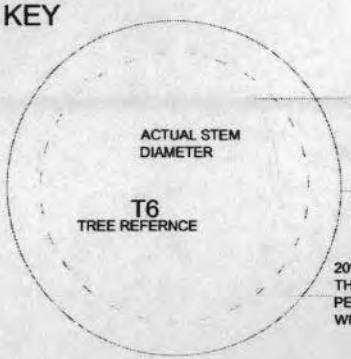

ACTUAL CANOPY POSITION AND SPREAD IN RELATION TO STEM

INITIAL LINEAR ROOT PROTECTION (RADIUS) ZONE FROM STEM

20% OFFSET ALLOWED WITHIN THE RPA IN A SINGLE DIRECTION. PERMITTED BUILDING ELEMENT WITH SUPERVISION

TREES HIGHLIGHTED IN RED TO BE REMOVED

RECEIVED
17 MAR 2011
100792

PLANNING

job / client

DURRANHILL ROAD, SCOTBY

FOR PERSIMMON HOMES LANCASHIRE

drawing title

EXISTING TREE SURVEY

WITH PROPOSED SITE LAYOUT

project no.	drawing no.	date
NFDS-133	PLN_03	AUG 10
scale	drawn by	sheet size
1:500	ST / GR	A1

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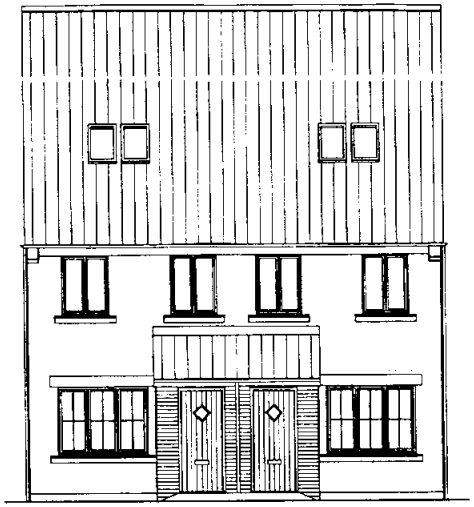
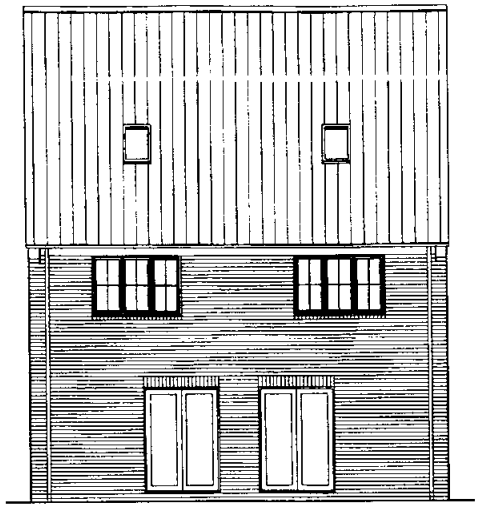
DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

APPLIES TO PLOTS - SITE PLAN REFERENCE:

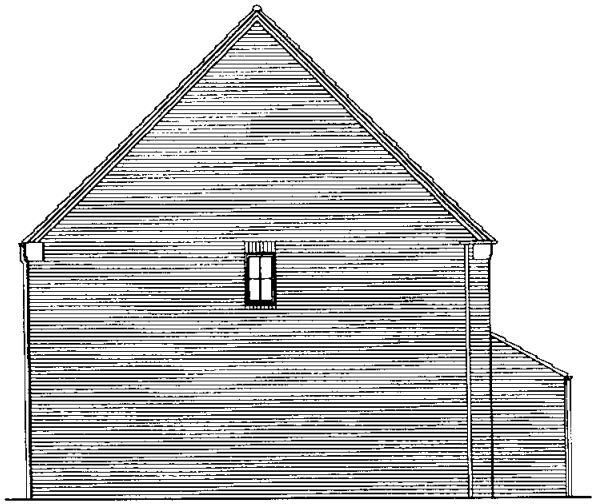
AS	OPP
PLOTS 27	PLOTS 28
29	30



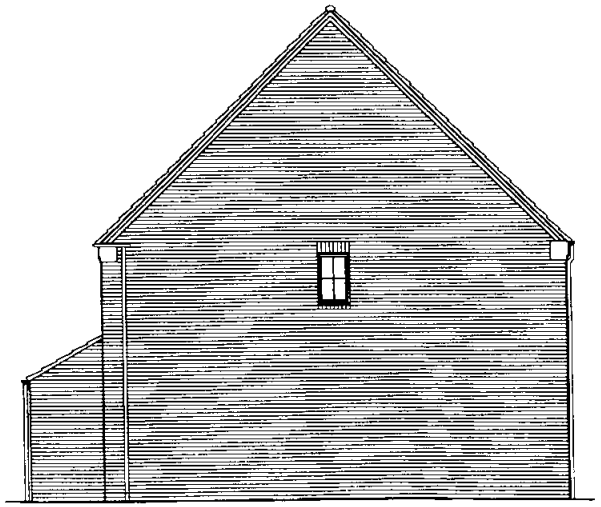
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

DURRANHILL - SWALE SEM - DETACHED

status	PLANNING	
job / client	DURRANHILL ROAD, SCOTBY FOR PERSIMMON HOMES LANCASHIRE	
drawing title	SWALE SEMI - DEATCHED, 3 BED UNIT ELEVATIONS (919 SQFT)	
project no	drawing no	date
NFDS 133		MAR 11
scale	drawn by	sheet size
1 100	G.RAYNE	A3

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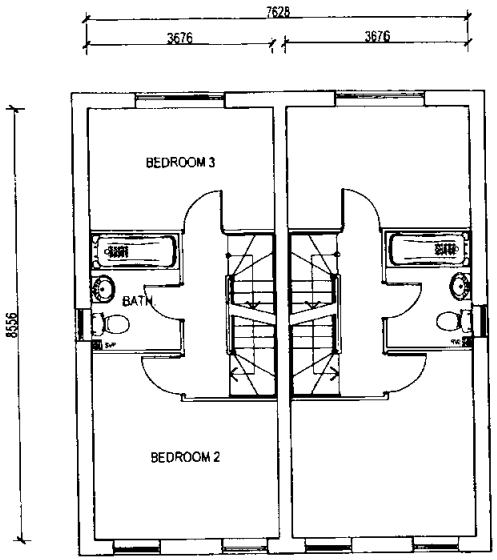
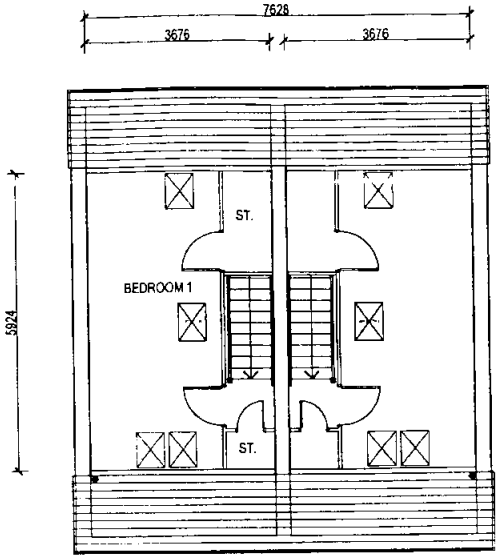
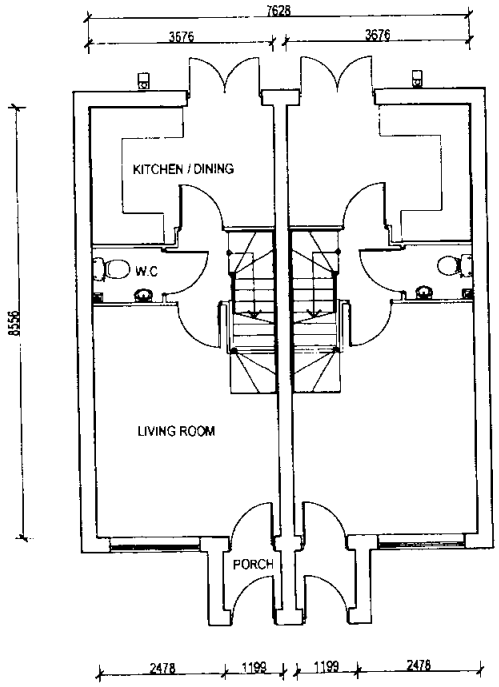


FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

DURRANHILL - SWALE SEMI - DETACHED

DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS - SITE PLAN REFERENCE

AS	OPP
PLOTS 27	PLOTS 28
29	30

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
SWALE SEMI - DETACHED, 3 BED UNIT
FLOOR PLANS (919 SOFT)

project no	drawing no	date
NFDS-133		MAR 11
scale	drawn by	sheet size
1:100	G RAYNE	A3

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architecture

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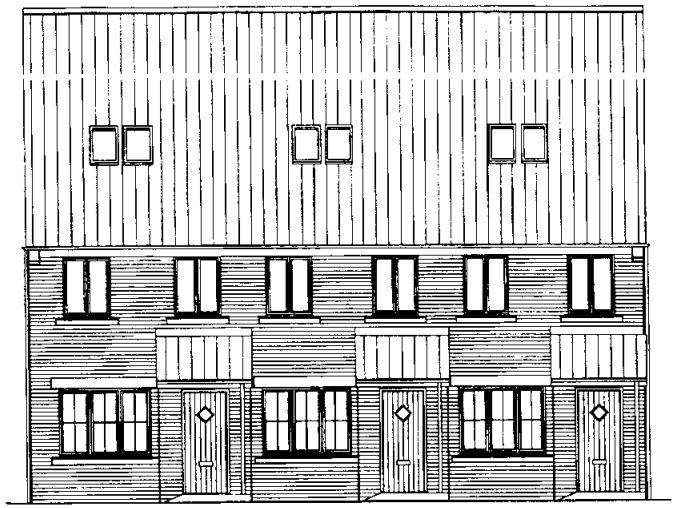
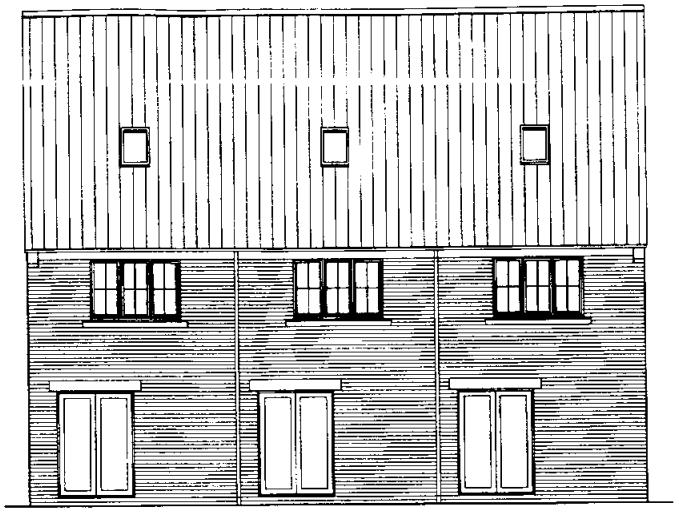
APPLIES TO PLOTS - SITE PLAN REFERENCE

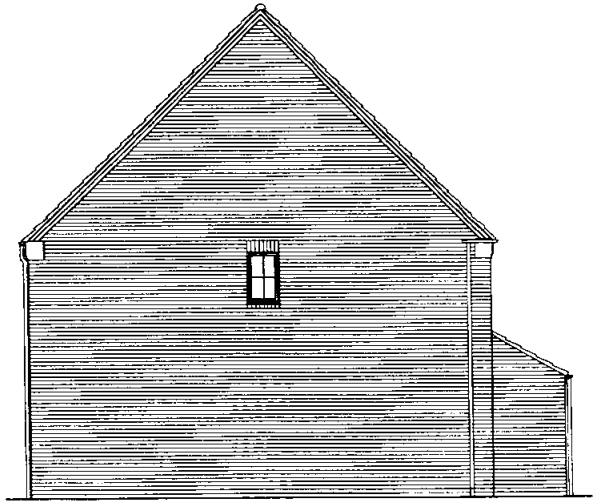
AS	OPP
PLOTS 42	
43	
44	



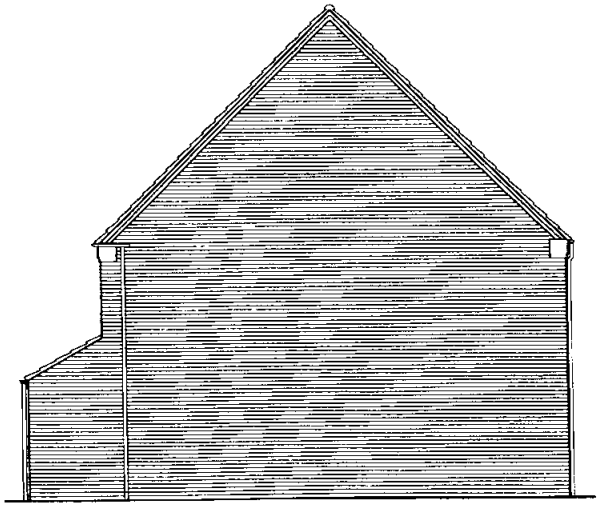
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

DURRANHILL - SWALE TERRACE X 3 (AS)

status	PLANNING	
job / client	DURRANHILL ROAD, SCOTBY FOR PERSIMMON HOMES LANCASHIRE	
drawing title	SWALE TERRACE X 3, 3 BED UNIT ELEVATIONS (919 SQFT)	
project no	drawing no	date
NFDS-133		AJG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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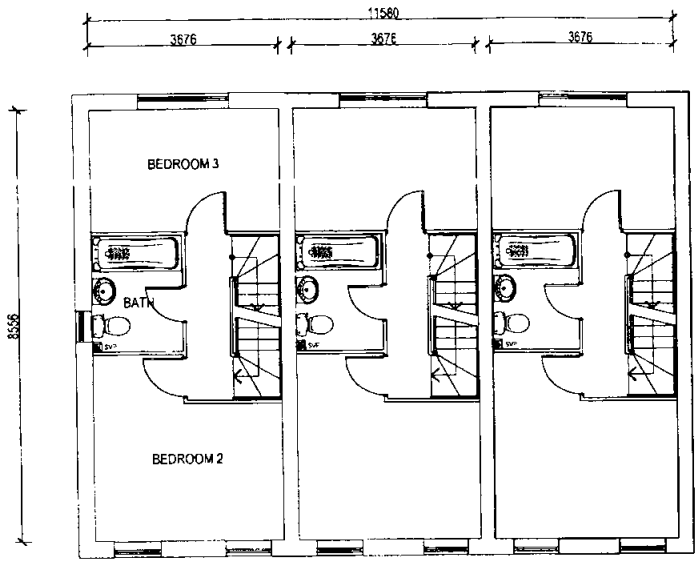
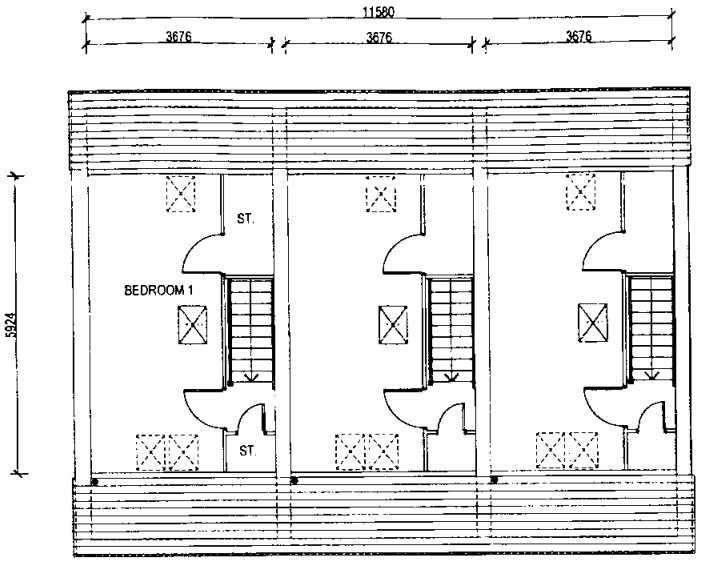
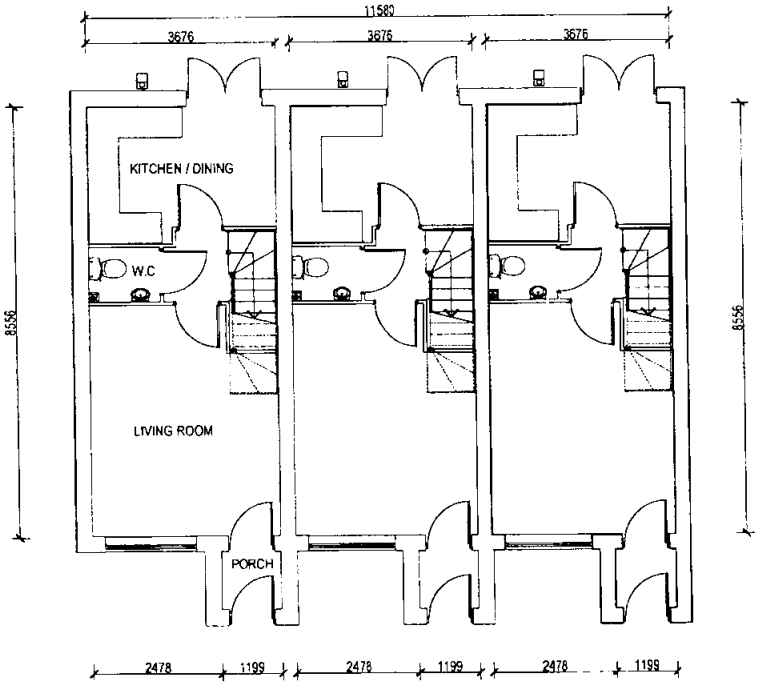


FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

DURRANHILL - SWALE TERRACE X 3 (AS)

DO NOT SCALE
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APPLIES TO PLOTS - SITE PLAN REFERENCE

AS	OPP
PLOTS 42	
43	
44	

status: PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
SWALE TERRACE X 3, 3 BED UNIT
FLOOR PLANS (919 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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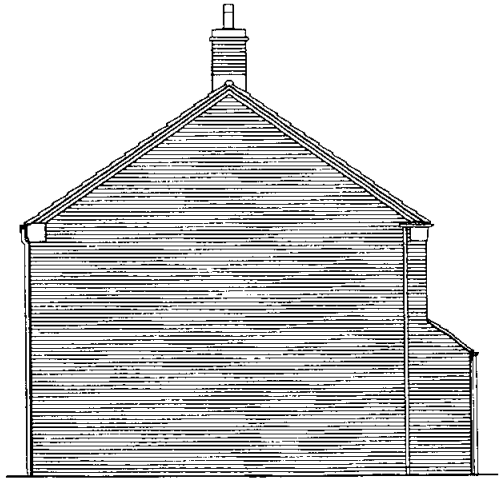
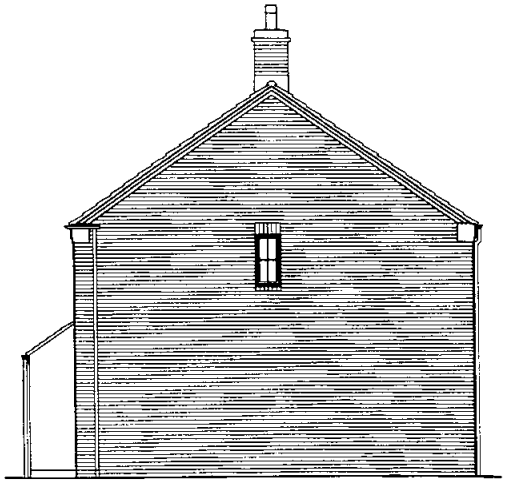
FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

DO NOT SCALE
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APPLIES TO PLOTS - SITE PLAN REFERENCE

AS	HANDED
PLOTS 37	
38	
39	

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
HANBURY TERRACE X 3, 3 BED UNIT
ELEVATIONS (761 SQFT)

project no	drawing no	date
NFDS 133		AUG 10
scale	**drawn by**	**sheet size**
1:100	G RAYNE	A3

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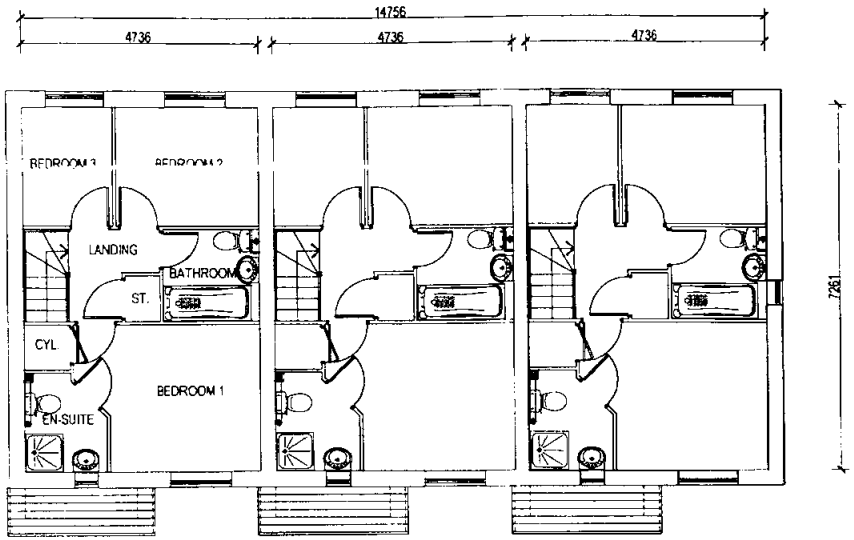
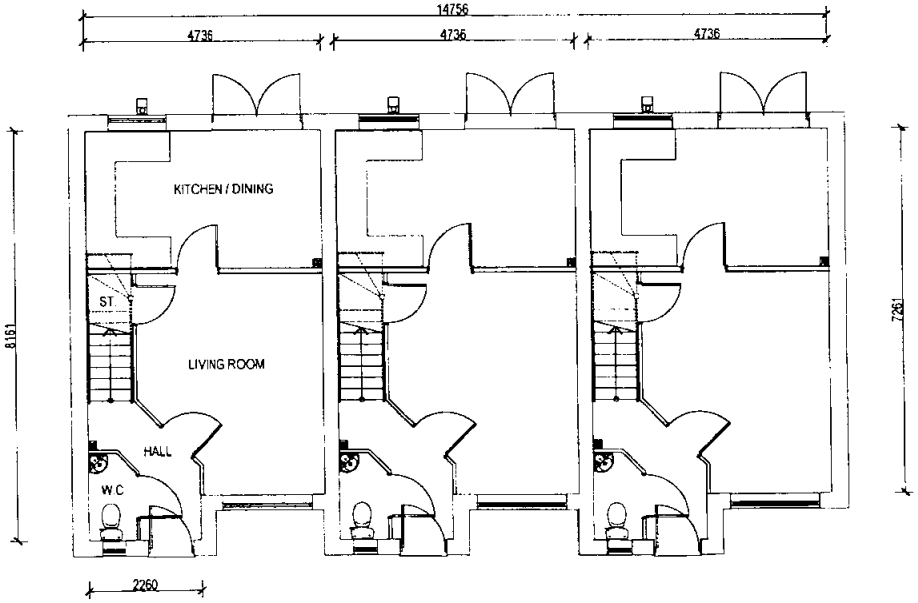
DURRANHILL - HANBURY TERRACE X 3



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DURRANHILL - HANBURY TERRACE X 3

DO NOT SCALE
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APPLIES TO PLOTS - SITE PLAN REFERENCE

AS	OPP
PLOTS 37	
38	
39	

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
HANBURY TERRACE X 3. 3 BED UNIT
PLANS (761 SQFT)

project no	drawing no	date
NFDS 133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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GREYFRIARS OPP PLOT 5 | CROFT AS PLOT 6 | CROFT AS PLOT 7 | CROFT AS PLOT 8 | GREYFRIARS AS PLOT 9

FRONT ELEVATION

GREYFRIARS AS PLOT 9 | CROFT AS PLOT 8 | CROFT AS PLOT 7 | CROFT AS PLOT 6 | GREYFRIARS OPP PLOT 5

REAR ELEVATION (WITH CONSERVATORIES)

NOTE: CONSERVATORY OFFERED AS OPTION TO HOUSE PURCHASER. REFER TO SITE PLAN FOR PLOT LOCATIONS.

DURRANHILL - GREYFRIARS / CROFT TERRACE

DO NOT SCALE

All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS (SITE PLAN REFERENCE

AS OPP

REV A 06.12.10 STEPS BETWEEN UNITS OMITTED AS PER STREET SCENE G R

GREYFRIARS - 3 BED UNIT, 1068 SQFT
CROFT - 4 BED UNIT, 1174 SQFT

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
GREYFRIARS / CROFT TERRACE
PLOTS 5 - 9 FRONT & REAR ELEVATIONS

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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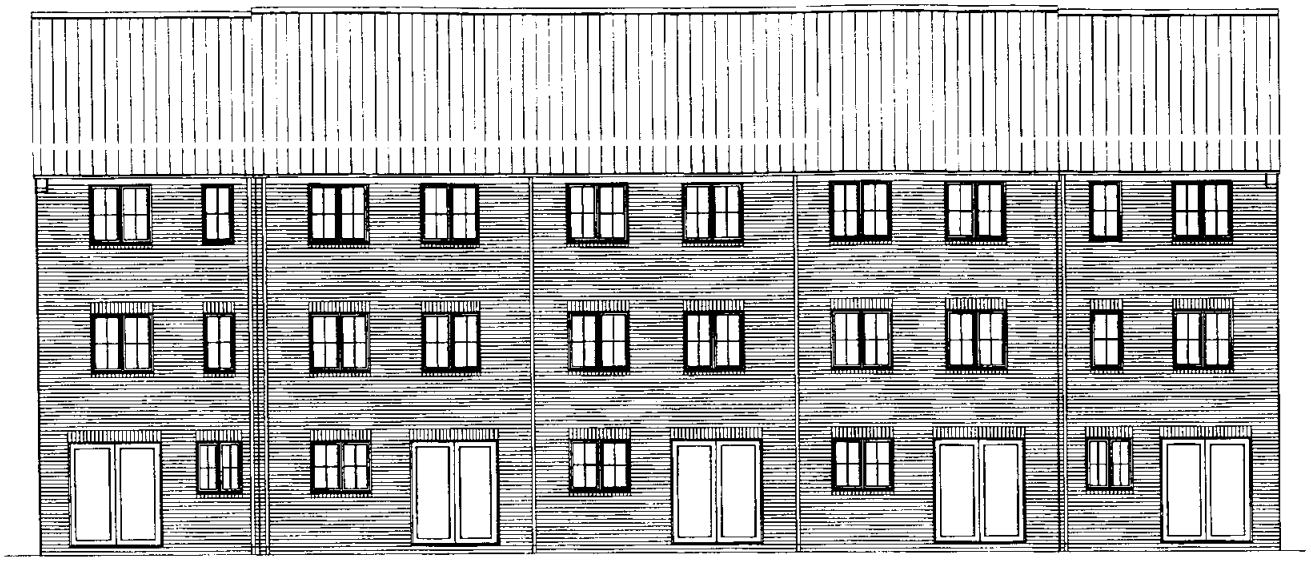
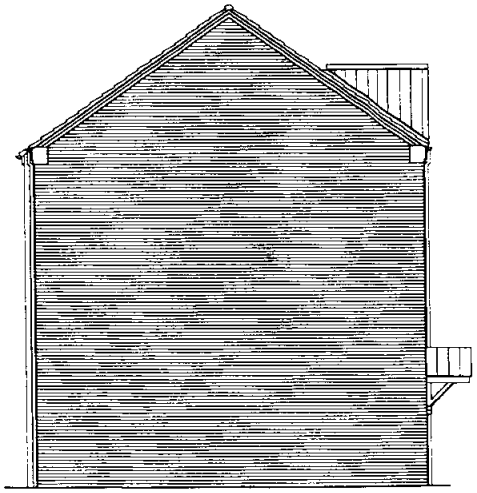
APPLIES TO PLOTS (SITE PLAN REFERENCE:

AS OPP



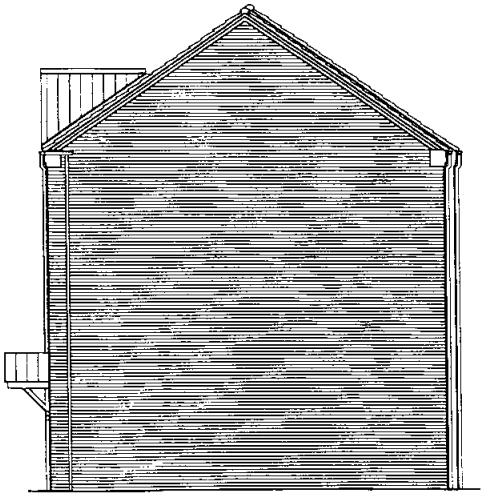
GREYFRIARS AS PLOT 9 CROFT AS PLOT 8 CROFT AS PLOT 7 CROFT AS PLOT 6 GREYFRIARS OPP PLOT 5

REAR ELEVATION (WITHOUT CONSERVATORIES)



GREYFRIARS OPP PLOT 5

SIDE ELEVATION 1



GREYFRIARS AS PLOT 9

SIDE ELEVATION 2

REV A 06.12.10 STEPS BETWEEN UNITS OMITTED AS PER STREET SCENE G.R

GREYFRIARS - 3 BED UNIT, 1068 SQFT
CROFT - 4 BED UNIT, 1174 SQFT

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
GREYFRIARS / CROFT TERRACE
PLOTS 5 - 9 REAR & SIDE ELEVATIONS

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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DURRANHILL - GREYFRIARS / CROFT TERRACE

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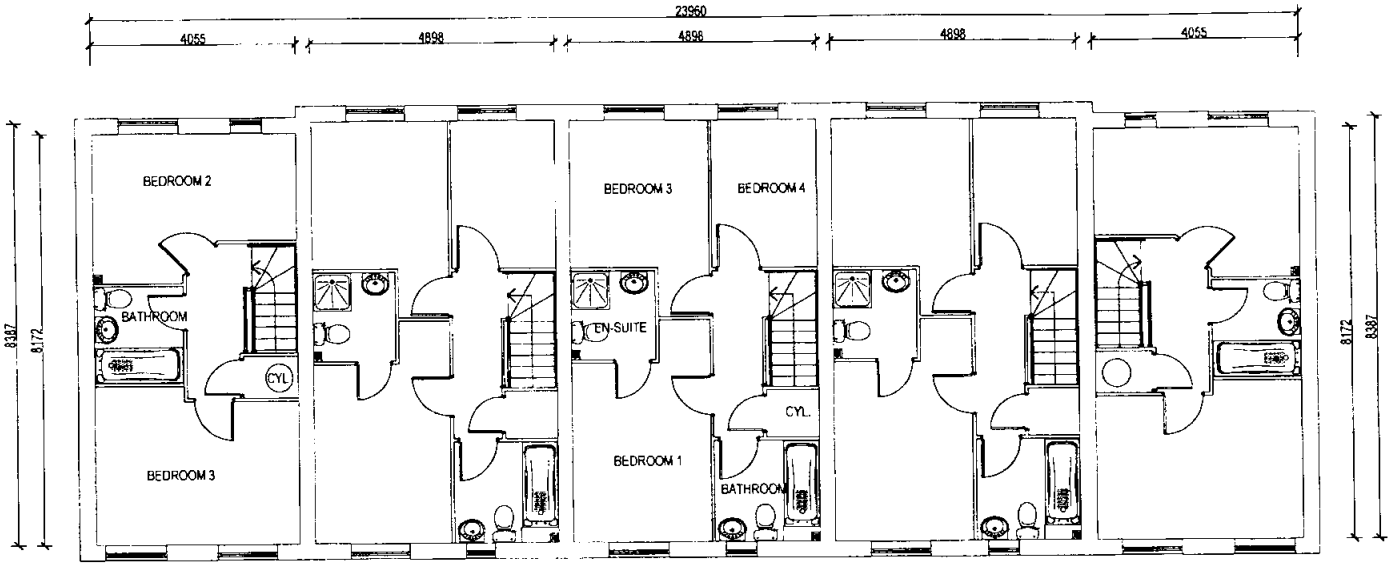
APPLIES TO PLOTS (SITE PLAN REFERENCE:

AS OPP



GREYFRIARS OPP PLOT 5 | CROFT AS PLOT 6 | CROFT AS PLOT 7 | CROFT AS PLOT 8 | GREYFRIARS AS PLOT 9

SECOND FLOOR PLAN

GREYFRIARS - 3 BED UNIT, 1068 SQFT
CROFT - 4 BED UNIT, 1174 SQFT

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
GREYFRIARS / CROFT TERRACE
PLOTS 5 - 9 2ND FLOOR PLAN

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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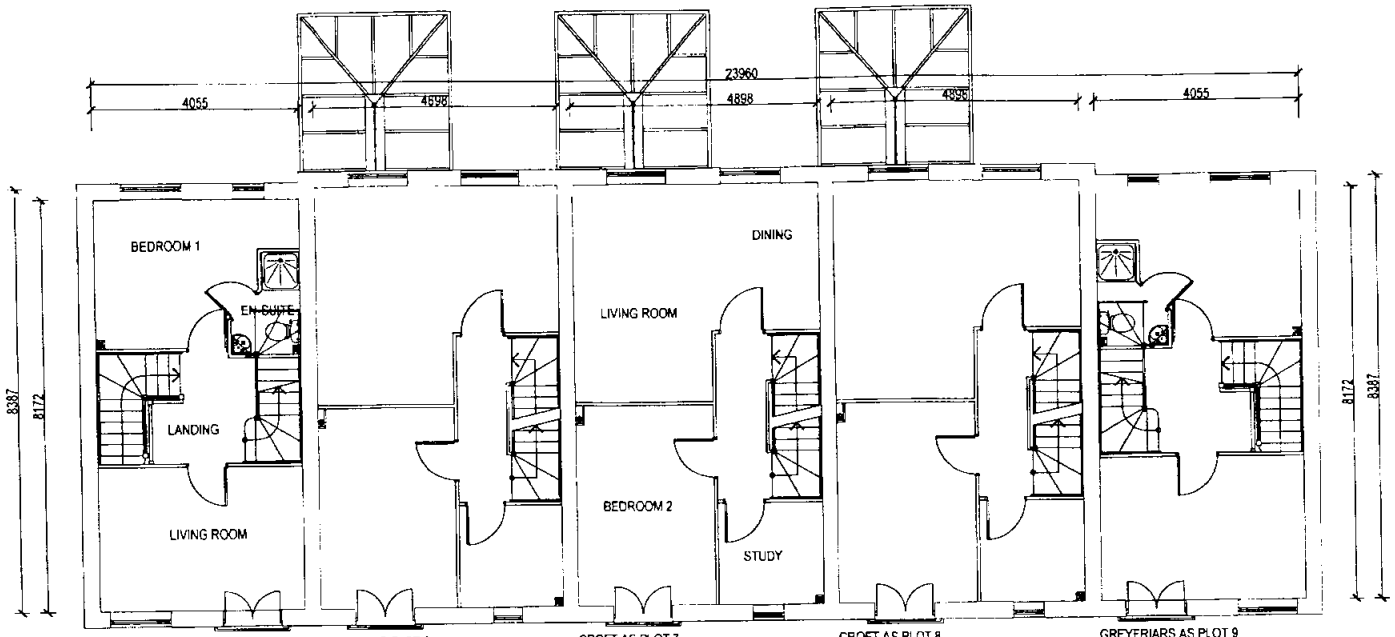
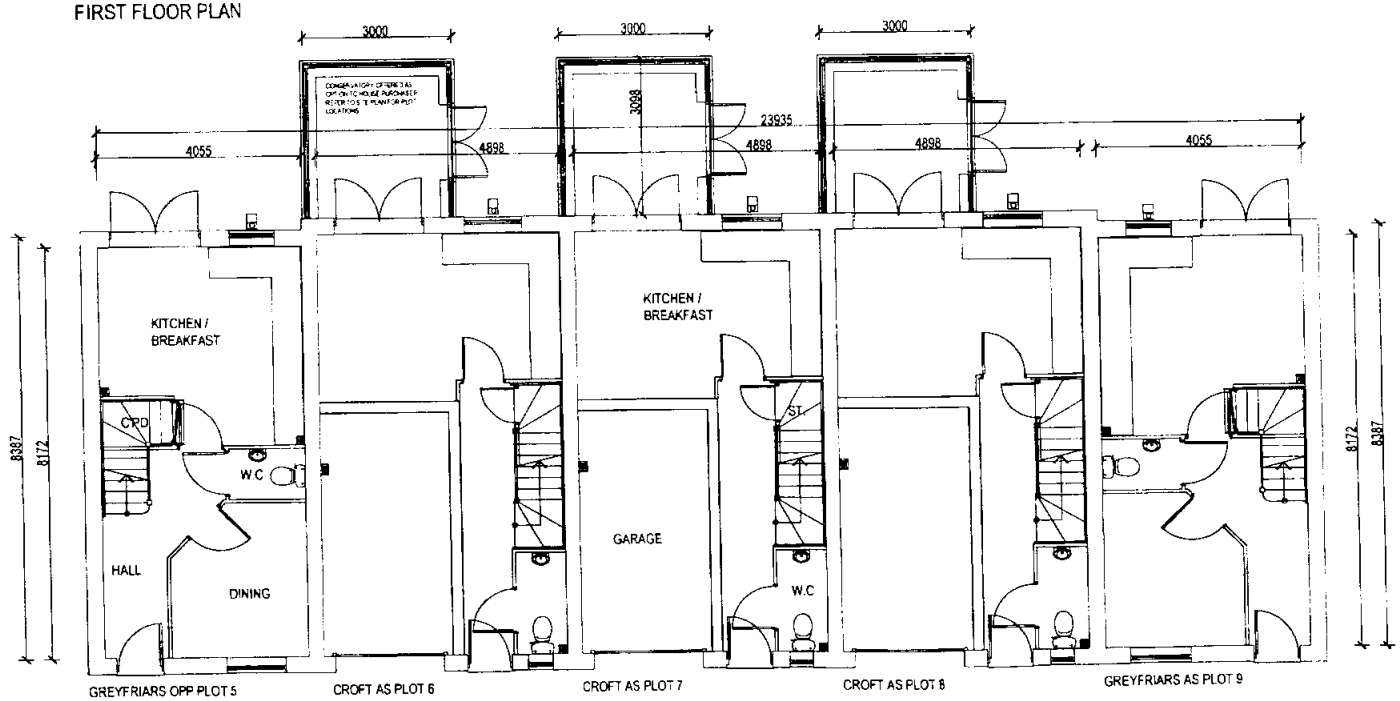
DURRANHILL - GREYFRIARS / CROFT TERRACE



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DURRANHILL - GREYFRIARS / CROFT TERRACE

DO NOT SCALE
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APPLIES TO PLOTS (SITE PLAN REFERENCE

AS OPP

GREYFRIARS - 3 BED UNIT, 1068 SQFT
CROFT - 4 BED UNIT, 1174 SQFT

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
GREYFRIARS / CROFT TERRACE
PLOTS 5 - 9 GRD & 1ST FLOOR PLANS

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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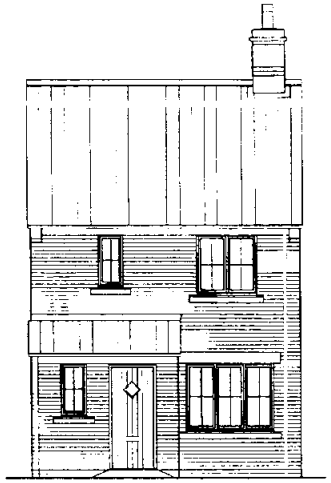
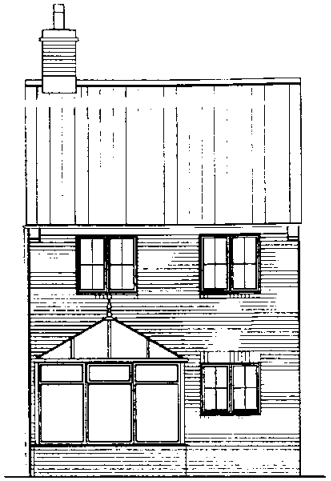
APPLIES TO PLOTS - SITE PLAN REFERENCE

AS OPP

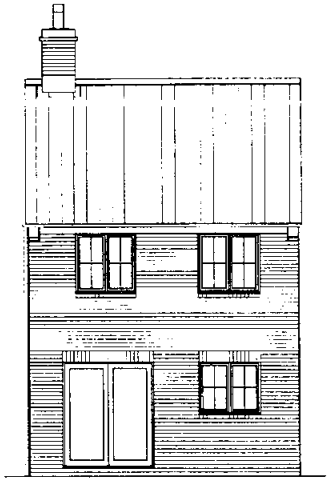
PLOT 26



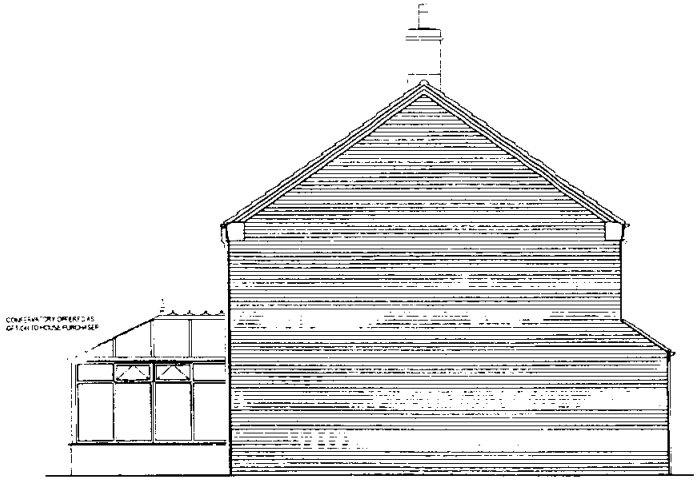
FRONT ELEVATION



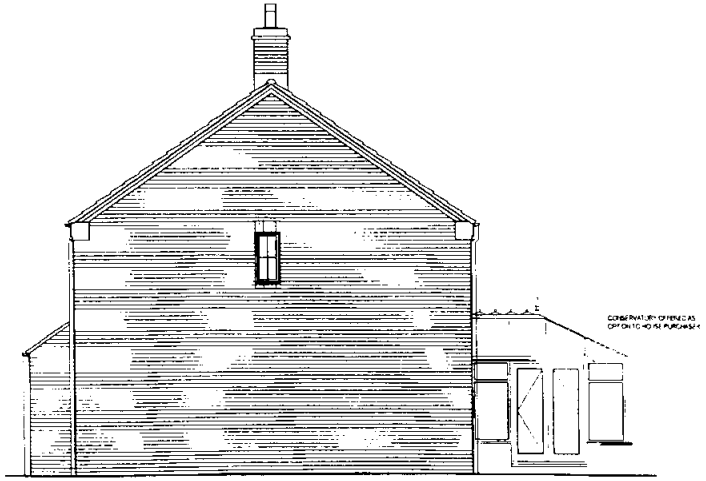
REAR ELEVATION (WITH CONSERVATORY)



REAR ELEVATION (WITHOUT CONSERVATORY)



SIDE ELEVATION 1



SIDE ELEVATION 2

DURRANHILL - HANBURY DETACHED (AS)

REV B: 11.03.11	PLOT NUMBERS AMENDED	G.R
REV A: 06.12.10	OPTIONAL CONSERVATORY ADDED PLOT NUMBERS AMENDED	G.R

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
HANBURY DETACHED, 3 BED UNIT
ELEVATIONS (761 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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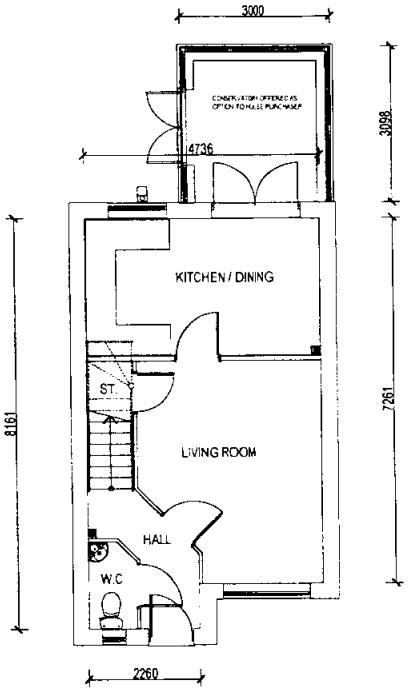
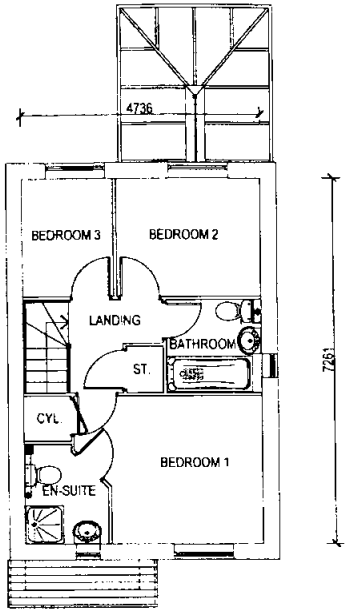
APPLIES TO PLOTS - SITE PLAN REFERENCE

AS OPP

PLOT 26



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV B 11.03.11	PLOT NUMBERS AMENDED	G.R
REV A 06.12.10	OPTIONAL CONSERVATORY ADDED. PLOT NUMBERS AMENDED	G.R

status: PLANNING

job / client: DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title: HANBURY DETACHED, 3 BED UNIT
FLOOR PLANS (761 SQFT)

project no	drawing no	date
NFDS 133		AUG 10
scale	**drawn by**	**sheet size**
1:100	G RAYNE	A3

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DURRANHILL - HANBURY DETACHED (AS)

DO NOT SCALE
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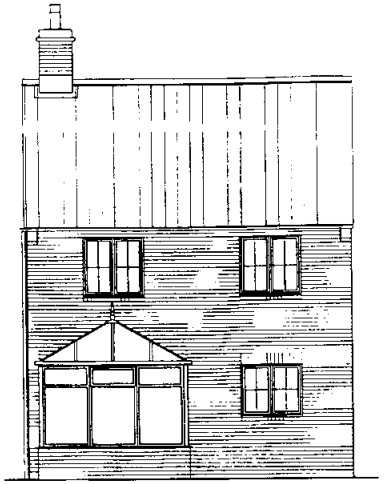
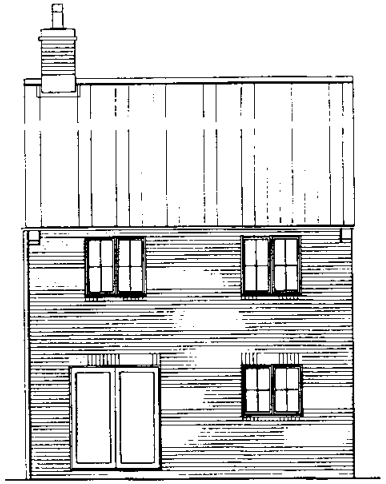
APPLIES TO PLOTS - SITE PLAN REFERENCE:

AS	OPP
PLOTS 20	
24	
34	

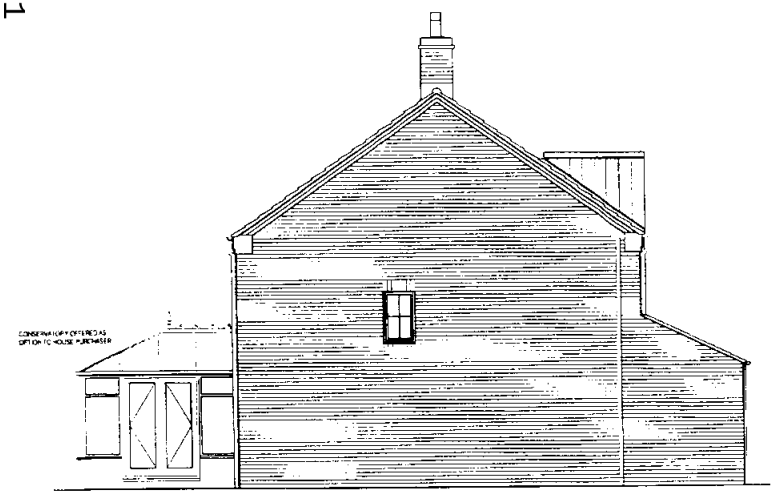
FRONT ELEVATION



REAR ELEVATION (WITH CONSERVATORY)



REAR ELEVATION (WITHOUT CONSERVATORY)



SIDE ELEVATION 1

SIDE ELEVATION 2

REV B 11.03.11	PLOT NUMBERS AMENDED	G R
REV A 08.12.10	OPTIONAL CONSERVATORY ADDED PLOT NUMBERS AMENDED	G R

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
RUFFORD DETACHED 3 BED UNIT
ELEVATIONS (870 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G HAYNE	A3

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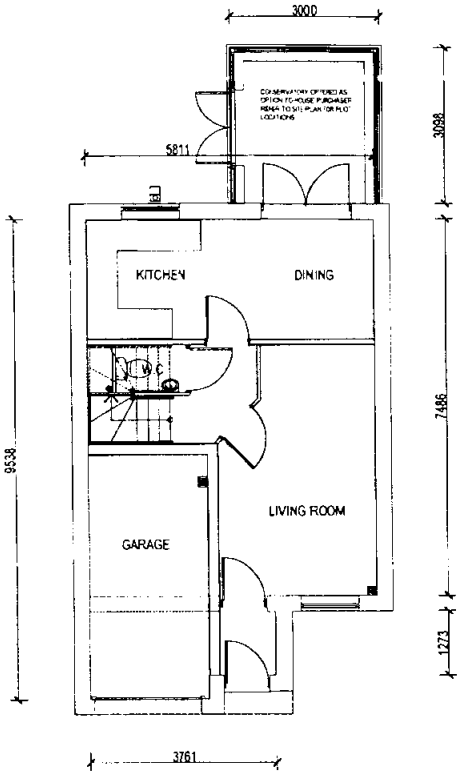
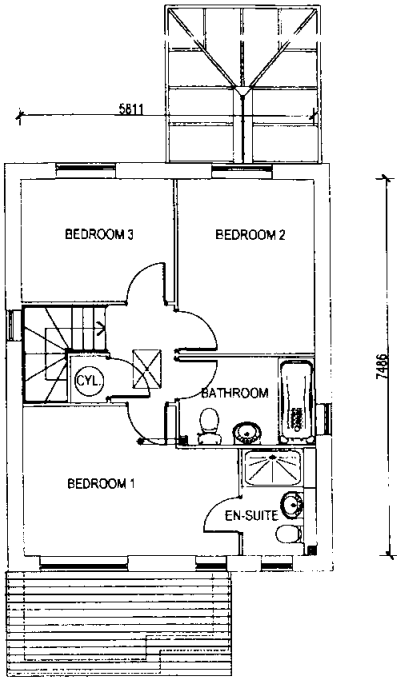
DURRANHILL - RUFFORD DETACHED (AS)



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DO NOT SCALE
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APPLIES TO PLOTS - SITE PLAN REFERENCE:

AS	OPP
PLOTS 20	
24	
34	

REV A: 11.03.'1 PLOT NUMBERS AMENDED G R

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
RUFFORD DETACHED, 3 BED UNIT
FLOOR PLANS (870 SQFT)

project no	drawing no	date
NFDS-133		AUG '10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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DURRANHILL - RUFFORD DETACHED (AS)

DO NOT SCALE
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APPLIES TO PLOTS (SITE PLAN REFERENCE)

AS	OPP
PLOTS 1 21*	

* INDICATES PLOTS WITH BRICK HEADS AND CILLS TO REAR AND NON EXPOSED GABLE ELEVATIONS

FRONT ELEVATION

REAR ELEVATION (WITH CONSERVATORY)

REAR ELEVATION (WITHOUT CONSERVATORY)

123

SIDE ELEVATION 1

SIDE ELEVATION 2

REV B. 11.03.11	REFERENCE TO PLOT 3 OMITTED PLOT 21 REFERENCE ADDED	G R
REV A 08.12.10	OPTIONAL CONSERVATORY ADDED. PLOT NUMBERS AMENDED.	G R

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
HATFIELD DETACHED, PLOTS 1 & 21, 3 BED UNIT
ELEVATIONS (969 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	**drawn by**	**sheet size**
1:100	G RAYNE	A3

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DURRANHILL - HATFIELD DETACHED PLOTS 1 & 21

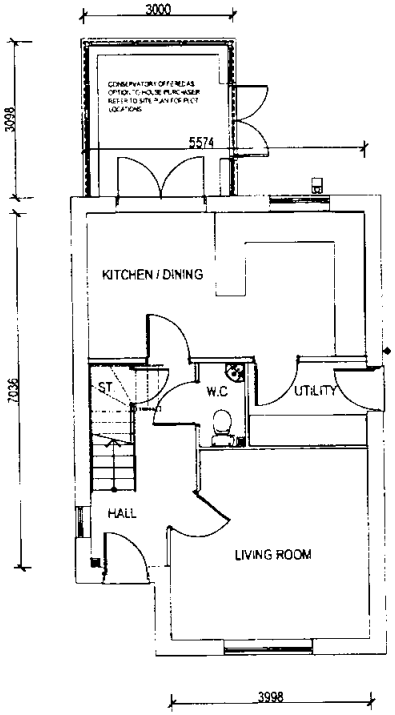
DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS (SITE PLAN REFERENCE

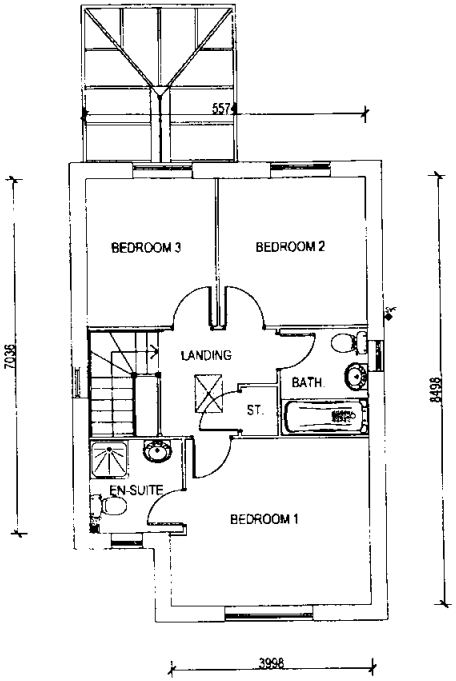
AS	OPP

PLOTS 1
21*

* INDICATES PLOTS WITH BRICK HEADS AND CILLS TO REAR AND NON EXPOSED GABLE ELEVATIONS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV B 11.03.11	REFERENCE TO PLOT 3 OMITTED. PLOT 21 REFERENCE ADDED	G R
REV A 06.12.10	OPTIONAL CONSERVATORY ADDED. PLOT NUMBERS AMENDED	G R

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
HATFIELD DETACHED, PLOTS 1 & 21 3 BED UNIT
FLOOR PLANS (969 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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DURRANHILL - HATFIELD DETACHED PLOTS 1 & 21

DO NOT SCALE
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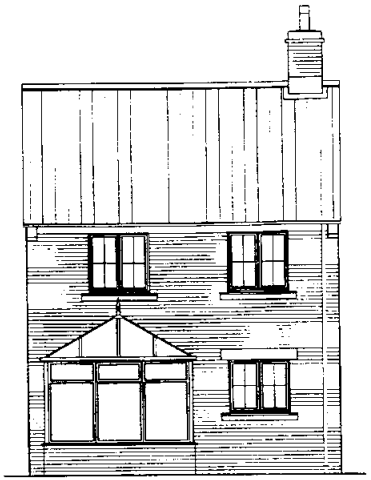
APPLIES TO PLOTS (SITE PLAN REFERENCE)

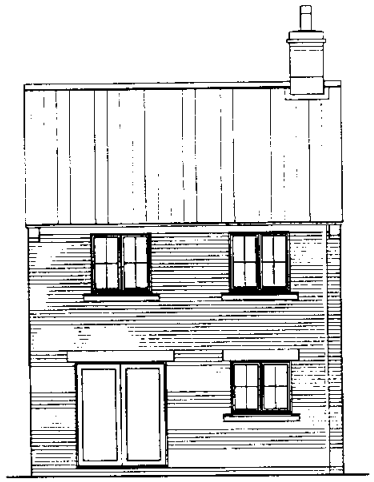
AS	OPP
	PLOTS 3
	22*

* INDICATES PLOTS WITH BRICK HEADS AND CILLS TO REAR AND NON EXPOSED GABLE ELEVATIONS

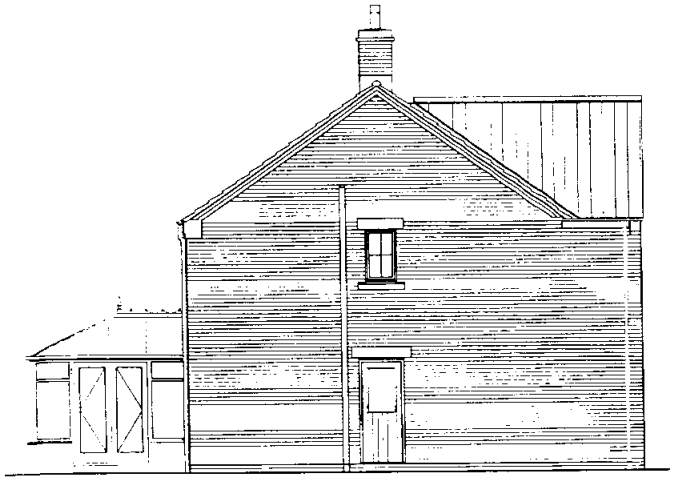
FRONT ELEVATION



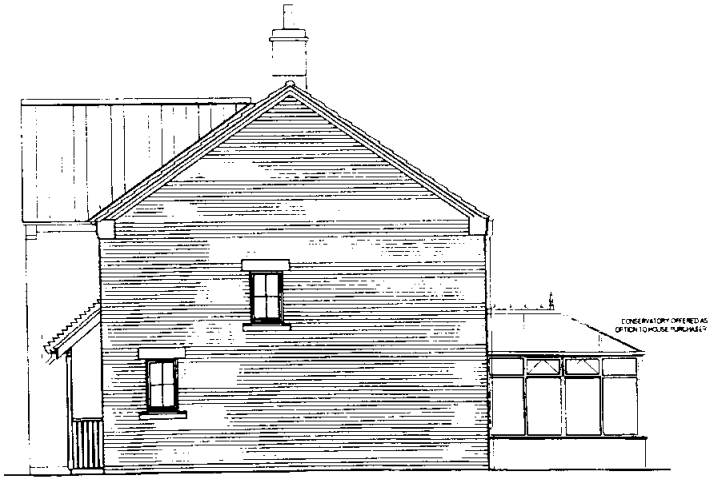
REAR ELEVATION (WITH CONSERVATORY)



REAR ELEVATION (WITHOUT CONSERVATORY)



SIDE ELEVATION 2



SIDE ELEVATION 1

DURRANHILL - HATFIELD DETACHED PLOTS 3 & 22

status: PLANNING

job / client:
DURRANHILL ROAD SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
HATFIELD DETACHED. PLOTS 3 & 22. 3 BED UNIT
ELEVATIONS (969 SQFT)

project no	drawing no	date
NFDS-133		MAR 11
scale	**drawn by**	**sheet size**
1:100	G RAYNE	A3

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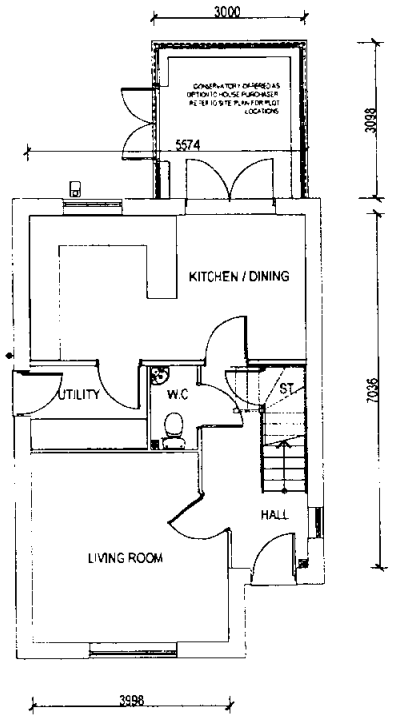
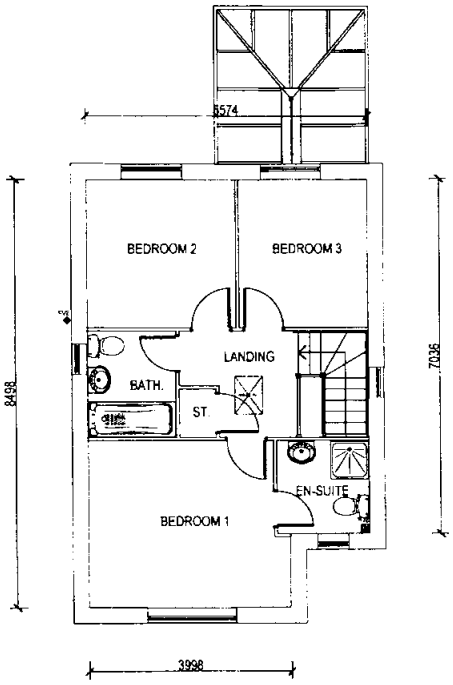


GROUND FLOOR PLAN



FIRST FLOOR PLAN

DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS (SITE PLAN REFERENCE:

AS	OPP
PLOTS 3	22*

* INDICATES PLOTS WITH BRICK HEADS AND CILLS TO REAR AND NON EXPOSED GABLE ELEVATIONS

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
HATFIELD DETACHED, PLOTS 3 & 22 3 BED UNIT
FLOOR PLANS (969 SQFT)

project no	drawing no	date
NFDS-133		MAR 11
scale	**drawn by**	**sheet size**
1:100	G.RAYNE	A3

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DURRANHILL - HATFIELD DETACHED PLOTS 3 & 22

DO NOT SCALE
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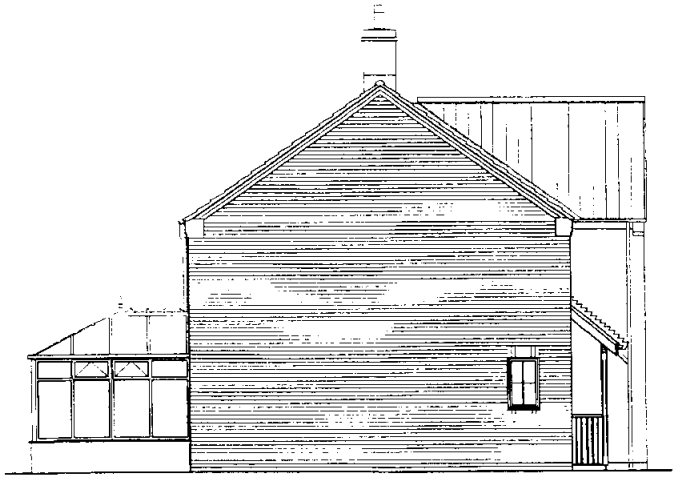
APPLIES TO PLOTS:

AS HANDED

FRONT ELEVATION

REAR ELEVATION (WITH CONSERVATORY)

REAR ELEVATION (WITHOUT CONSERVATORY)



SIDE ELEVATION 1

SIDE ELEVATION 2

DURRANHILL - HATFIELD DETACHED PLOT 36

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
HATFIELD DETACHED, PLOT36, 3 BED UNIT
ELEVATIONS (969 SQFT)

project no	drawing no	date
NFDS-133		MAR 11
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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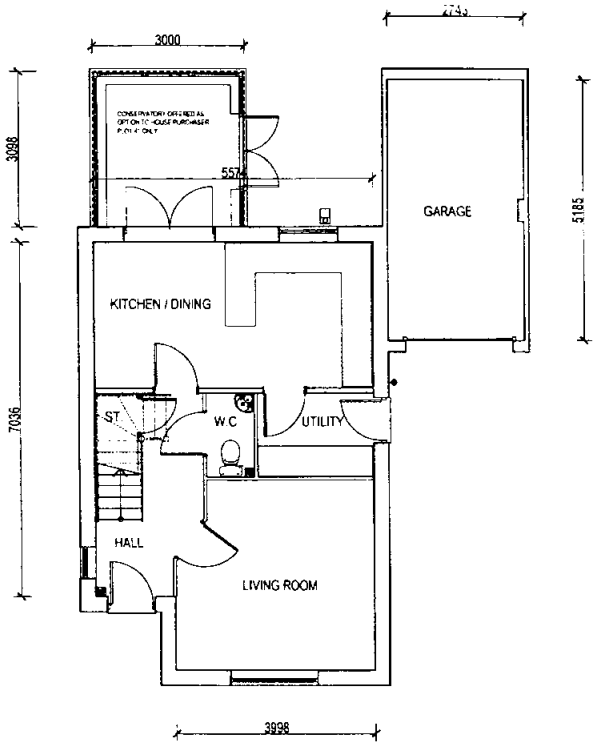
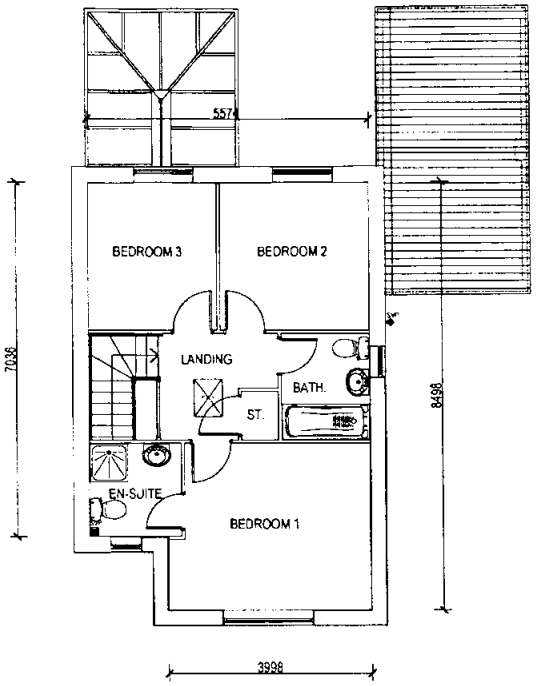


GROUND FLOOR PLAN



FIRST FLOOR PLAN

DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS:

AS HANDED

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
HATFIELD DETACHED, PLOT 36, 3 BED UNIT
FLOOR PLANS (969 SQFT)

project no	drawing no	date
NFDS-133		MAR 11
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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DURRANHILL - HATFIELD DETACHED PLOT 36

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APPLIES TO PLOTS:

AS HANDED

FRONT ELEVATION

REAR ELEVATION (WITH CONSERVATORY)

REAR ELEVATION (WITHOUT CONSERVATORY)

SIDE ELEVATION 1

SIDE ELEVATION 2

REV A 11.03.11 REFERENCE TO PLOT 46 OMITTED. G R

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
HATFIELD DETACHED, WITH REAR ENTRANCE
GARAGE PLOT 41, 3 BED UNIT ELEVATIONS

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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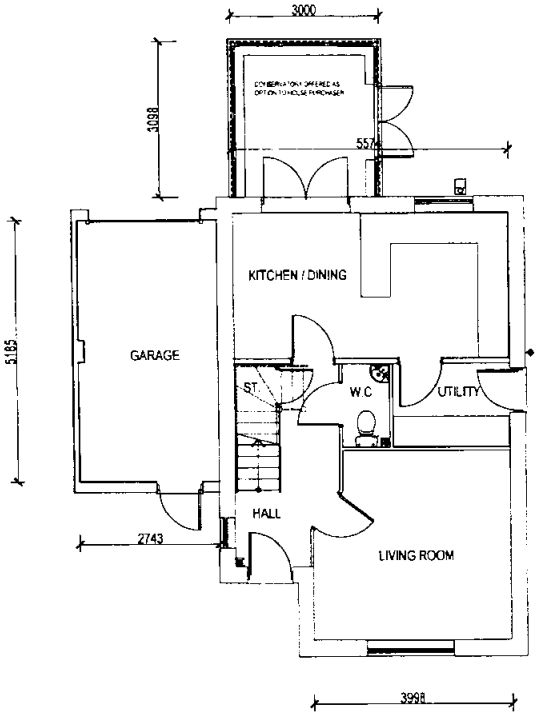
DURRANHILL - HATFIELD DETACHED PLOT 41

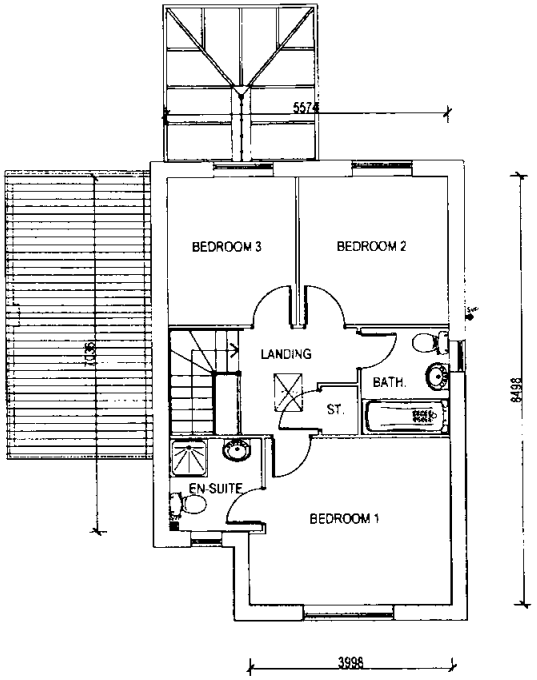
DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS.

AS HANDED



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV A. 11.03.11 REFERENCE TO PLOT 48 OMITTED. GR

status PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
HATFIELD DETACHED, WITH REAR ENTRANCE
GARAGE, PLOT 41, 3 BED UNIT. PLANS (969 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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DURRANHILL - HATFIELD DETACHED PLOT 41

DO NOT SCALE
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APPLIES TO PLOTS.

AS HANDED

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION 2

SIDE ELEVATION 1

status: PLANNING

job / client:
DURRANHILL ROAD SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
HATFIELD DETACHED WITH REAR ENTRANCE GARAGE, PLOT 48 3 BED UNIT ELEVATIONS

project no	drawing no	date
NFDS-133		MAR 11
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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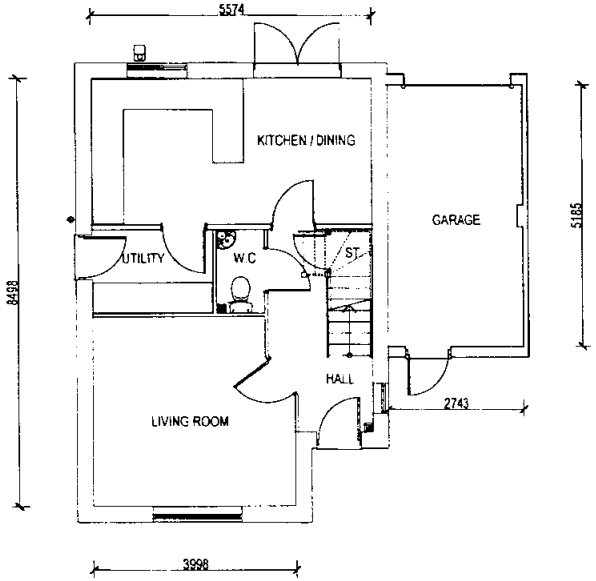
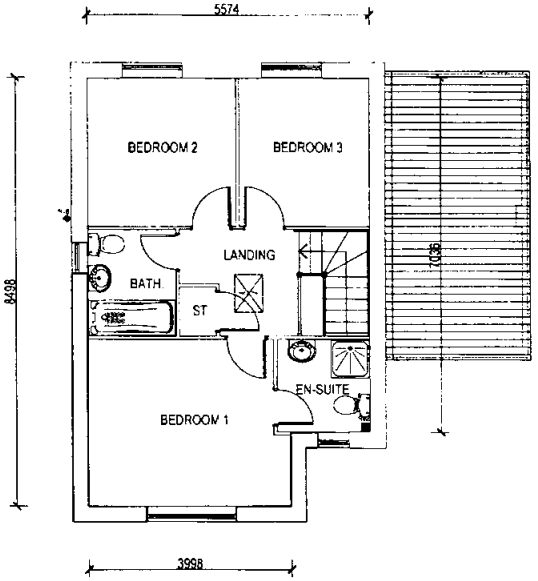
DURRANHILL - HATFIELD DETACHED PLOT 48



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DO NOT SCALE
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APPLIES TO PLOTS

AS HANDED

status PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
HATFIELD DETACHED WITH REAR ENTRANCE GARAGE, PLOT 48, 3 BED UNIT PLANS (969 SQFT)

project no	drawing no	date
NFDS-133		MAR 11
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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DURRANHILL - HATFIELD DETACHED PLOT 48

DO NOT SCALE
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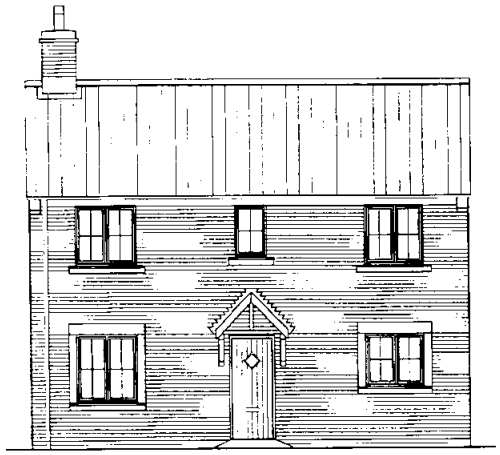
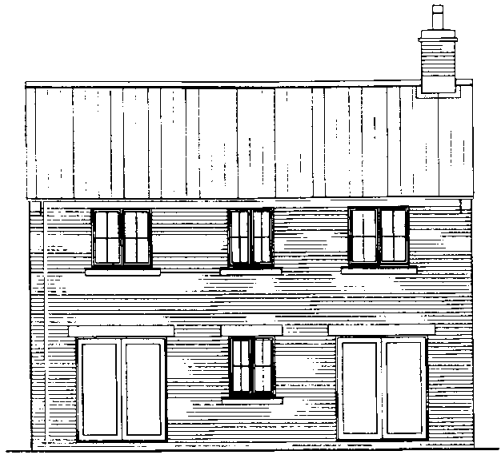
APPLIES TO PLOTS - SITE PLAN REFERENCE:

AS OPP

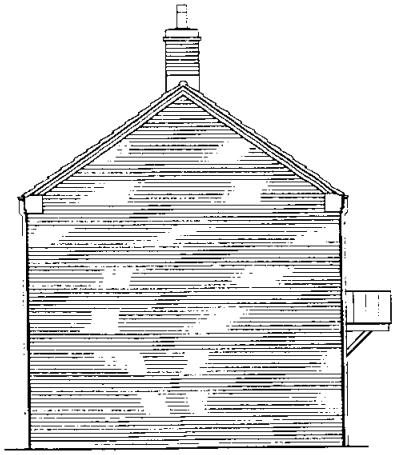
PLOT 49



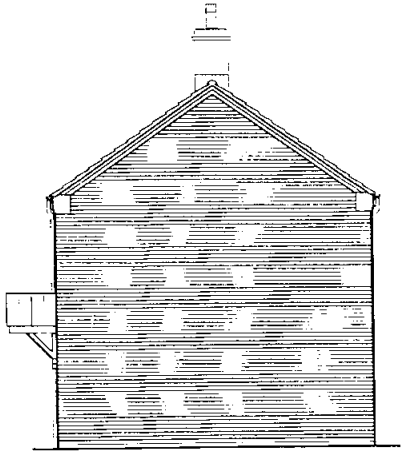
FRONT ELEVATION



REAR ELEVATION (WITHOUT CONSERVATORY)



SIDE ELEVATION 1



SIDE ELEVATION 2

DURRANHILL - CLEVEDON DETACHED (AS)

REV A 1' 03 11 PLOT NUMBERS AMENDED. G R

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
CLEVEDON DETACHED, 3 BED UNIT
FLOOR PLANS (999 SQFT)

project no	drawing no	date
NFDS 133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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DO NOT SCALE
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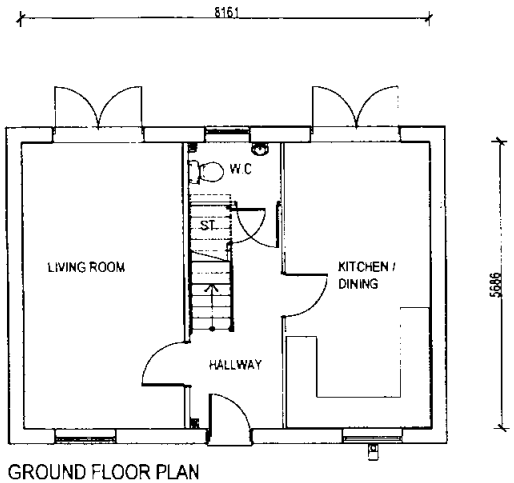
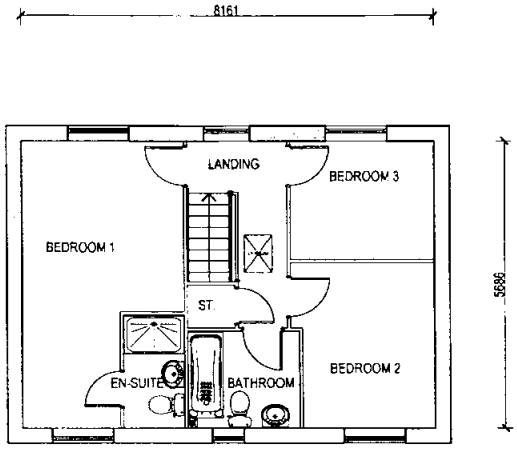
APPLIES TO PLOTS - SITE PLAN REFERENCE:

AS OPP

PLOT 49



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV A. 11.03.11 PLOT NUMBERS AMENDED G R

status PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
CLEVEDON DETACHED, 3 BED UNIT
FLOOR PLANS (999 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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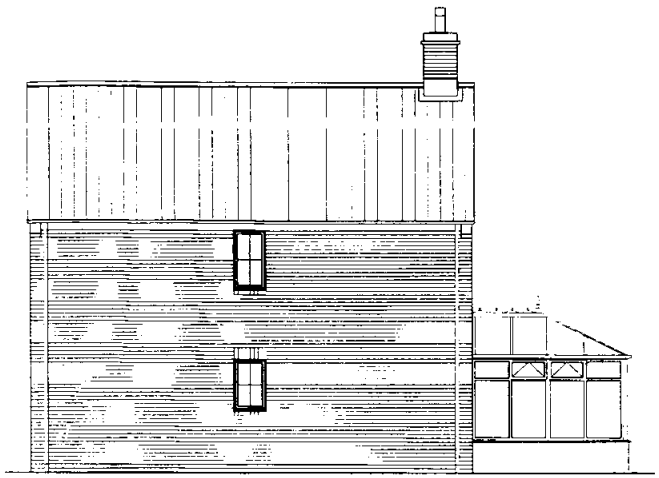
DURRANHILL - CLEVEDON DETACHED (AS)

DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS (SITE PLAN REFERENCE

AS OPP
PLOT 25

FRONT ELEVATION 1



SIDE ELEVATION

FRONT ELEVATION 2

REAR ELEVATION (WITH CONSERVATORY)

REAR ELEVATION (WITHOUT CONSERVATORY)

DURRANHILL - CLANDON DETACHED (AS)

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
CLANDON DETACHED, 3 BED UNIT
ELEVATIONS (1007 SOFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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DO NOT SCALE
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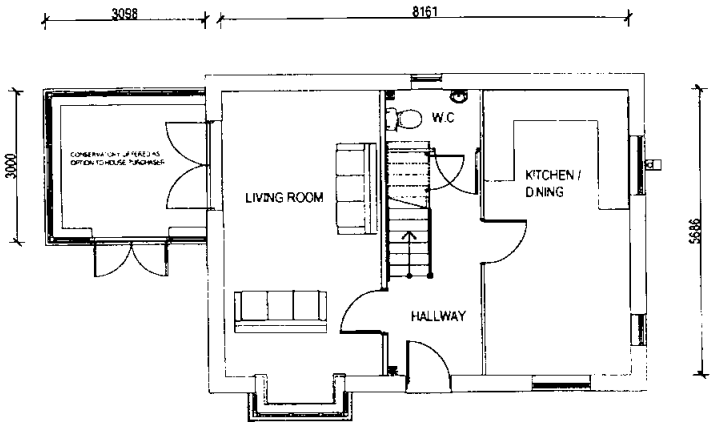
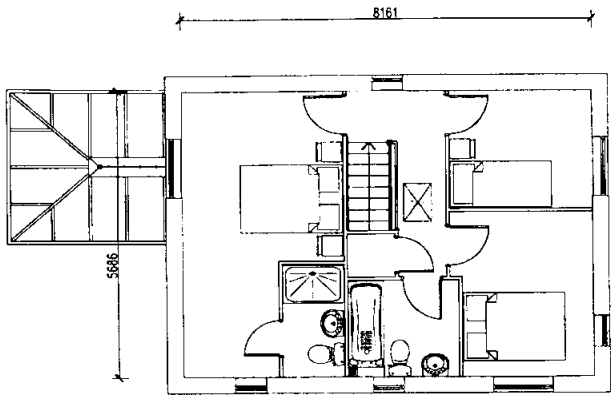
APPLIES TO PLOTS (SITE PLAN REFERENCE

AS	OPP
PLOT 25	



GROUND FLOOR PLAN



FIRST FLOOR PLAN

status		
PLANNING		
job / client		
DURRANHILL ROAD, SCOTBY FOR PERSIMMON HOMES LANCASHIRE		
drawing title		
CLANDON DETACHED, 3 BED UNIT FLOOR PLANS (1007 SQFT)		
project no.	drawing no	date
NFDS-133		MAR 11
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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DURRANHILL - CLANDON DETACHED (AS)

DO NOT SCALE
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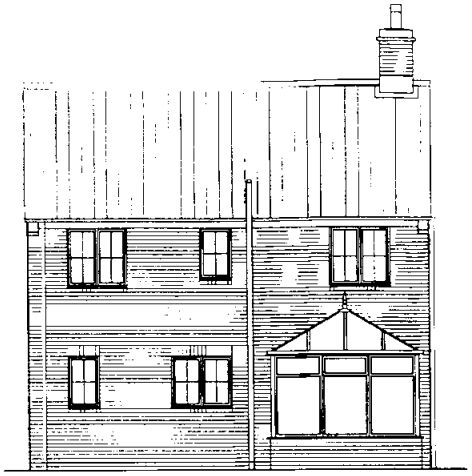
APPLIES TO PLOTS - SITE PLAN REFERENCE:

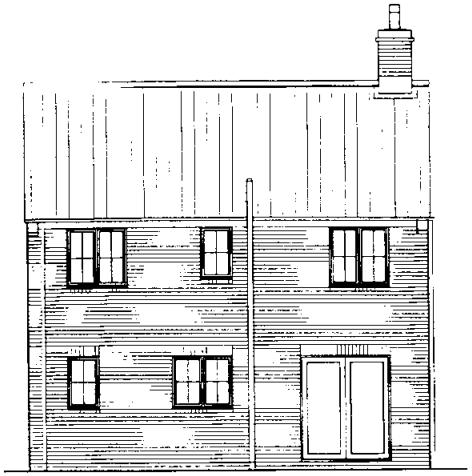
AS OPP

PLOTS 4
16
35

FRONT ELEVATION



REAR ELEVATION (WITH CONSERVATORY)



REAR ELEVATION (WITHOUT CONSERVATORY)

SIDE ELEVATION 1

SIDE ELEVATION 2

REV A 05.12.10 OPTIONAL CONSERVATORY ADDED. PLOT NUMBERS AMENDED. G.R

status: PLANNING

job / client:
DURRANHILL ROAD SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
ROSEBERRY DETACHED 4 BED UNIT
ELEVATIONS (1096 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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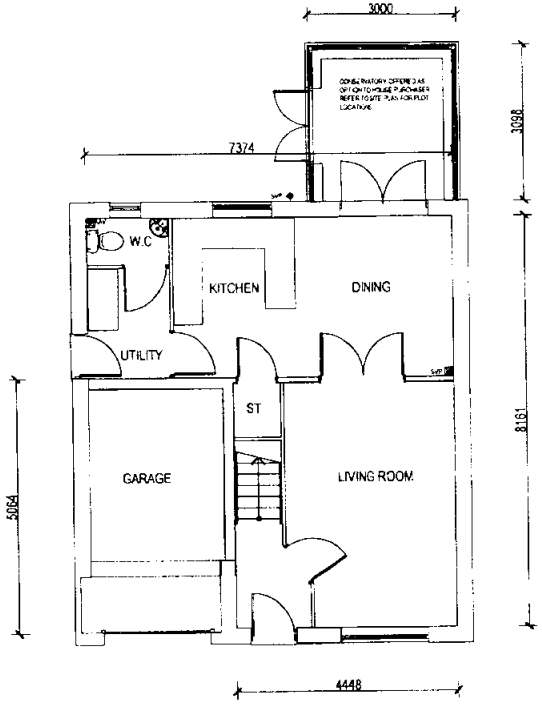
DURRANHILL - ROSEBERRY DETACHED (AS)

DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

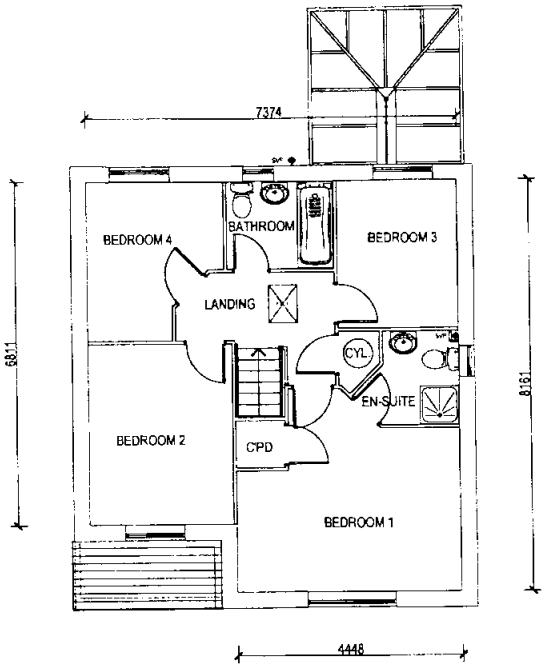
APPLIES TO PLOTS - SITE PLAN REFERENCE:

AS OPP

PLOTS 4
16
35



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV A 06 12 10	OPTIONAL CONSERVATORY ADDED PLOT NUMBERS AMENDED.	G R

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
ROSEBERRY DETACHED, 4 BED UNIT
FLOOR PLANS (1096 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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DURRANHILL - ROSEBERRY DETACHED (AS)

DO NOT SCALE
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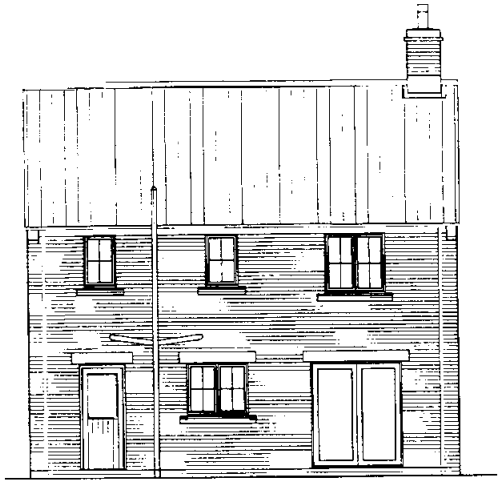
APPLIES TO PLOTS - SITE PLAN REFERENCE

AS	OPP
PLOTS 2	
	16*

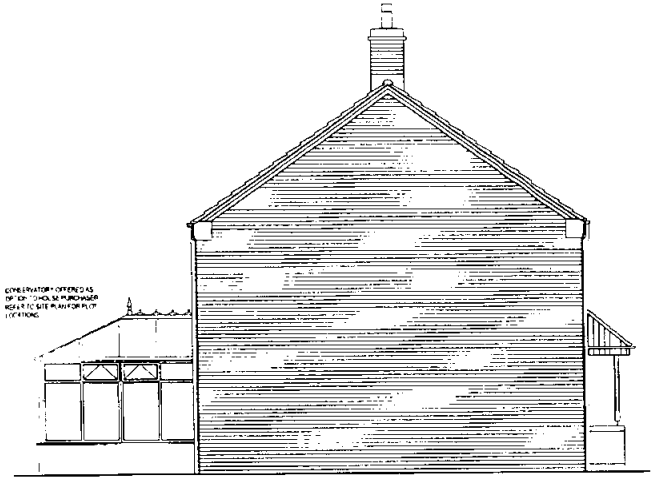
* INDICATES PLOTS WITH BRICK HEADS AND CILLS TO REAR AND NON EXPOSED GABLE ELEVATIONS

FRONT ELEVATION

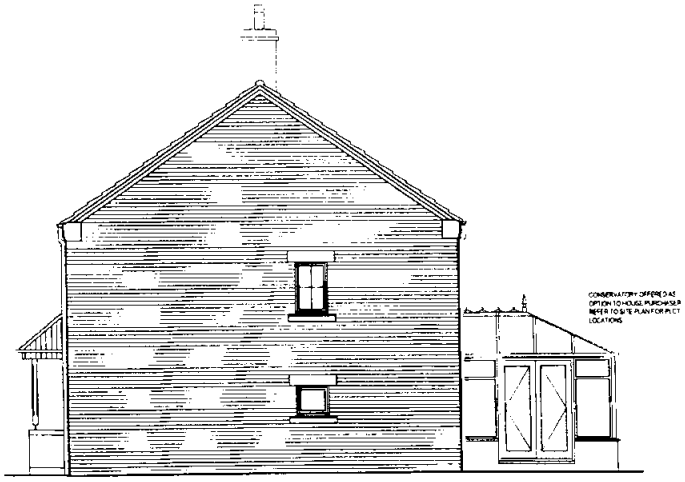
REAR ELEVATION (WITH CONSERVATORY)



REAR ELEVATION (WITHOUT CONSERVATORY)



SIDE ELEVATION 1



SIDE ELEVATION 2

REV B: 11.03.11	PLOT NUMBERS AMENDED	G.R
REV A: 08.12.10	OPTIONAL CONSERVATORY ADDED PLOT NUMBERS AMENDED.	G.R

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
CHEDWORTH DETACHED, 4 BED UNIT
ELEVATIONS (1222 SQFT)

project no	drawing no	date
NFDS 133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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DURRANHILL - CHEDWORTH DETACHED (AS)

DO NOT SCALE
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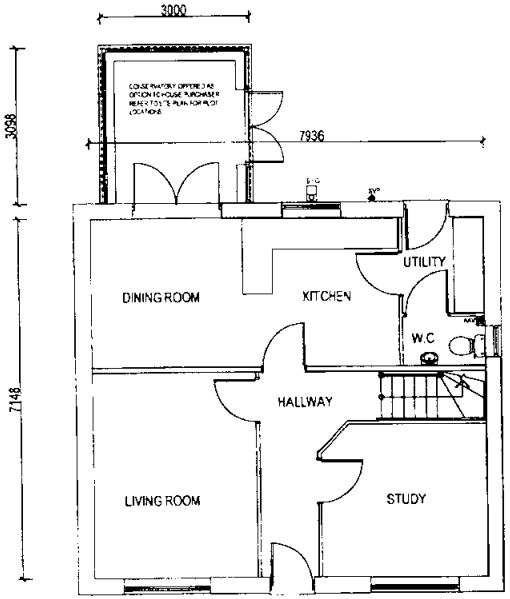
APPLIES TO PLOTS - SITE PLAN REFERENCE

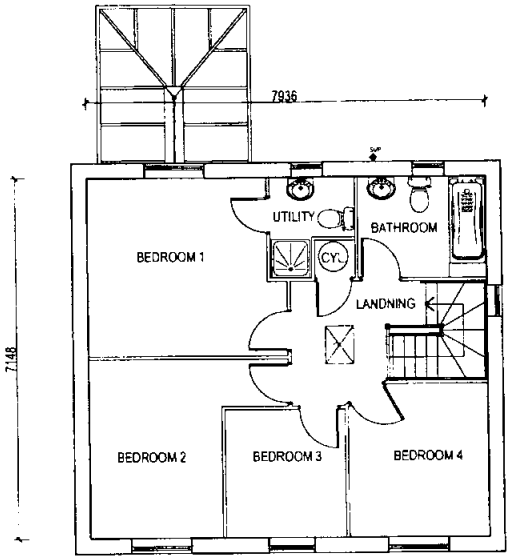
AS OPP

PLOTS 2
16*

* INDICATES PLOTS WITH BRICK HEADS AND CILLS TO REAR AND NON EXPOSED GABLE ELEVATIONS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV B 11.03.11	PLOT NUMBERS AMENDED	G.R
REV A 08.12.10	OPTIONAL CONSERVATORY ADDED PLOT NUMBERS AMENDED.	G.R

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
CHEDWORTH DETACHED, 4 BED UNIT
FLOOR PLANS (1222 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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DURRANHILL - CHEDWORTH DETACHED (AS)

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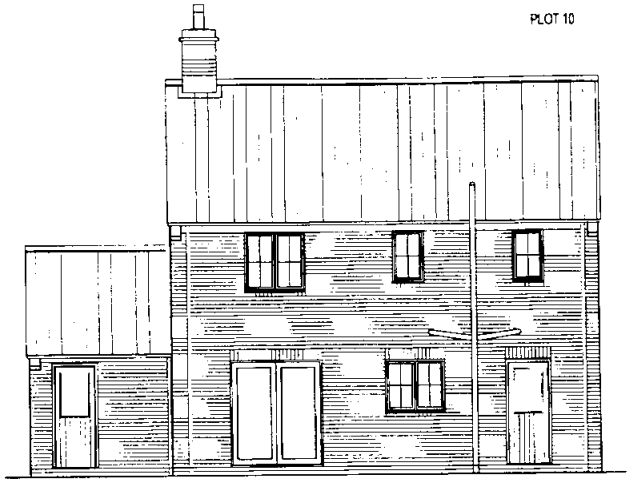
APPLIES TO PLOTS (SITE PLAN REFERENCE)

AS OPP

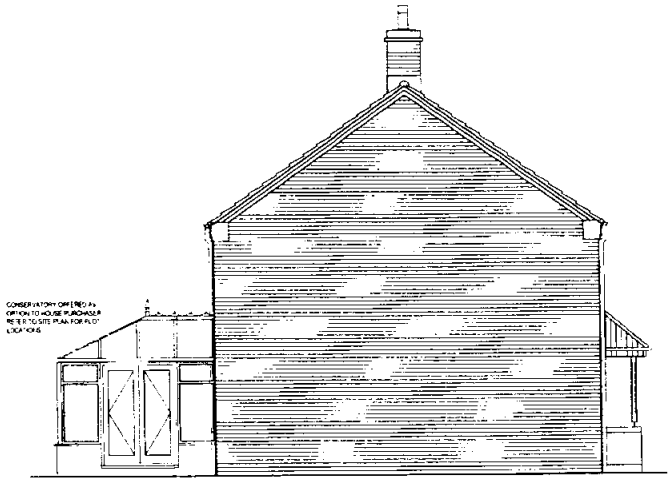
PLOT 10

FRONT ELEVATION

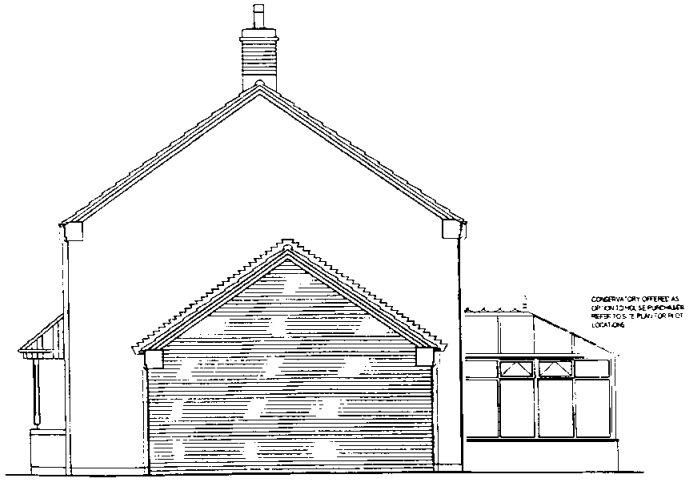
REAR ELEVATION (WITH CONSERVATORY)



REAR ELEVATION (WITHOUT CONSERVATORY)



SIDE ELEVATION 1



SIDE ELEVATION 2

REV A 06.12.10 OPTIONAL CONSERVATORY ADDED G.R

status
PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
PLOT 10 CHEDWORTH DETACHED, 4 BED
ELEVATIONS (1222 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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DURRANHILL - CHEDWORTH DETACHED PLOT 10

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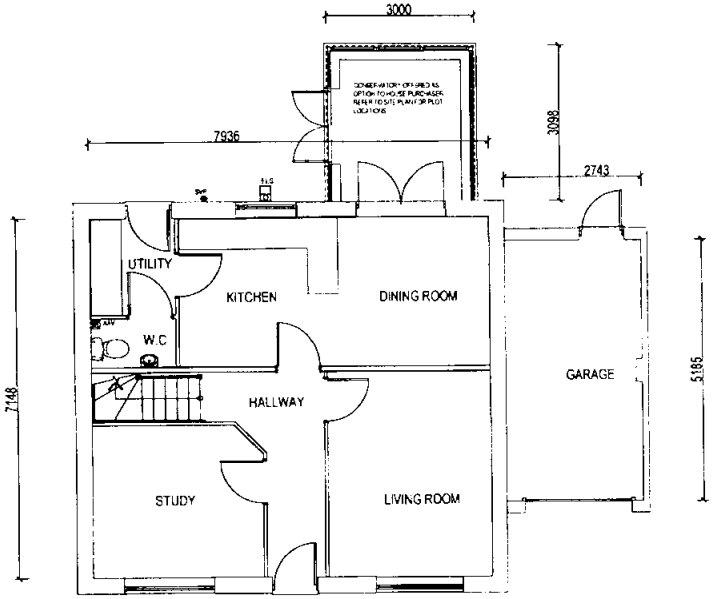
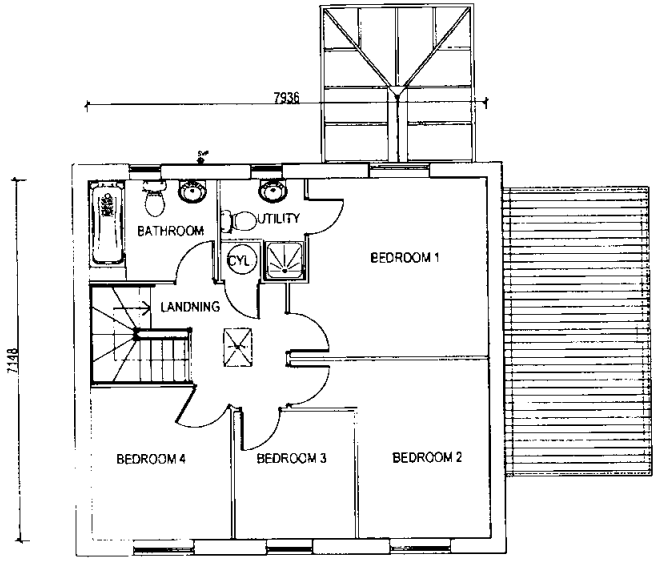
APPLIES TO PLOTS (SITE PLAN REFERENCE:

AS OPP

PLOT 10



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV A 06.12.10 OPTIONAL CONSERVATORY ADDED G.R

status PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
PLOT 10 CHEDWORTH DETACHED, 4 BED
FLOOR PLANS (1222 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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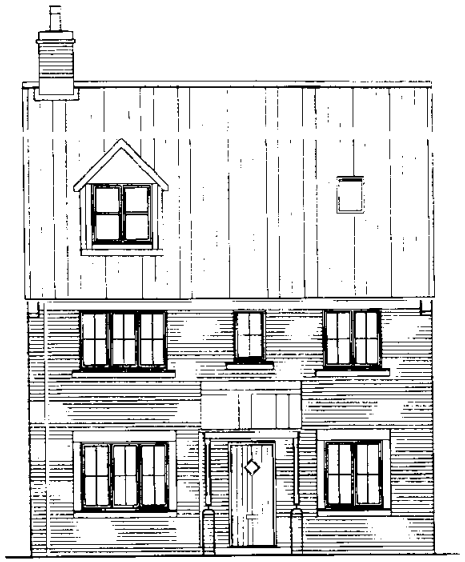
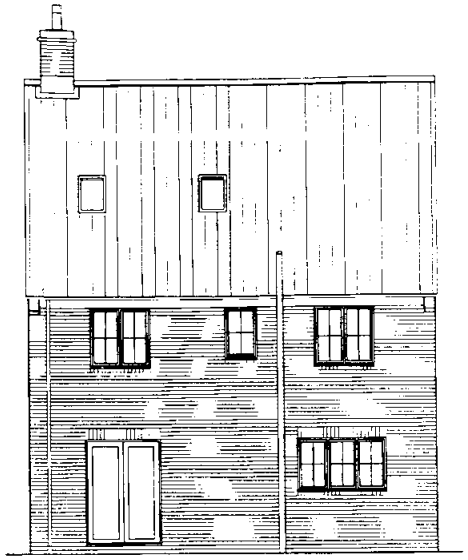
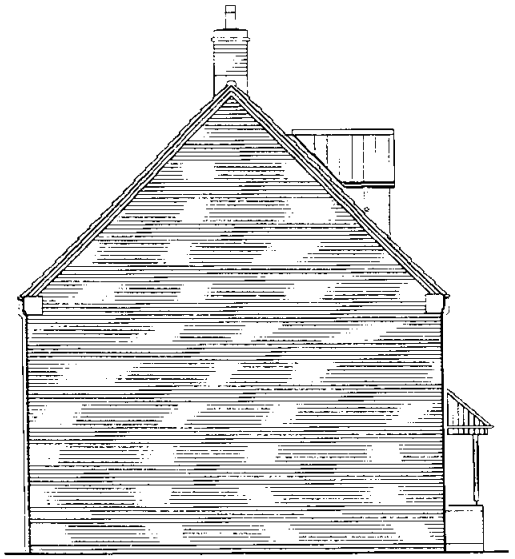
DURRANHILL - CHEDWORTH DETACHED PLOT 10



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1

SIDE ELEVATION 2

DURRANHILL - WOODCHESTER DETACHED

DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS - SITE PLAN REFERENCE.

AS OPP

PLOT 14

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
WOODCHESTER DETACHED, 5 BED UNIT
ELEVATIONS (1633 SQFT)

project no	drawing no	date
NFDS-133		MAR 11
scale	drawn by	sheet size
1:100	G RAYNE	A3

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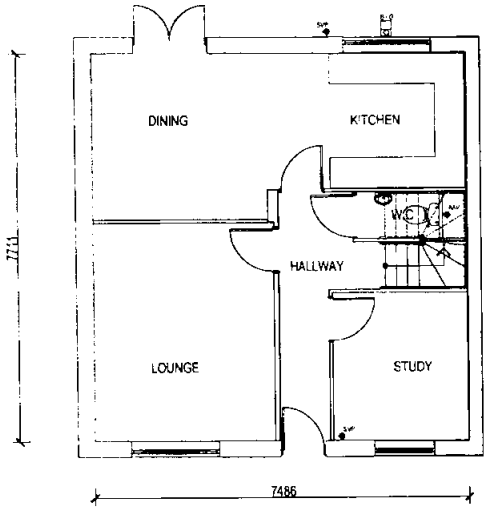
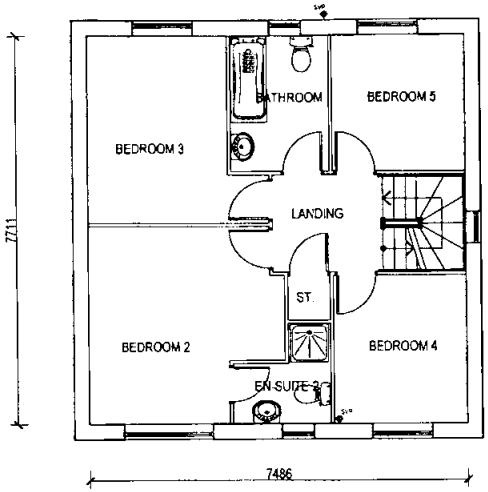
APPLIES TO PLOTS - SITE PLAN REFERENCE

AS OPP

PLOT 14



GROUND FLOOR PLAN



FIRST FLOOR PLAN

status PLANNING

job / client
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title
WOODCHESTER DETACHED, 5 BED UNIT
FLOOR PLANS (1633 SQFT)

project no	drawing no	date
NFDS 133		MAR 11
scale	drawn by	sheet size
1:100	G RAYNE	A3

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DURRANHILL - WOODCHESTER DETACHED

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APPLIES TO PLOTS - SITE PLAN REFERENCE:

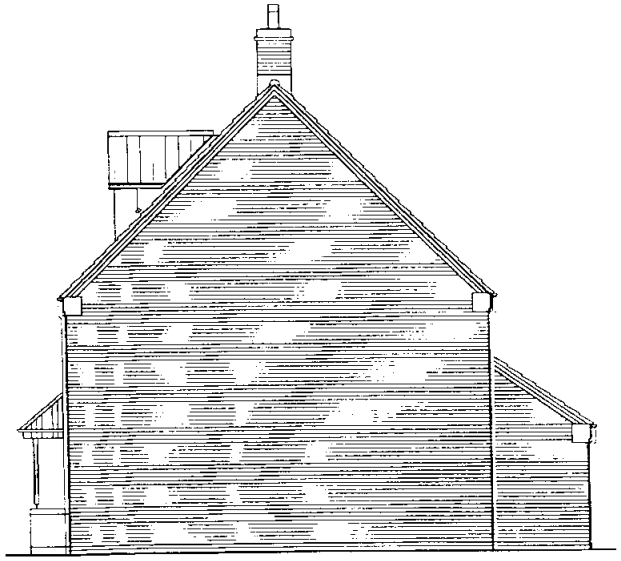
AS OPP

PLOT 13

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION 1



SIDE ELEVATION 2

DURRANHILL - WOODCHESTER WITH DOUBLE GARAGE

REV A 06.12.10 DOUBLE GARAGE ADDED PLOT NUMBERS AMENDED G R

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
WOODCHESTER DETACHED, 5 BED UNIT
ELEVATIONS (1633 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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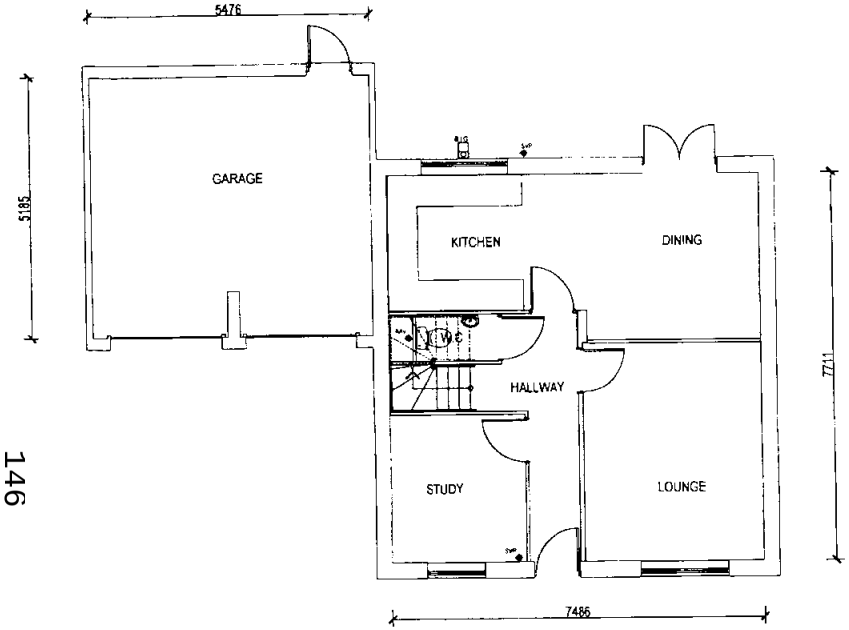
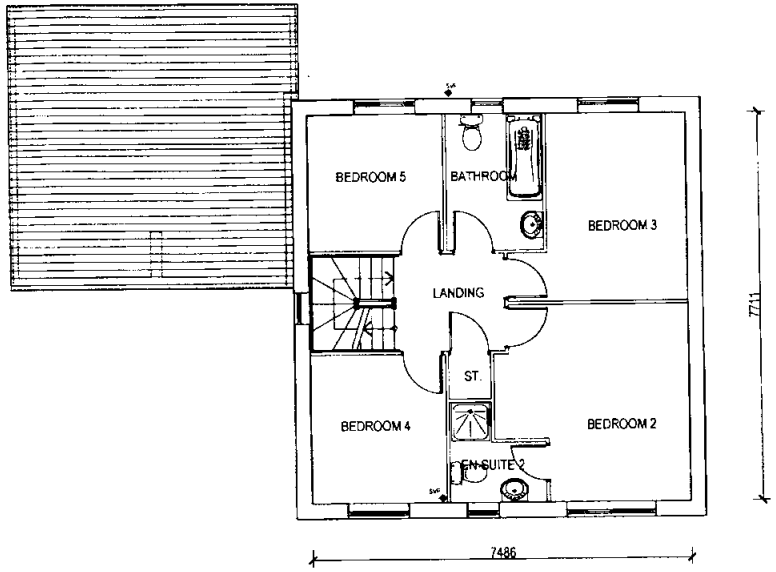
APPLIES TO PLOTS - SITE PLAN REFERENCE.

AS OPP

PLOT 13



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV B. 10.03.11	REAR GARAGE PERSONAL DOOR POSITION AMENDED AS PER ELEVATIONS	G.R.
REV A. 06.12.10	DOUBLE GARAGE ADDED. PLOT NUMBERS AMENDED	G.R.

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
WOODCHESTER DETACHED, 5 BED UNIT
FLOOR PLANS (1633 SQFT)

project no	drawing no	date
NFDS 133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

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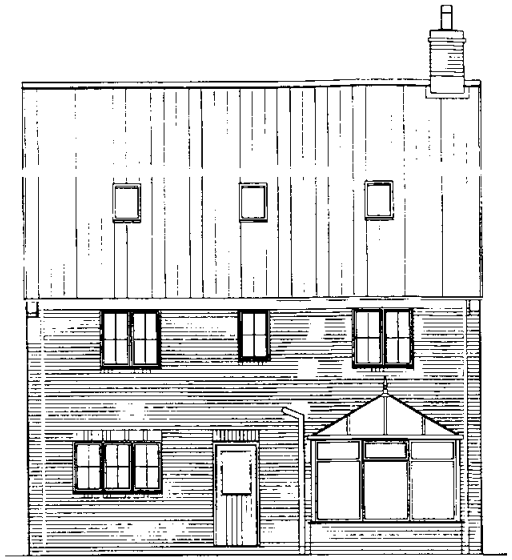
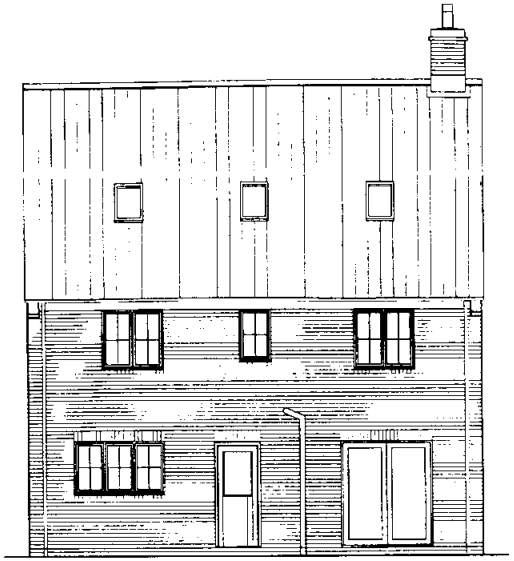
DURRANHILL - WOODCHESTER WITH DOUBLE GARAGE

FRONT ELEVATION



REAR ELEVATION (WITH CONSERVATORY)



REAR ELEVATION (WITHOUT CONSERVATORY)

DO NOT SCALE
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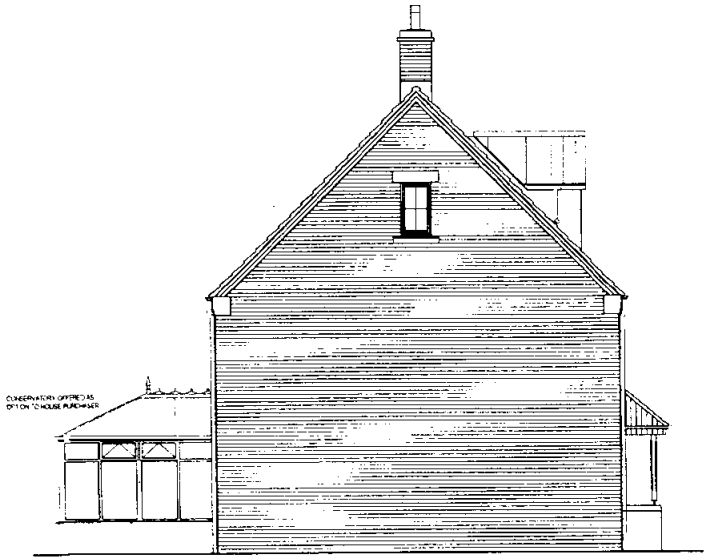
APPLIES TO PLOTS - SITE PLAN REFERENCE

AS	OPP
PLOTS 12	
15	
17	



SIDE ELEVATION 1

SIDE ELEVATION 2

REV A: 05.12.10 OPTIONAL CONSERVATORY ADDED. PLOT NUMBERS AMENDED. G.R

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
NEWBY DETACHED, 5 BED UNIT
ELEVATIONS (1732 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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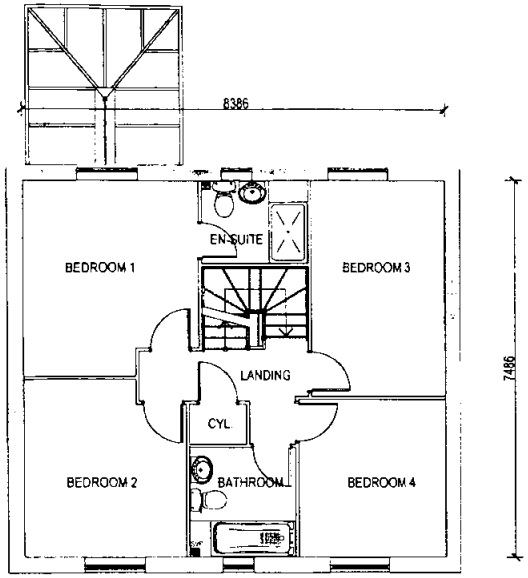
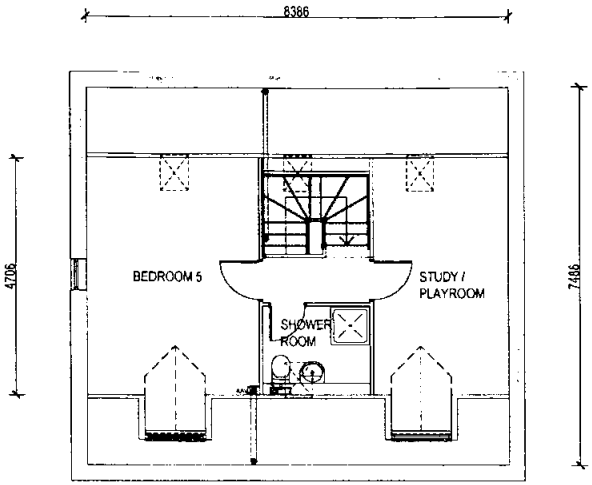
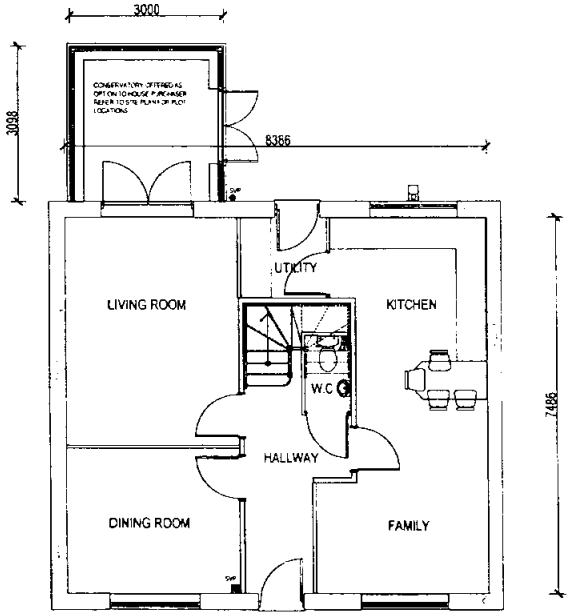
DURRANHILL - NEWBY DETACHED (AS)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

DURRANHILL - NEWBY DETACHED (AS)

DO NOT SCALE
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APPLIES TO PLOTS - SITE PLAN REFERENCE:

AS	OPP
PLOTS 12	
15	
17	

REV B 10.03.11	ROOM TITLE FOR BEDROOM 4 ADDED.	G.R
REV A 06.12.10	OPTIONAL CONSERVATORY ADDED. PLOT NUMBERS AMENDED.	G.R

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
NEWBY DETACHED. 5 BED UNIT
FLOOR PLANS (1732 SQFT)

project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G RAYNE	A3

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DO NOT SCALE
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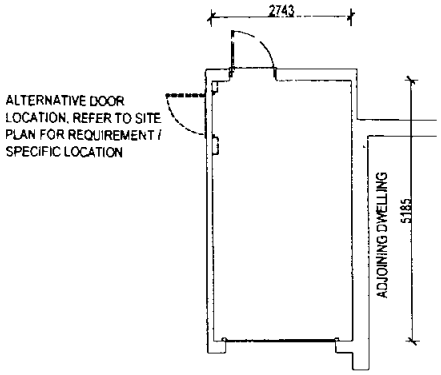
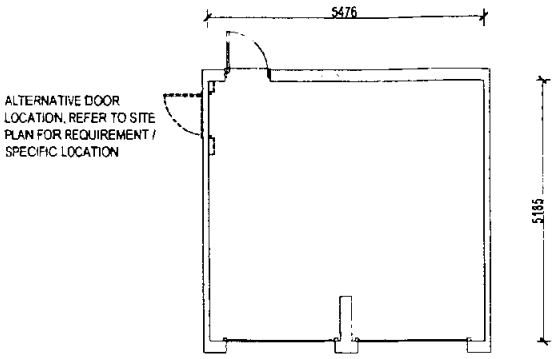
APPLIES TO PLOTS:

AS HANDED

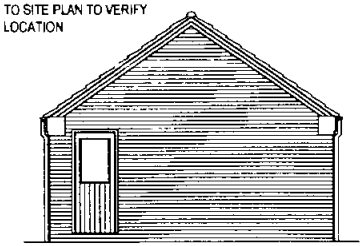


SINGLE GARAGE PLAN

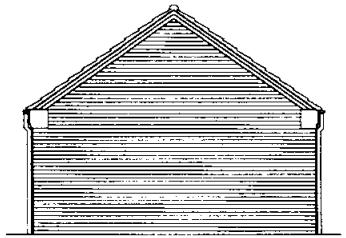


DOUBLE GARAGE PLAN

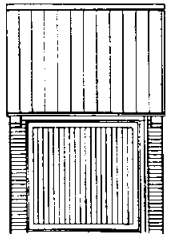
NOTE: PERSONAL DOORS ARE PLOT SPECIFIC. REFER TO SITE PLAN TO VERIFY LOCATION



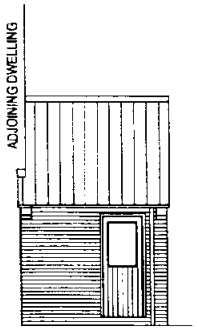
SIDE ELEVATION 1



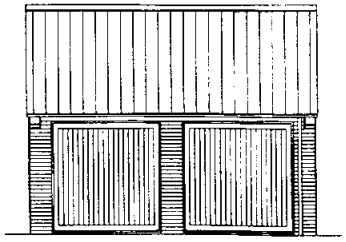
SIDE ELEVATION 2



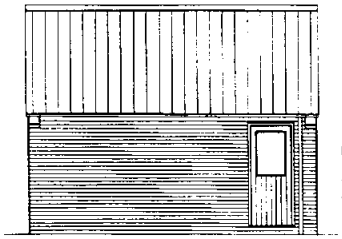
FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION



REAR ELEVATION

NOTE: PERSONAL DOORS ARE PLOT SPECIFIC. REFER TO SITE PLAN TO VERIFY LOCATION

status: PLANNING

job / client:
DURRANHILL ROAD, SCOTBY
FOR PERSIMMON HOMES LANCASHIRE

drawing title:
SINGLE / DOUBLE GARAGE
PLANS & ELEVATIONS

project no	drawing no	date
NFDS-133		AUG 10
scale	**drawn by**	**sheet size**
1:100	G RAYNE	A3

newforest design
architecture

new forest design solutions ltd
the warehouse
well Lane
low Fell
gateshead
ne9 6jw

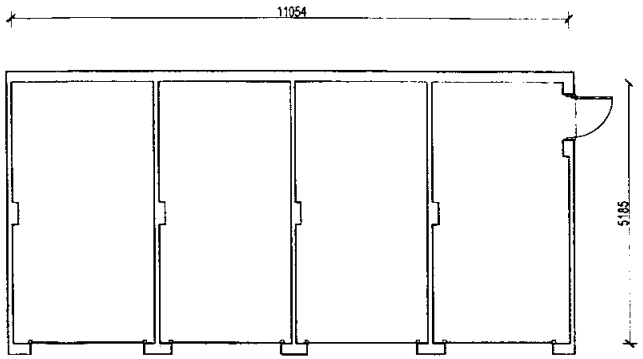
tel 0191 491 6500 fax 0191 487 5314
www.newforestdesign.co.uk
office@newforestdesign.co.uk

DURRANHILL - SINGLE / DOUBLE GARAGE

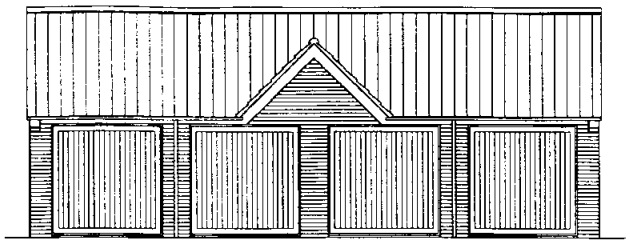
DO NOT SCALE
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement

APPLIES TO PLOTS:

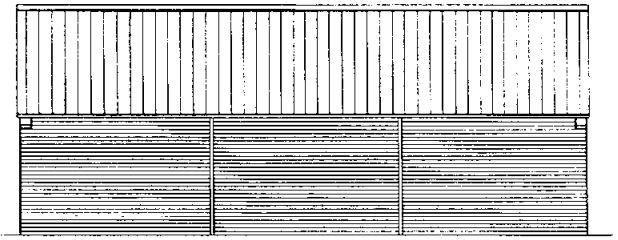
AS HANDED



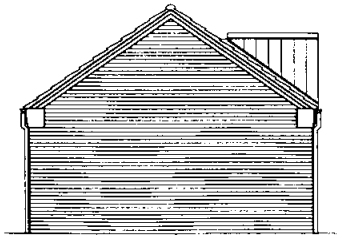
4 BAY GARAGE PLAN



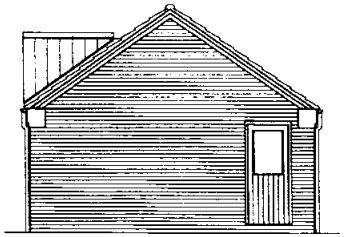
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

REV A: 10.03.11 SIDE ELEVATIONS REVISED TO REFLECT GABLETTE ON FRONT ELEVATION		G R
status	PLANNING	
job / client	DURRANHILL ROAD, SCOTBY FOR PERSIMMON HOMES LANCASHIRE	
drawing title	4 BAY GARAGE SHARED PLANS & ELEVATIONS	
project no	drawing no	date
NFDS-133		AUG 10
scale	drawn by	sheet size
1:100	G.RAYNE	A3

newforest design

architecture

new forest design solutions ltd
the warehouse
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gateshead
ne9 6jw

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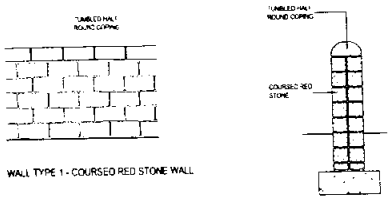
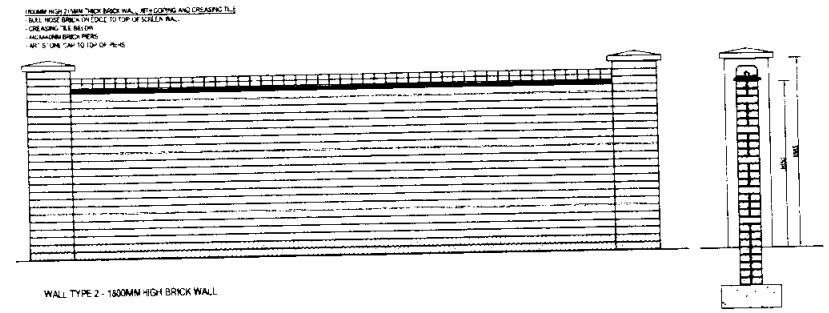
www.newforestdesign.co.uk
office@newforestdesign.co.uk

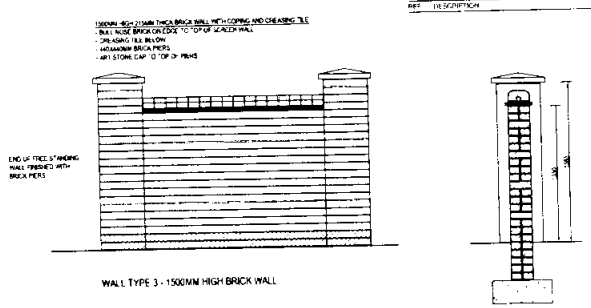
DURRANHILL - 4 BAY GARAGE



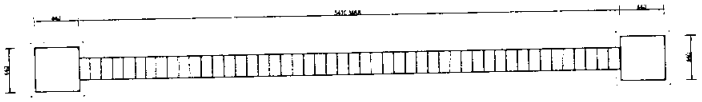
WALL TYPE 1 - COURSED RED STONE WALL

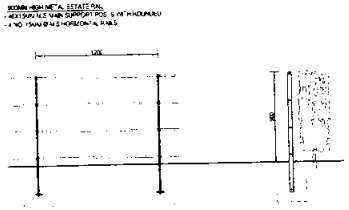


WALL TYPE 2 - 1800MM HIGH BRICK WALL

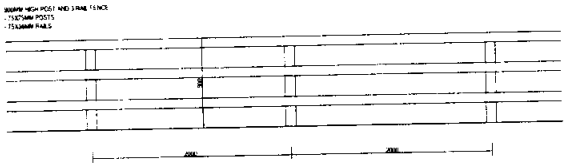


WALL TYPE 3 - 1500MM HIGH BRICK WALL

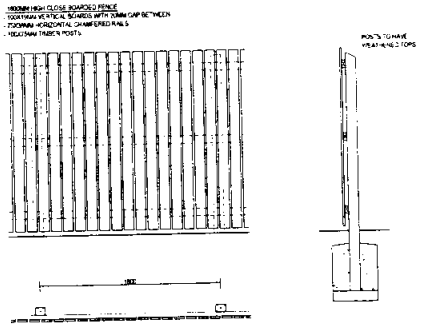




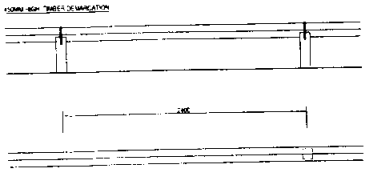
FENCE TYPE 1A ESTATE METAL RAIL WITH EDGE BEHIND
AND
FENCE TYPE 1B - NO HEDGE



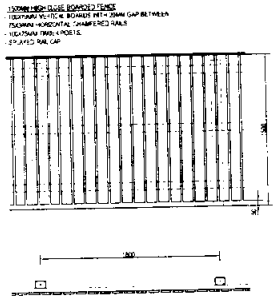
FENCE TYPE 2 - PLOT PARTY FENCE



FENCE TYPE 3 - PLOT REAR BOUNDARIES



FENCE TYPE 4 - DEMARCATION



FENCE TYPE 5 USED IN COMBINATION WITH WALL TYPE 3
WHERE SHOWN

status	PLANNING
site address	DURRANHILL ROAD SCOTBY FOR PERSIMMON HOMES LANCASHIRE
drawing title	PROPOSED BOUNDARY TREATMENTS

project no	drawing no	date
NFDS-133	PLN_04	AUG 10
scale	drawn by	sheet size
1:25	G. RAYNE	A1

newforest
design
architecture

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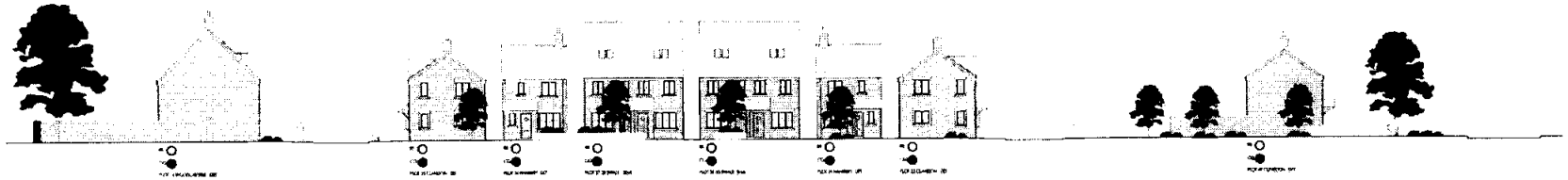
DURRANHILL - BOUNDARY TREATMENTS

DURRAN HILL - CARLISLE - PRIMARY STREET SCENES 1 - 4

STREET SCENE 1

STREET SCENE 2

STREET SCENE 3



STREET SCENE 4

KEY TO ROOF MATERIALS

CG ROOF TILE - CHARCOAL GREY

KEY TO WALL MATERIALS

RB RED STOCK BRICK

NOTE - ALL FACING MATERIALS SUBJECT TO LA APPROVAL

DESIGNERS RISK ASSESSMENT

Residual Risks

REF DESCRIPTION DATE

RECEIVED
17 MAR 2011
10/0742

REV A 15.04.11 REVISED IN ACCORDANCE WITH SITE LAYOUT NFDS-133 PL100 REV C GJR

REV B 08.12.10 REVISED IN ACCORDANCE WITH SITE LAYOUT NFDS-133 PL100 REV A ST

status PLANNING

job / client

FOR PERSIMMON HOMES LANCASHIRE

DURRAN HILL - CARLISLE

drawing title

STREET SCENES

ELEVATIONS 1-4

project no	drawing no	date
NFDS-133	PL105	26.08.10
scale	drawn by	sheet size
1:200	ST	A1

newforest design

architecture

new forest design solutions ltd
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south farm
ringwood
gulphstreet
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tel 0191 4916600 fax 0191 4675314
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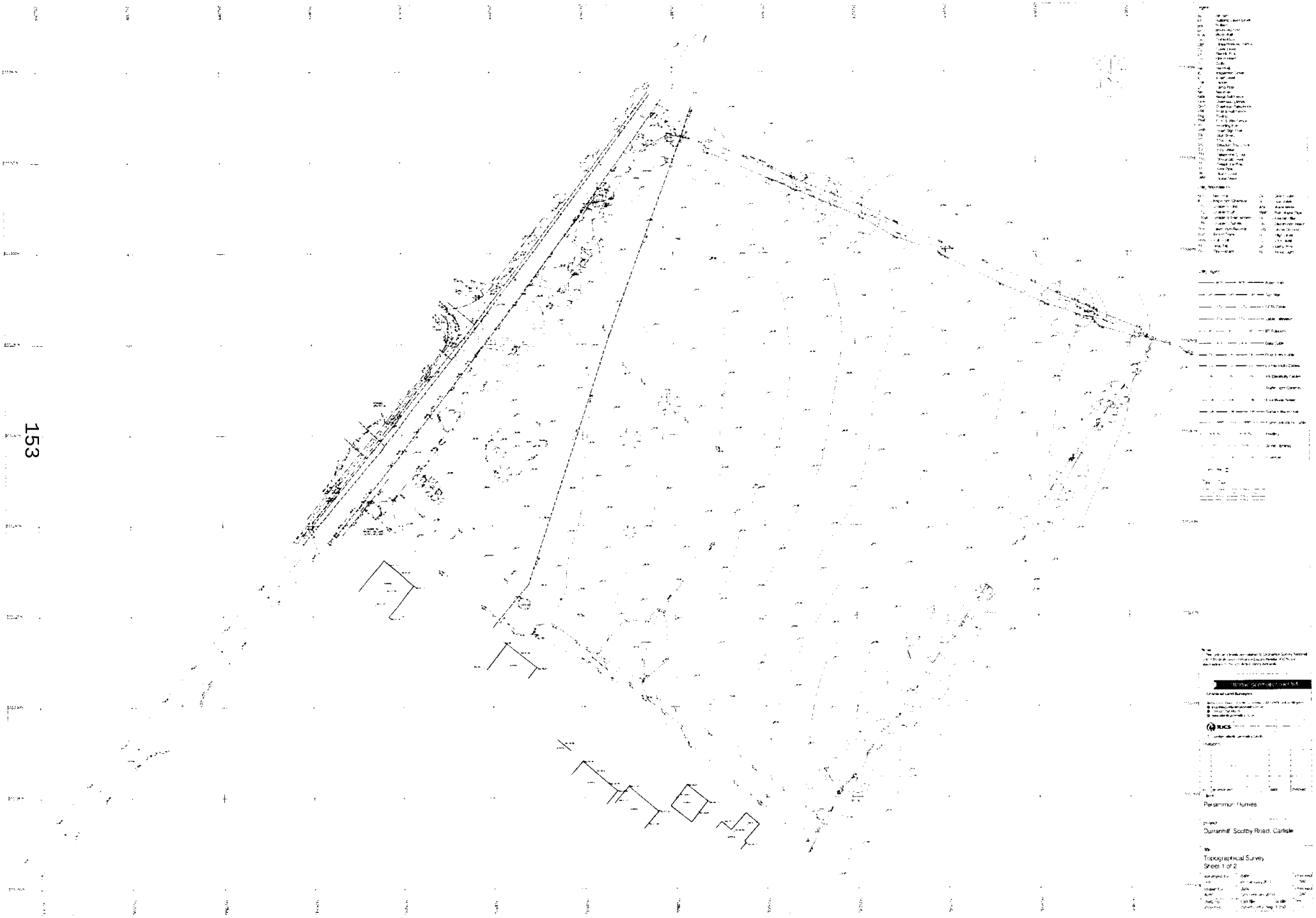
office@newforestdesign.co.uk


Persimmon Homes
Durranhill Scotby Road, Carlisle
Topographical Survey
Sheet 1 of 2

SCHEDULE A: Applications with Recommendation

11/0154

Item No: 04 Date of Committee: 15/04/2011

Appn Ref No:	**Applicant:**	**Parish:**
11/0154	Riverside Carlisle	Carlisle
Date of Receipt:	**Agent:**	**Ward:**
28/02/2011	Story Group	Belah
Location:		**Grid Reference:**
Land adj. Etterby Road, Carlisle		338640 556995

Proposal: Erection Of Signage For Forthcoming Development Approved Under Planning Reference 10/0508

Amendment:

REPORT **Case Officer:** Shona Taylor

Reason for Determination by Committee:

This application is brought before the Development Control Committee for determination due to the receipt of six letters of objection.

1. Constraints and Planning Policies

Tree Preservation Order

The site to which this proposal relates has within it a tree protected by a Tree Preservation Order.

Ancient Monument

Local Plan Pol CP5 - Design

Local Plan Pol CP6 - Residential Amenity

Local Plan Pol EC17 - Advertisements

2. Summary of Consultation Responses

Cumbria County Council - Highway Authority: no objections;

English Heritage: the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice;

Forestry Commission: no response received.

3. Summary of Representations

Representations Received

Initial:	Consulted:	Reply Type:
Etterby House	03/03/11	
Grange Cottage	03/03/11	
Etterby Grange House	03/03/11	
Etterby Lodge	03/03/11	
Wath Cottage	03/03/11	
The Beeches	03/03/11	
1 Stainton Road	03/03/11	Objection
2 Stainton Road	03/03/11	Objection
3 Stainton Road	03/03/11	
4 Stainton Road	03/03/11	
The Orchard	03/03/11	
Ridvan	03/03/11	
35 Finn Avenue		Objection
5 Eden Bank		Objection
1 Stainton Road		Objection

3.1 This application has been advertised by means of a site notice and notification letters sent to twelve neighbouring properties. In response six letters of objection has been received from five complainants. The grounds of objection are summarised as being;

1. the sign will be a direct hindrance to any view from the rear of 2 Stainton Road;
2. it will be a danger to driver due to its close proximity to the sharp righ turn onto stainton road;
3. the sign will be a distraction to drivers on this narrow country lane;
4. this throughfare is used frequently by walkers, cyclists, children, heavy traffic and horses. Anyone heading for the blind corner therefore needs to keep their eyes on the road and not on the proposed sign;
5. there is enough mutilation already planned to destroy Etterby Village without this proposal;
6. the sign is unneccesary;
7. the sign is too near to the roadside;
8. at 2.4m the sign is too long;
9. the proposed time span of five years is not by definition temporary;
10. the sign will obstruct the padlocked gate and footpath used by United Utilities;
11. the photograph submitted as part of the applciation is misleading;
12. the signage does not positively contribute to the appearance of the

environment and would adversely affect the character and amenity of the area.

4. Planning History

4.1 The signage relates to a previously approved application for 30no. affordable homes at land between Stainton Road and track to Kingsmoor Depot, Etterby Road, Carlisle, application 10/0508.

5. Details of Proposal/Officer Appraisal

Introduction

5.1 This application seeks approval for the erection of 1no. non-illuminated free standing pole mounted sign on land adjacent to Etterby Road, Carlisle. Under the Proposals Map of the Carlisle District Local Plan 2001-2016 the application site falls within part of the designated Urban Fringe Landscape and the Buffer Zone of Hadrian's Wall World Heritage Site.

5.2 The application site is located on 0.75 ha of former grazing land located on the northern side of Etterby Road to the immediate west of three detached dwellings known as The Beeches, The Orchard and Ridvan; and east of 2-12 Stainton Road. To the immediate north there is an open field and on the opposite side of Etterby Road uncultivated land leading to the River Eden, and Etterby House.

Background

5.3 The application site was granted planning permission on the 20th August 2010 under application reference 10/0508, for the erection of a new housing development of 30 no. affordable dwellings.

5.4 This scheme proposed the erection of 16 houses and 4 bungalows for rent and 10 houses for shared ownership. The proposed bungalows are 2 bed with the two storey houses comprising 2, 3 and 4 bedroom properties. It was stated at the time that if permission was to be granted the intention would be for the applicant to apply for a Social Housing Grant from the Homes and Communities Agency through the National Affordable Housing Programme.

5.5 The applicant has confirmed that funding has since been secured and as such they have submitted this application for signage, which is similar in size and design to other HCA funded proposals within the district.

The Proposal

5.6 The proposed sign will be constructed from galvanised metal poles and formica plywood. It will measure 2.4m in width and is of a style which can be described as "hoardings on poles". The accompanying details show the advertisement to comprise four panels, two of which (advertising Riverside and the Homes & Community Agency) both measure 2.4m by 1.2m; and the

two remaining panels (one of which explains the nature of the proposal) each measure 2.4m by 0.6m.

5.7 The height from the ground to the base of the advertisement is 1.2m thus giving an overall height for the sign of 5m. The sign is located in the southern corner of the site with the period of consent sought from March 2011 until March 2016.

Assessment

5.8 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6 and EC17 of the Carlisle District Local Plan 2001-2016.

5.9 General ministerial advice on the subject of advertisement control is contained in PPG19 “Outdoor Advertising Control”, and Circular 3/07 which describes the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

5.10 Applications for advertisement consent can only be controlled in the interests of 'amenity' and 'public safety'. Considerations of public safety include those matters having a bearing on the safe use and operation of any form of traffic or transport, including pedestrians. In relation to this matter the Highway Authority has not raised any objections.

5.11 The merits of the application must therefore be assessed under 'amenity' grounds. Advertisement proposals should have regard to the environment and the visual amenity of the area, as defined in Planning Policy Guidance Note 19 (Outdoor Advertisement Control). A material consideration of an advertisement application is the affect on the appearance of the building or on the visual amenity in the immediate neighbourhood where it is to be displayed. Important restraining factors are stated to be the presence of listed buildings, conservation areas or natural landscapes.

5.12 The proposal raises the following planning issues:

1. Whether The Signage Is Appropriate To The Locality.

5.13 Whilst the sign is to initially be erected within an open field, Members should note that planning permission for 30no. dwellings has been granted on the site. The applicants have confirmed that they wish the construction phase to start as soon as is practically possible, and as such the sign will be located within a building plot.

5.14 Various neighbouring properties have objected to the application stating that it is not appropriate to the locality. However, due to the temporary nature of the sign it is not considered that it would cause demonstrable harm the amenity of the area. Whilst the applicants have sought permission for five years, a condition is recommended to be imposed restricting the sign to being displayed for two years, which is considered to be more appropriate for a development with an estimated build time of 30 months.

2. The Impact Upon The Living Conditions Of Any Neighbouring Properties.

5.15 The sign is to be located on a public frontage and as such is surrounded by residential properties. Several residents have expressed concern that the sign will impact upon their homes. However, the sign is non-illuminated and in design terms it is not felt that the appearance its appearance is unduly garish or that it would detract from the appearance of this residential area. Furthermore it is noted that consent is sought for a temporary period only, all of which are considered to reduce the impact of the sign upon the neighbouring properties.

Conclusion

5.16 In overall terms the scale and design of the sign is appropriate to the location and it does not compromise the visual amenity of the area, nor will it detract from the living conditions of any neighbouring properties. Given the temporary nature of the signage and that the application site is located on a public frontage it is considered that the proposed advertisement would not cause a sufficient demonstrable harm to the visual environment to warrant refusal of the application on this basis. In all aspects the proposal is considered to be compliant with the objectives of the relevant Local Plan policies, and the application is recommended for approval.

6. Human Rights Act 1998

6.1 Several provisions of the above Act 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 regularise any breach of planning control;

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

6.2 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;

6.3 Article 8 and Article 1 of Protocol 1 of the Human Rights Act are relevant to this application, and should be considered when a decision is made. Members are advised that for the reasons identified in the report the impact of the development in these respects will be minimal and the separate rights

of individuals under this legislation will not be prejudiced.

7. **Recommendation** - Grant Permission

1. The advertisement is for temporary consent and the signage shall be removed by not later than the 15th day of April 2013.

   Reason: The consent relates solely to the display of the sign during construction and marketing of the housing development to which it relates and when that development is completed the Council requires that the sign is removed in the interests of the visual amenity of the area in accordance with Policy EC17 of the Carlisle District Local Plan 2001-2016.

2. The approved documents for this Consent Under the Advertisement Regulations comprise:

   1. the submitted planning application form;

   2. drawing SH071.90.9.SL.LP.SB the Site Location Plan received 28th February 2010;

   3. drawing SH071.90.9.SL.SB the Site Layout Plan received 28th February 2010;

   4. the Notice of Decision; and

   5. any such variation as may subsequently be approved in writing by the Local Planning Authority.

   Reason: For the avoidance of doubt.

3. Any advertisements displayed, and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

   Reason: To accord with Schedule 1 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4. Any advertisements or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

   Reason: To accord with Schedule 1 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

5. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

   Reason: To accord with Schedule 1 of the Town and Country Planning

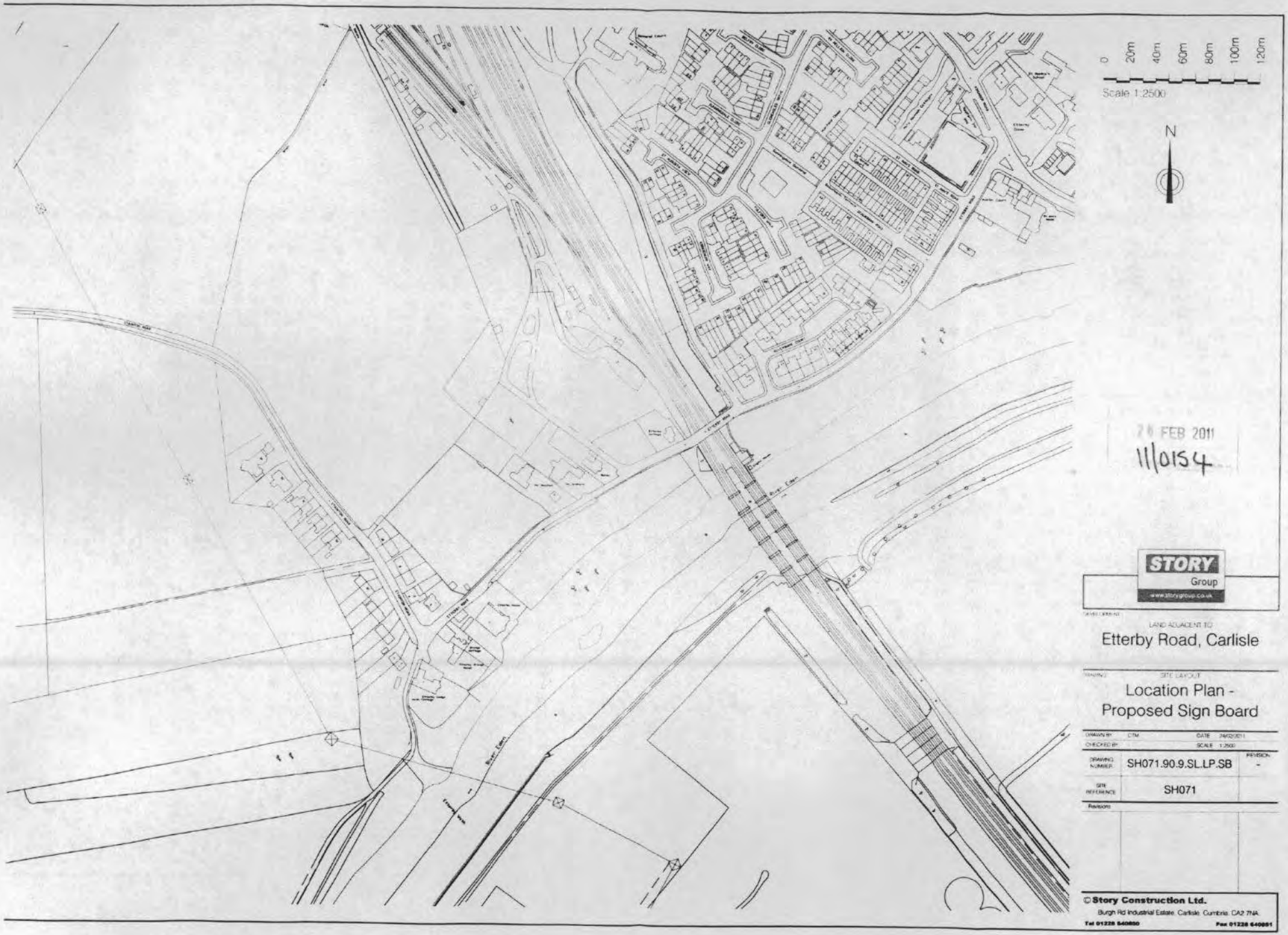
(Control of Advertisements) Regulations 1992.

6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

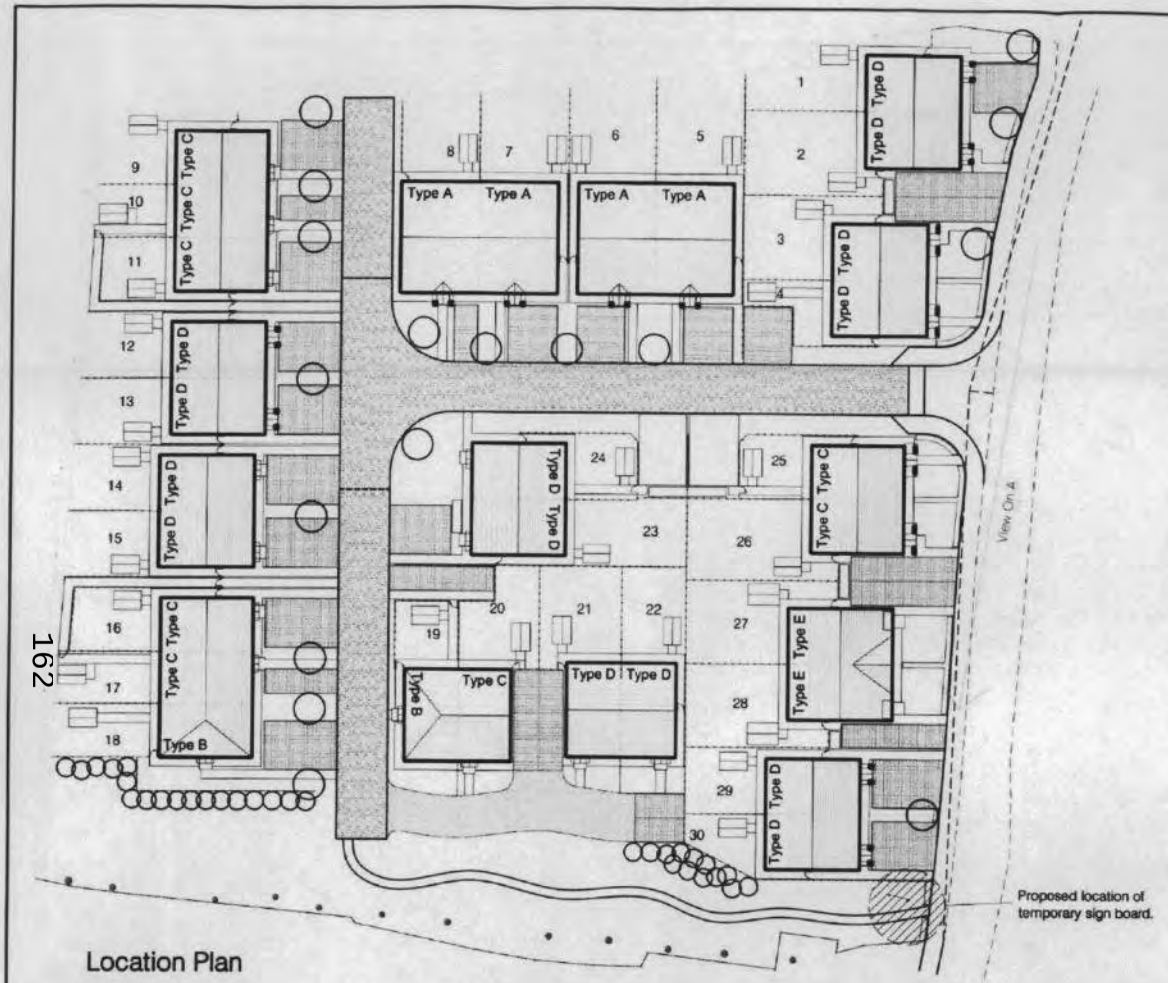
   Reason: To accord with Schedule 1 of the Town and Country Planning (Control of Advertisements) Regulations 1992.

7. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

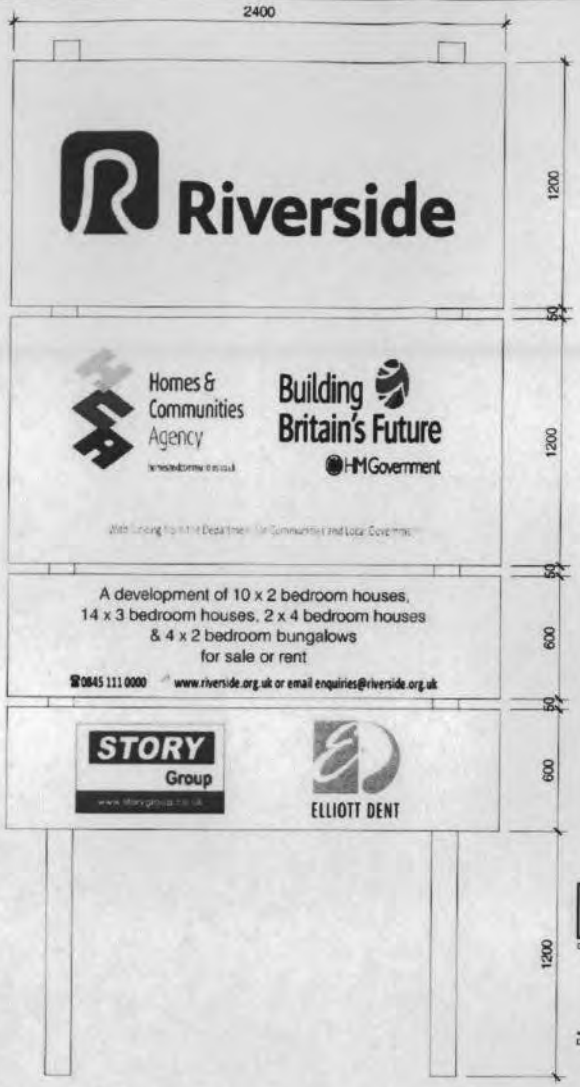
   Reason: To accord with Schedule 1 of the Town and Country Planning (Control of Advertisements) Regulations 1992.



26 FEB 2011
11/0154



Location Plan



Sign Board

Typical Image Indicating Sign Board In Proposed Location (View in direction of Arrow A)

28 FEB 2011
11/0154

PLANNING APP

STORY Group

DEVELOPMENT
LAND ADJACENT TO
Etterby Road, Carlisle

DRAWING
SITE LAYOUT
Temporary Signage

DRAWN BY	AH	DATE	26/10/2009
CHECKED BY	-	SCALE	1:500 1:25
DRAWING NUMBER	SH071.90.9.SL.SB		REVISION -
SITE REFERENCE	SH071		

Revisions
-

© Story Construction Ltd.
Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA.
Tel 01228 640850 Fax 01228 640851

SCHEDULE A: Applications with Recommendation

11/0215

Item No: 05 Date of Committee: 15/04/2011

Appn Ref No:	**Applicant:**	**Parish:**
11/0215	Mr & Mrs Booth	Carlisle
Date of Receipt:	**Agent:**	**Ward:**
18/03/2011 08:00:19	Co-ordinate (Cumbria) Limited	Harraby
Location:		**Grid Reference:**
2 Hillcrest Avenue, Carlisle, CA1 2QJ		341533 554529

Proposal: Erection Of Replacement Boundary

Amendment:

REPORT **Case Officer:** Suzanne Edgar

Reason for Determination by Committee:

This application has been reported to Members because the applicant is an employee of Carlisle City Council.

1. Constraints and Planning Policies

Local Plan Pol CP5 - Design

Local Plan Pol CP6 - Residential Amenity

Local Plan Pol H11 - Extns to Existing Resid. Premises

2. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): no objection;

Northern Gas Networks: no objection, however there may be apparatus in the area that may be at risk during consultation works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail.

3. Summary of Representations

Representations Received

Initial:	Consulted:	Reply Type:
1 Hillcrest Avenue	21/03/11	
3 Hillcrest Avenue	21/03/11	
4 Hillcrest Avenue	21/03/11	
237 London Road	21/03/11	

3.1 This application has been advertised by means of notification letters sent to four neighbouring properties. At the time of preparing the report no verbal or written representations have been received. The consultation period expires on 12th April 2011.

4. Planning History

4.1 In 2008, under application 08/0114, full planning permission was granted for a single storey side extension to provide extended kitchen.

5. Details of Proposal/Officer Appraisal

Introduction

5.1 The dwelling at No.2 Hillcrest Avenue is a two storey semi-detached property constructed from rendered walls under a tiled roof located on the corner of Hillcrest Avenue opposite the telephone exchange. The dwelling is situated at the bottom of an incline and is surrounded by residential properties to the east, south and west.

Background

5.2 The application seeks full planning permission for a replacement boundary to the north of the site. The existing boundary is 2.7 metres in height constructed from facing brick to the bottom plinth, dry dashed render to the upper part with softwood stained timber fencing above. It is proposed to demolish and rebuild this boundary wall as it is structurally unstable. The replacement boundary will be constructed from reinforced concrete block work with perm gold dry dash render and softwood stained timber fencing above. The height of the proposed boundary ranges from 2.55 - 2.9 metres due to the differences in ground level.

Assessment

5.3 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6 and H11 of the Carlisle District Local Plan 2001-2016.

5.4 The proposal raises the following issues:

1. The Impact of the Proposal on the Living Conditions of Neighbouring Residents

5.5 Taking into consideration the scale and position of the proposal in relation to neighbouring properties it cannot reasonably be argued that the living conditions of the occupiers of those properties would be adversely affected through loss of light, over dominance or inappropriate design.

2. Whether the Proposal is Appropriate to the Dwelling

5.6 The proposed replacement boundary to be erected complements the appearance of the existing dwelling in terms of design and materials to be used and will not have an adverse impact upon the surrounding area.

3. Impact On Highway Safety

5.7 The Highway Authority has been consulted on the proposal and has raised no objections. As such, it considered that the proposal would not have an adverse impact upon highway safety.

4. Other Matters

5.8 Members should also be aware that although the applicant is an employee of the City Council the applicant has not been involved in the determination of the application outside of her role as applicant.

Conclusion

5.9 In overall terms it is considered that the proposal will not adversely affect the living conditions of adjacent properties sufficient to merit refusal. The scale and design of the proposal is considered acceptable. Subject to the receipt of no observations from the consultation process which expires on 12th April 2011, the recommendation will be that the application is approved as it is considered that the proposal is compliant with the objectives of the adopted Local Plan Policies.

6. Human Rights Act 1998

6.1 Several provisions of the above Act 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 regularise any breach of planning control;

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

6.2 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;

6.3 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.

7. 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 approved documents for this Planning Permission comprise:

1. the submitted planning application form;
2. the Site Location Plan [Drawing no. CO141/100/01/P, Received 18th March 2011];
3. the Block Plan [Drawing No. CO141/100/02/P, Received 18th March 2011];
4. the Existing And Proposed Elevations [Drawing No. CO141/100/05/P, Revision A, Received 29th March 2011];
5. the Details Of The Proposed Render [Received 18th March 2011];
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

0 25m 50m 75m 100m 125m

Scale 1:1250

N

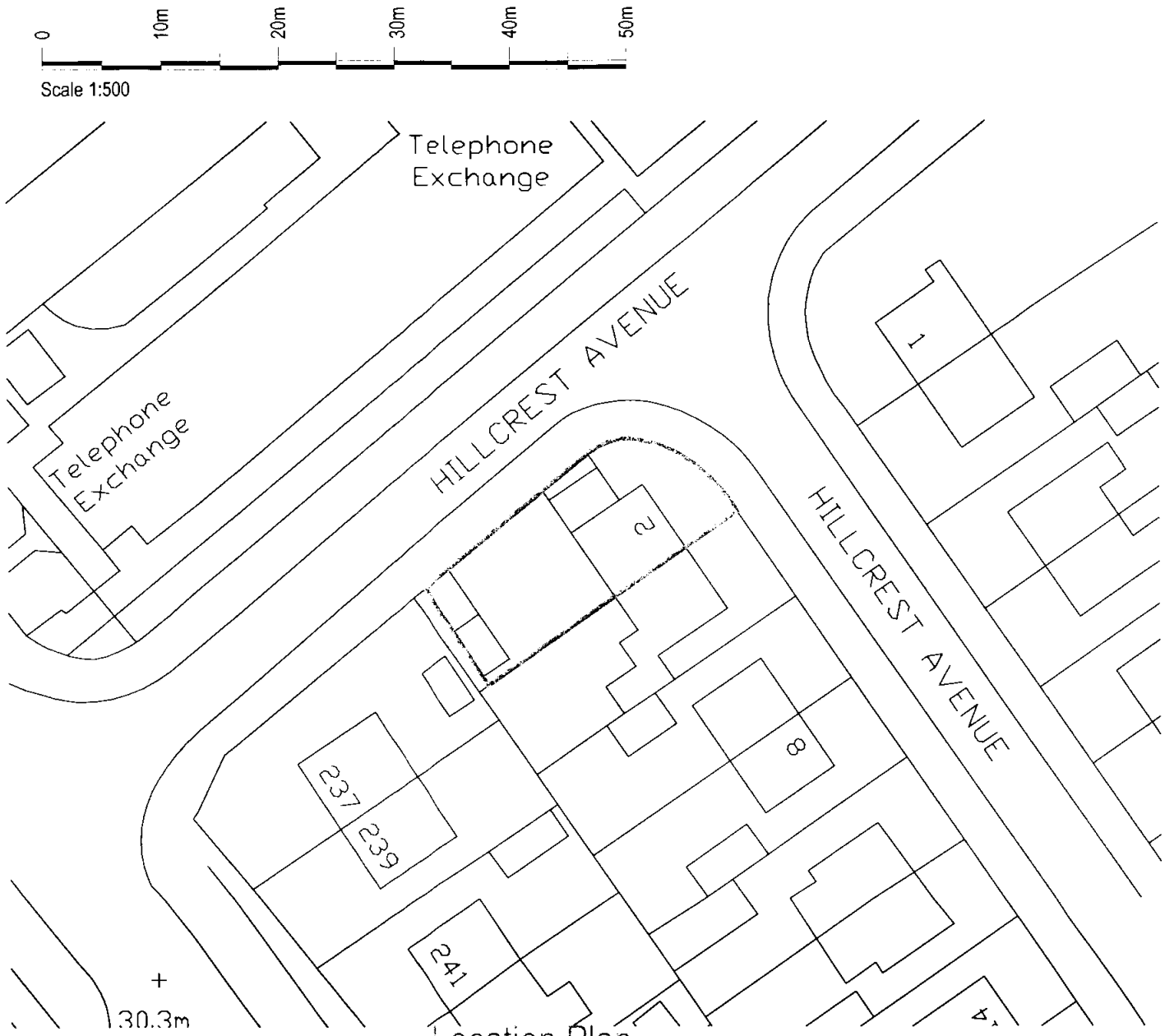
Location Plan

o-ordinate (umbria) td
Building Consultancy Services
25 STAINTON ROAD ETTERBY CARLISLE CUMBRIA CA3 9QT
Tel: 01228 813221 Mobile 07912 061631
Email: alanmcleod@btinternet.com

JOB
Replacement Boundary Retaining Wall
2 Hillcrest Avenue, Carlisle, CA1 2QJ

DRAWING
Location Plan

DRAWN BY	AMcL	DATE	28/2/2011	SCALE	1:1250
DRAWING NUMBER	CO141/100/01/P			REVISION	-



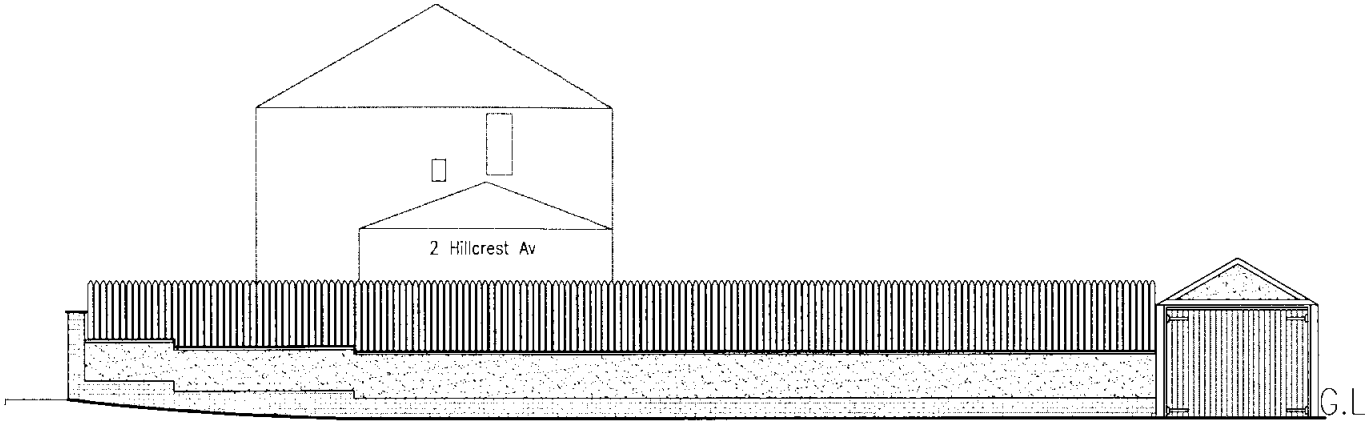
Location Plan

o-ordinate (umbria) td
Building Consultancy Services
25 STAINTON ROAD ETTERBY CARLISLE CUMBRIA CA3 9QT
Tel: 01228 810221 Mobile: 07912 061631
Email: alanmcleod@btinternet.com

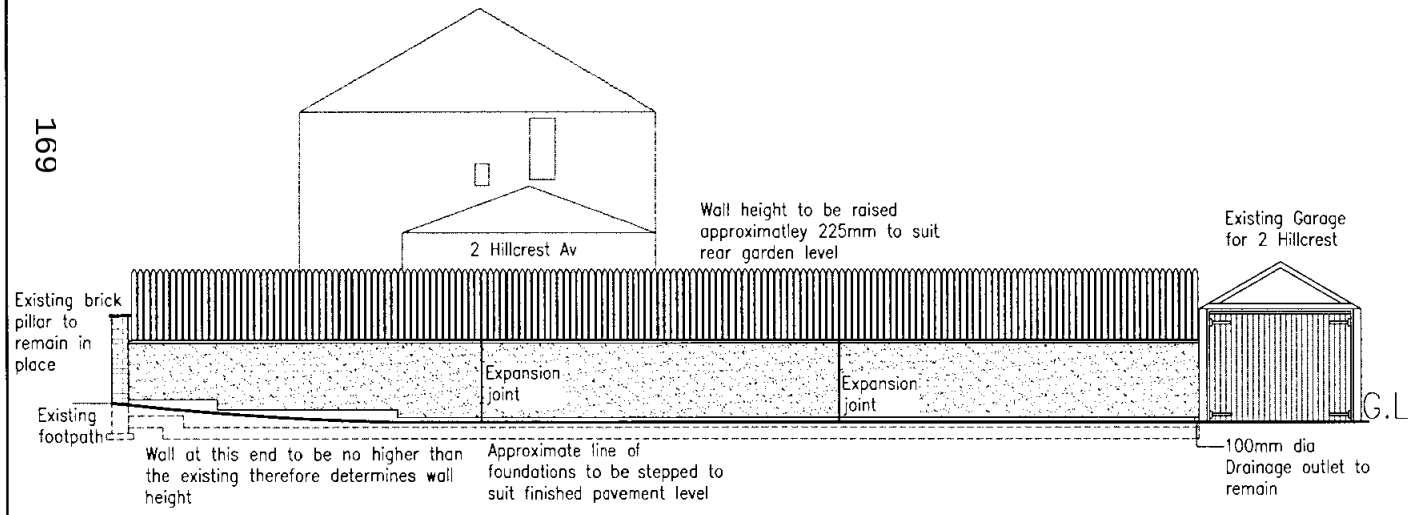
JOB
Replacement Boundary Retaining Wall
2 Hillcrest Avenue, Carlisle, CA1 2QJ

DRAWING
Location Plan

DRAWN BY	AMcL	DATE	28/2/2011	SCALE	1:500
DRAWING NUMBER	CO141/100/02/P			REVISION	-

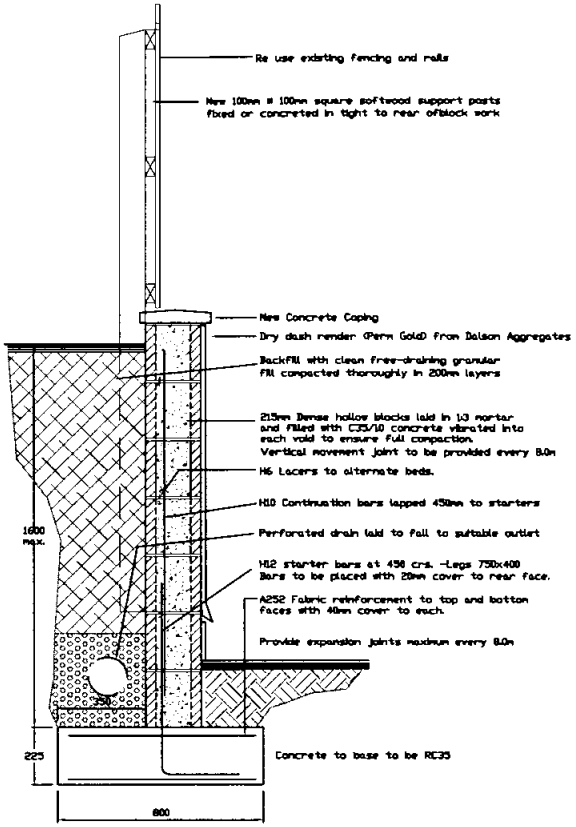


Existing Elevation



Proposed Elevation

Scale 1:100



Section Through Retaining Wall
A L Daines Detail

Scale 1:20

Existing Materials
- Facing Brick bottom plinth
- Dry Dashed render to upper part
- Concrete cappings
- Softwood stained timber fenceing

Proposed Materials
- Reinforced concrete blockwork with Perm Gold Dry Dashed Render supplied from Dalston Aggregates
- Concrete cappings as existing
- Softwood stained timber fenceing to be re used with new 100mm*100mm softwood support posts.

Revision	Date	Description
A	28/03/2011	Wall height adjusted to same as existing at gate side for Highways

Co-ordinate (Cumbria) Ltd
Building Consultancy Services
25 STAINTON ROAD • ETTERBY • CARLISLE • CUMBRIA • CA3 9QT
Tel: 01228 810221 • Mobile: 07912 081631
E.mail: alanmcleod@btinternet.com

JOB
Replacement Boundary Retaining Wall
2 Hillcrest Av Carlisle, CA1 2QJ

DRAWING
Existing & Proposed Elevations

DRAWN BY	AMcL	DATE 28/02/2011	SCALE 1:100
DRAWING NUMBER	CO141/100/05/P		REVISION A

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AGGREGATES

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Rockery-Boulders and Feature stones
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Slate
Clay Paviours

GARDEN MATERIALS

Benches and Tables
Ornaments-Troughs and Pots
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SPECIAL OFFERS

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Barras Lane Industrial Estate, Dalston, Carlisle, Cumbria, CA5 7LX
01228 711950

Aggregates

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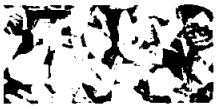
We offer a wide range of dashing/rockery dressings in a variety of colours and sizes, below are just a few we have in our range.


Barra Shell


Blueblack


Buff

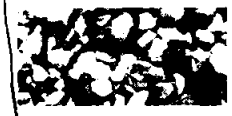

Derby Spar


Durite


Westbere Spar


Golden Stalk


Lloyd White


Perm Gold


Perm white


Pink Fleck


Quartzite


Red

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SCHEDULE A: Applications with Recommendation

11/0001 TEL

Item No: 06 Date of Committee: 15/04/2011

Appn Ref No:	**Applicant:**	**Parish:**
11/0001 TEL	O2/Vodafone	
Date of Receipt:	**Agent:**	**Ward:**
28/02/2011	WFS Telecom	Belah
Location:		**Grid Reference:**
Land adj junction of Kingstown Road and Lowry Hill Road, Kingstown, Carlisle		339580 558690

Proposal: Erection Of 12.5m High Telecommunications Tower Incorporating 6no. 3G Antennas, 1no. Equipment Cabinet And 1no. Electrical Meter Cabinet

Amendment:

REPORT **Case Officer:** Shona Taylor

Reason for Determination by Committee:

This application is brought before the Development Control Committee for determination due to the receipt of four letters of objection.

1. Constraints and Planning Policies

Local Plan Pol CP5 - Design

Local Plan Pol EC19 - Telecommunications

2. Summary of Consultation Responses

Cumbria County Council - Highway Authority: no objections, subject to the inclusion of one condition.

3. Summary of Representations

Representations Received

Initial: Consulted: Reply Type:

161 Kingstown Road		Objection
161 Kingstown Road	03/03/11	Objection
10 Ritson Close		
10 Ritson Close	03/03/11	
Wakefield Lodge		
Wakefield Lodge	03/03/11	
183 Kingstown Road		
183 Kingstown Road	03/03/11	
1 St Peters Close		
1 St Peters Close	03/03/11	
2 St Peters Close		
2 St Peters Close	03/03/11	
3 St Peters Close		
3 St Peters Close	03/03/11	
4 St Peters Close		
4 St Peters Close	03/03/11	
23 St Peters Close	03/03/11	
23 St Peters Close	03/03/11	
24 St Peters Close	03/03/11	Objection
24 St Peters Close	03/03/11	Objection
25 St Peters Close	03/03/11	
25 St Peters Close	03/03/11	
26 St Peters Close	03/03/11	
26 St Peters Close	03/03/11	
Chairman of The Lowry Hill Residents Association, 226 Lowry Hill Road	10/03/11	Comment Only
163 Kingstown Road		
163 Kingstown Road	03/03/11	
165 Kingstown Road		
165 Kingstown Road	03/03/11	
167 Kingstown Road		
167 Kingstown Road	03/03/11	
169 Kingstown Road		
169 Kingstown Road	03/03/11	
171 Kingstown Road		
171 Kingstown Road	03/03/11	
154 Kingstown Road		
154 Kingstown Road	03/03/11	
156 Kingstown Road		
156 Kingstown Road	03/03/11	
158 Kingstown Road		
158 Kingstown Road	03/03/11	
7 Ritson Close		Comment Only
7 Ritson Close	03/03/11	Comment Only
8 Ritson Close		
8 Ritson Close	03/03/11	
9 Ritson Close		
9 Ritson Close	03/03/11	

3.1 This application has been advertised by means of a site notice and notification letters sent to neighbouring properties. In response four letters of objection has been received, one of which includes several objections from various surrounding properties. The grounds of objection are summarised as being;

1. the mast height is excessive;

2. research is not yet conclusive as to the health implications of such installations;

3. consideration should be given to siting the mast in a less populous area;

4. the claim to have selected a location which minimises visual and environmental impact is clearly disingenuous;

5. the entrance to Lowry Hill estate gives maximum obtrusive impact;

6. the size of the equipment cabin is of concern;

7. there is a huge amount of industrial land close to this site which should be utilised instead;

8. The Lowry Hill residents association have objected to the application, and have included a list of various comments made on their website. They have also included a diagram of two other sites that they feel would be more suitable.

4. Planning History

4.1 There is no relevant planning history.

5. Details of Proposal/Officer Appraisal

Introduction

5.1 This application seeks prior approval of the authority for the erection of a 12.5 metre high telecommunication mast, incorporating 6 no. 3G antennas and an equipment cabinet and an electrical meter cabinet, on land adjacent to the junction of Kingstown Road and Lowry Hill Road.

5.2 The site is identified on the Proposals Map that accompanies the Carlisle District Local Plan 2001-2016 as being within a Primary Residential Area.

The Proposal

5.3 The proposal by WFS Telecom O2 is for a mobile phone mast comprising a 12.5 metre high street furniture type telecommunications, accommodating 6no. antennas at the head of the mast within a glass reinforced plastic shroud. The mast, which is constructed from steel, would be coloured grey. Sited adjacent to the base of the mast would be an equipment cabinet with an overall cubic volume of approximately 2 metres, which would be constructed from steel and painted fir green and an electrical meter cabinet with an overall cubic volume of approximately 0.1 metres. The proposed mast is designed to provide 3G mobile telephone services.

5.4 The supporting information outlines that the Vodafone Group and the

Telefonica Group have formed a strategic partnership with each other. As such, it is their intention to consolidate the number of base stations through mast sharing. However, this proposal is a single build O2 development, although they have stated that it could potentially be used for future sharing by vodafone at the end of their present leasing agreement with Arquiva. Members are advised that whilst there may be no objection in principle to the addition of further antenna/dishes to the structure, this department would want to be able to regulate the size and design of any such features, as such the inclusion of a condition removing permitted development rights has been recommended, ensuring that future development at this site would require the submission of a further application.

Assessment

5.5 The relevant planning policies against which the application is required to be assessed are Policies CP5 and EC19 of the Carlisle District Local Plan 2001-2016.

5.6 The proposals raise the following planning issues:

1. Whether The Principle Of The Proposed Development Is Acceptable.

5.7 Members should note that under current government guidelines and legislation identified in Planning Policy Guidance Note 8 -Telecommunication (PPG8) and in Part 24 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001, the principle of masts under 15 metres is acceptable and it is outlined that Local Planning Authorities must assess prior notification applications, and can only refuse such applications, in respect of its siting and appearance.

2. Whether The Design And Appearance Of The Mast Is Appropriate In This Locality.

5.8 In considering this particular location Members should note that, in accordance with PPG8, the agent acting on behalf of O2 has submitted evidence to show that they have investigated whether there are any other feasible options instead of the proposed site. In total the agents have considered eleven alternative sites, all of which have proven unsuitable for different reasons ranging from technical, operational and their potential visual impact.

5.9 It is considered that this site is the most appropriate for the proposal given the limited availability of sites in the location and the characteristics of the chosen site in reducing its visual impact.

5.10 In this particular location there are a number of street lighting columns, as well as a proliferation of vegetation and other urban development, all of which have a vertical emphasis. The introduction of a similar structure, albeit approximately 2.5 metres higher than the existing street light columns, would not necessarily appear out of place.

5.11 In assessing the visual impact the mast will have, Members should consider the design and appearance of the mast, which, arguably, is not that dissimilar to the appearance of the street light columns. Admittedly, the mast would be higher than the adjacent street lights; however, it is a slender structure and it is not considered that its height alone would significantly detract from the street scene. Members are reminded that other recent telecommunications developments such as the monopoles at the entrance to Morissons supermarket and the monopole adjacent Morton Manor, a Grade II Listed Building have been sympathetically accommodated within the street scene.

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

5.12 The visual impact the mast would have upon the amenity of residents and the surrounding area is one of the key considerations in determining applications for prior approval. Whilst the mast proposed by this application may be visible from within some private properties, on balance, it is not considered to be intrusive to residents because of its design and, to a lesser extent, the position of the mast in relation to these properties.

5.13 Although some local residents may feel that their living conditions are affected as a result of its presence, it is not considered that the mast would have such an impact that would warrant refusal of the application in the ‘public’ interest on the grounds of its siting or appearance.

4. Health Implications.

5.14 Issues surrounding the potential health implications commonly arise in respect of applications for telecommunications development. Members are reminded that Paragraph 30 of PPG8 states that:

"it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure it should not be necessary for a Local Planning Authority, in processing an application or prior approval, to consider further health aspects and concerns about them".

5.15 The applicants have submitted a declaration stating that the proposal is in full compliance with the ICNIRP public exposure guidelines and, therefore, Members are advised that in accordance with the advice of paragraph 30 of PPG8 it should not be necessary to consider further the health effects of the proposal and concerns about them.

5. Highway Matters.

5.16 The Highway Officer has stated that the Highway Authority has no objection to the proposal subject to the imposition of a condition ensuring that the footpath/footways will not be blocked during construction or after completion

of the site works.

Conclusion

5.17 In conclusion, it is considered that the mast in the proposed location is necessary for coverage in this area and the applicants have provided satisfactory evidence, which demonstrates that there is not a more suitable alternative available. In accordance with PPG8 it would be unreasonable to refuse the application on the basis of the perceived health risks. The siting of the mast is deemed to be acceptable in terms of its position and the proposed design. It is not considered that the mast will have a significant adverse impact upon the living condition of local residents or the appearance of the street scene. As such, the application is recommended for approval.

6. Human Rights Act 1998

6.1 Several provisions of the above Act 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 regularise any breach of planning control;

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

6.2 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;

6.3 Article 8 and Article 1 of Protocol 1 of the Human Rights Act are relevant to this application, and should be considered when a decision is made. Members are advised that for the reasons identified in the report the impact of the development in these respects will be minimal and the separate rights of individuals under this legislation will not be prejudiced.

7. Recommendation - Determination - Approved + add. conds.

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 consent comprise:

   1. the submitted planning application form;

   2. drawing 100 the site location maps dated 28th February 2011;

   3. drawing 200 the proposed site plan dated 28th February 2011;

   4. drawing 300 the proposed site elevation dated 28th February 2011;

   5. drawing 400 the antenna and equipment layout dated 28th February 2011;

   6. drawing 500 the antenna and equipment schedules dated 28th February 2011;

   7. the Notice of Decision; and

   8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

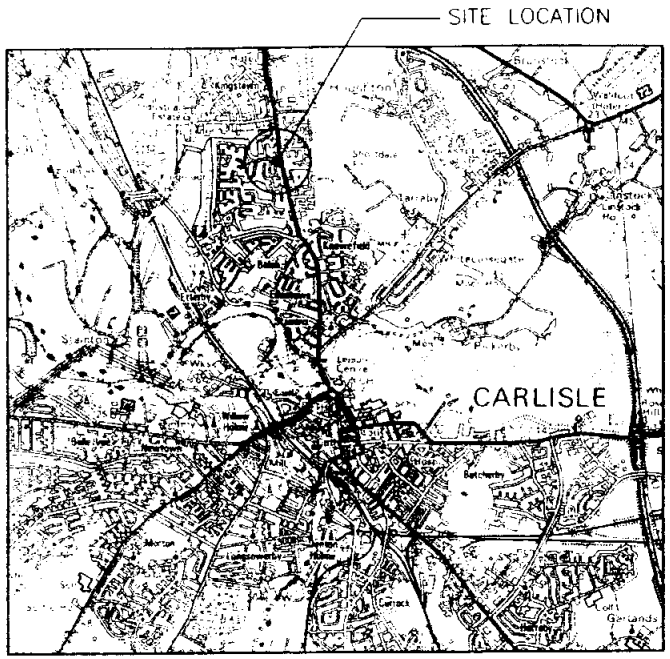
   Reason: For the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001, (or any Order revoking and re-enacting that Order), no dishes or additional antennas shall be installed on the telecommunications mast hereby approved without the prior permission of the Local Planning Authority.

   Reason: To prevent the proliferation of antennas/dishes whose external appearance or siting may be detrimental to the visual amenities of the surrounding area in accordance with Policy EC19 of the Carlisle District Local Plan 2001-2016.

4. There should be no obstruction to the footpath or footways before, during or after the completion of the site works.

   Reason: To support Local Transport Plan policies W1 and W2.



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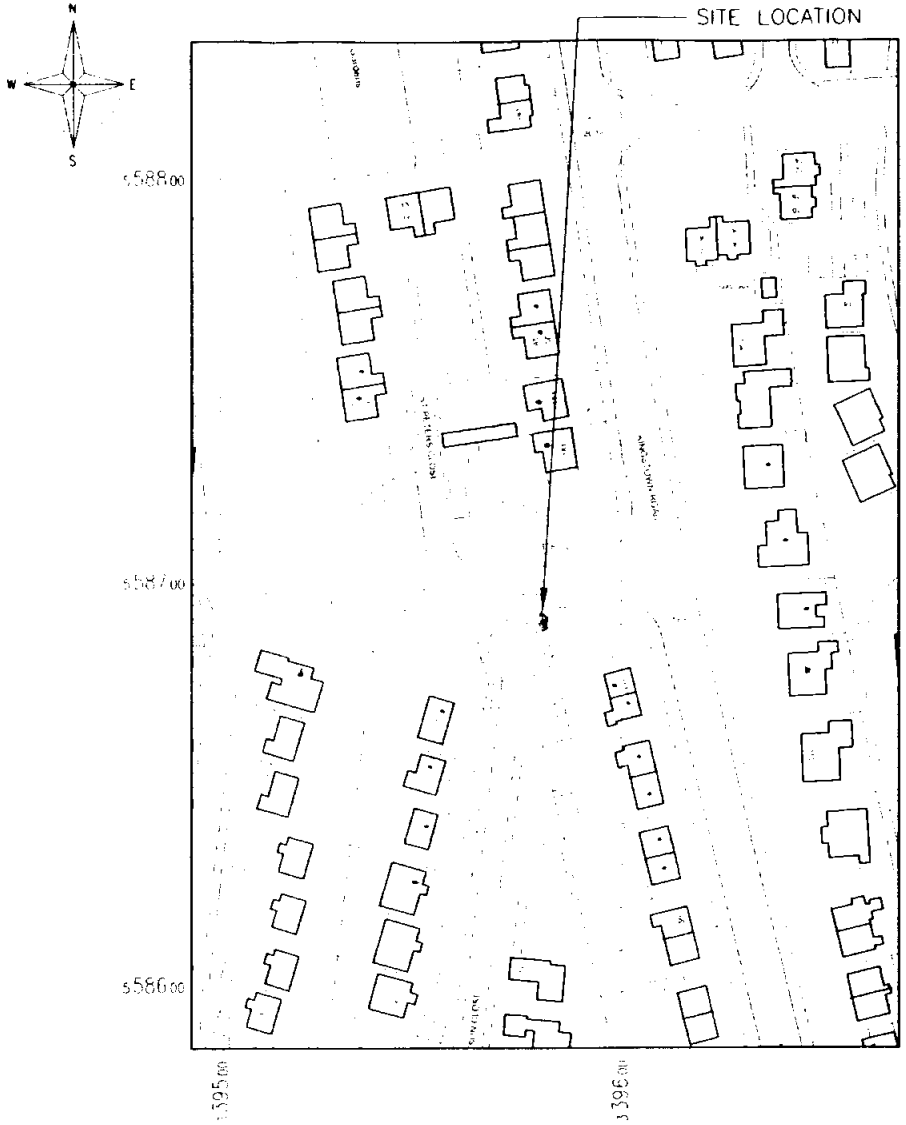

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N.G.R	E. 339580 N. 558693
CONCESSION REF.	NO

NOTES

FEB 2011
11/0001/TEL

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	AF	SCF	25.01.11

CLARKE TELECOM
Head Office
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Fax 0151 547 1250
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Chadderton, Oldham OL9 9EY
Tel 0161 785 4500
Fax 0161 785 4501
Web www.clarke-energy.com

O2 vodafone
Cornerstone Project

Cell Name	Opt.
CARLISLE KINGMOOR	-

Cell ID No

Cornerstone	Host	Sharer
018465	(02)048983	

Site Address / Contact Details

LOWRY HILL ROAD SW
LOWRY HILL ROAD
KINGMOOR
CUMBRIA
CA3 0DF

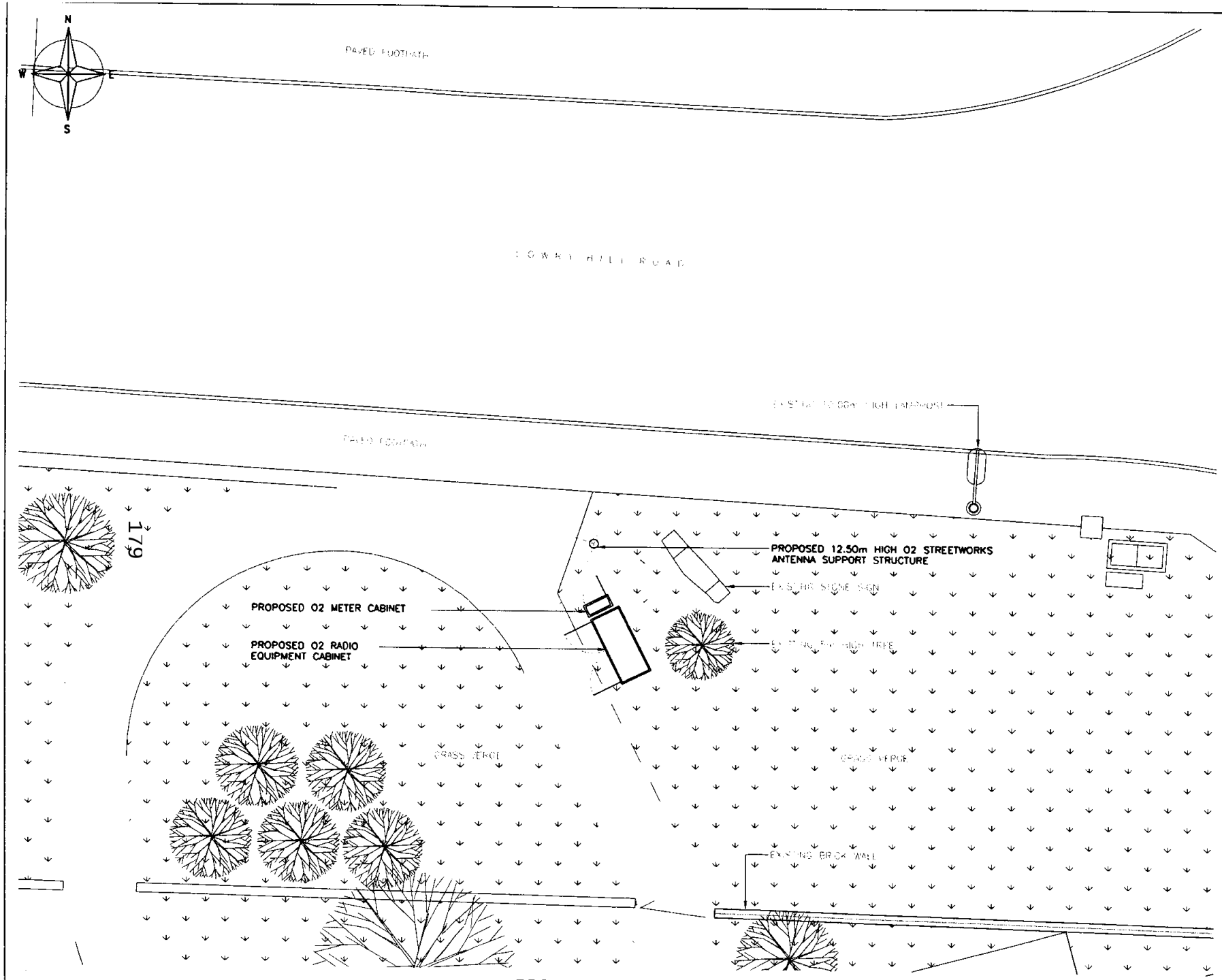
Drawing Title: SITE LOCATION PLAN

Purpose of issue: PLANNING

Drawing Number: 100

Surveyed By	Original Sheet Size	Issue
SCF	A3	A

Drawn	Date	Checked	Date
AF	25.01.11	SCF	25.01.11



The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.
Designed in accordance with Cornerstone document: CORN/09/006

PROPOSED SITE PLAN
(1:100)

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N.G.R	E: 339580 N: 558693
CONCESSION REQUIRED	NO

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	AF	SGF	25.01.11

CLARKE TELECOM

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Power House, Senator Point,
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Fax: 0161 785 4501
Web: www.clarke-energy.com

O2 vodafone
Cornerstone Project

Cell Name	Opt.
CARLISLE KINGMOOR	–

Cell ID No

Cornerstone	Host	Sharer
018465	(02)048983	–

Site Address / Contact Details

LOWRY HILL ROAD SW
LOWRY HILL ROAD
KINGMOOR
CUMBRIA
CA3 0DF

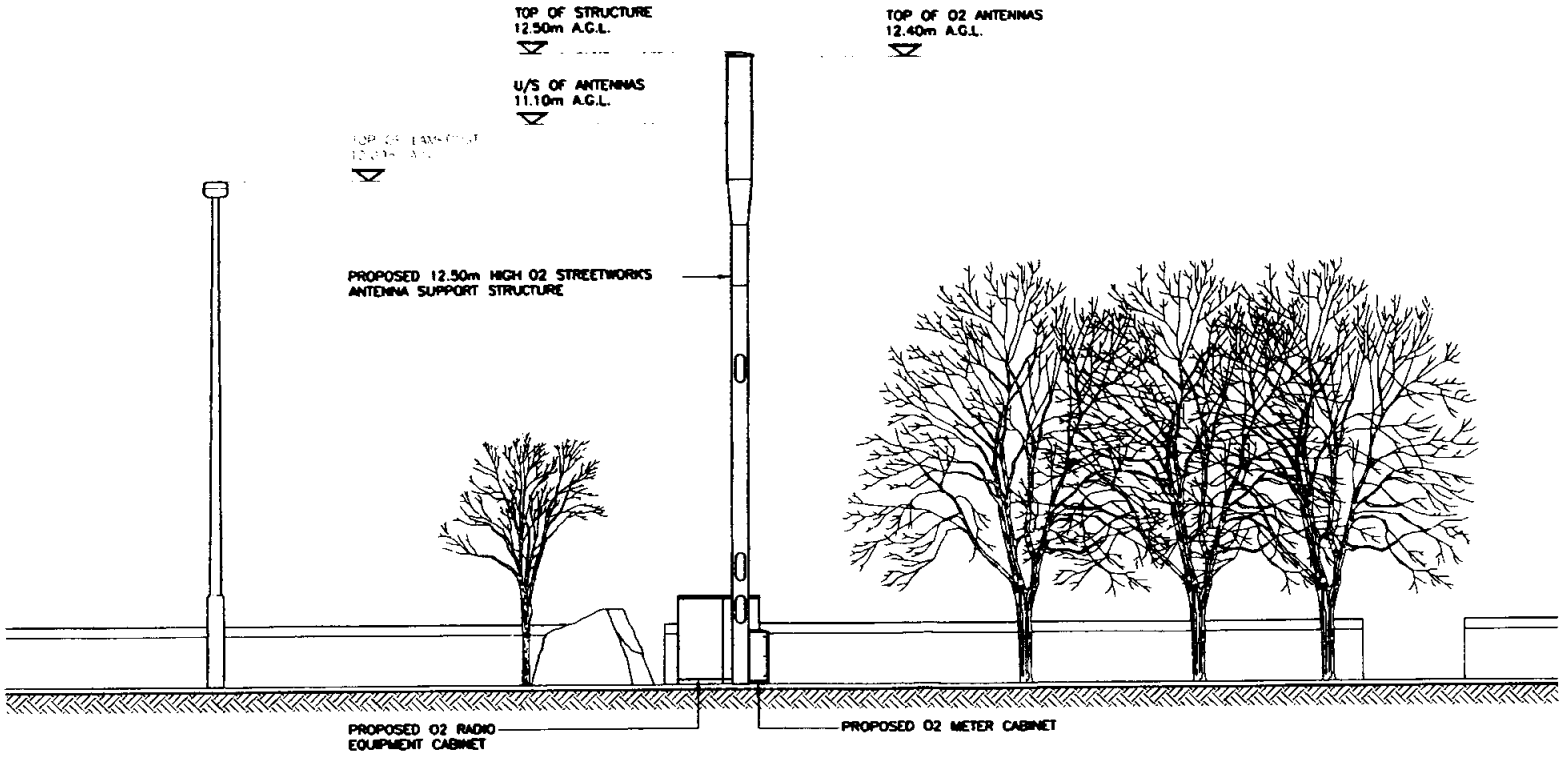
Drawing Title: PROPOSED SITE PLAN

Purpose of Issue: PLANNING

Drawing Number: 200

Surveyed By:	Original Sheet Size:	Issue:
SGF	A3	A

Drawn:	Date:	Checked:	Date:
AF	25.01.11	SGF	25.01.11



PROPOSED NORTH ELEVATION
(1:100)

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.
Designed in accordance with Cornerstone document: CORN/09/006

180

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N.G.R	E: 339580 N: 558693
CONCESSION REQUIRED	NO

NOTES:

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REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	AF	SGF	25.01.11

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South Boundary Road,
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Chadderton, Oldham, OL9 9EY
Tel: 0161 785 4300
Fax: 0161 785 4301
Web: www.clarke-energy.com

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Cornerstone Project

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Cell ID No

Cornerstone	Host	Sharer
018465	(02)048983	–

Site Address / Contact Details

LOWRY HILL ROAD SW
LOWRY HILL ROAD
KINGMOOR
CUMBRIA
CA3 0DF

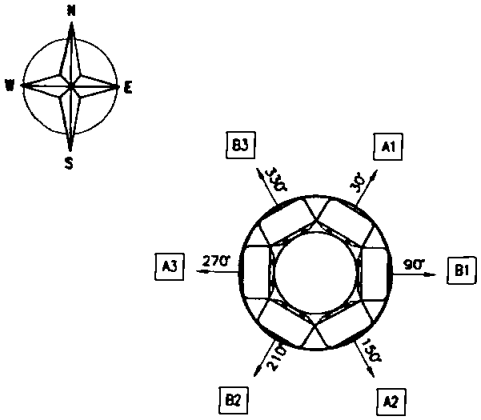
Drawing Title: PROPOSED SITE ELEVATION

Purpose of Issue: PLANNING

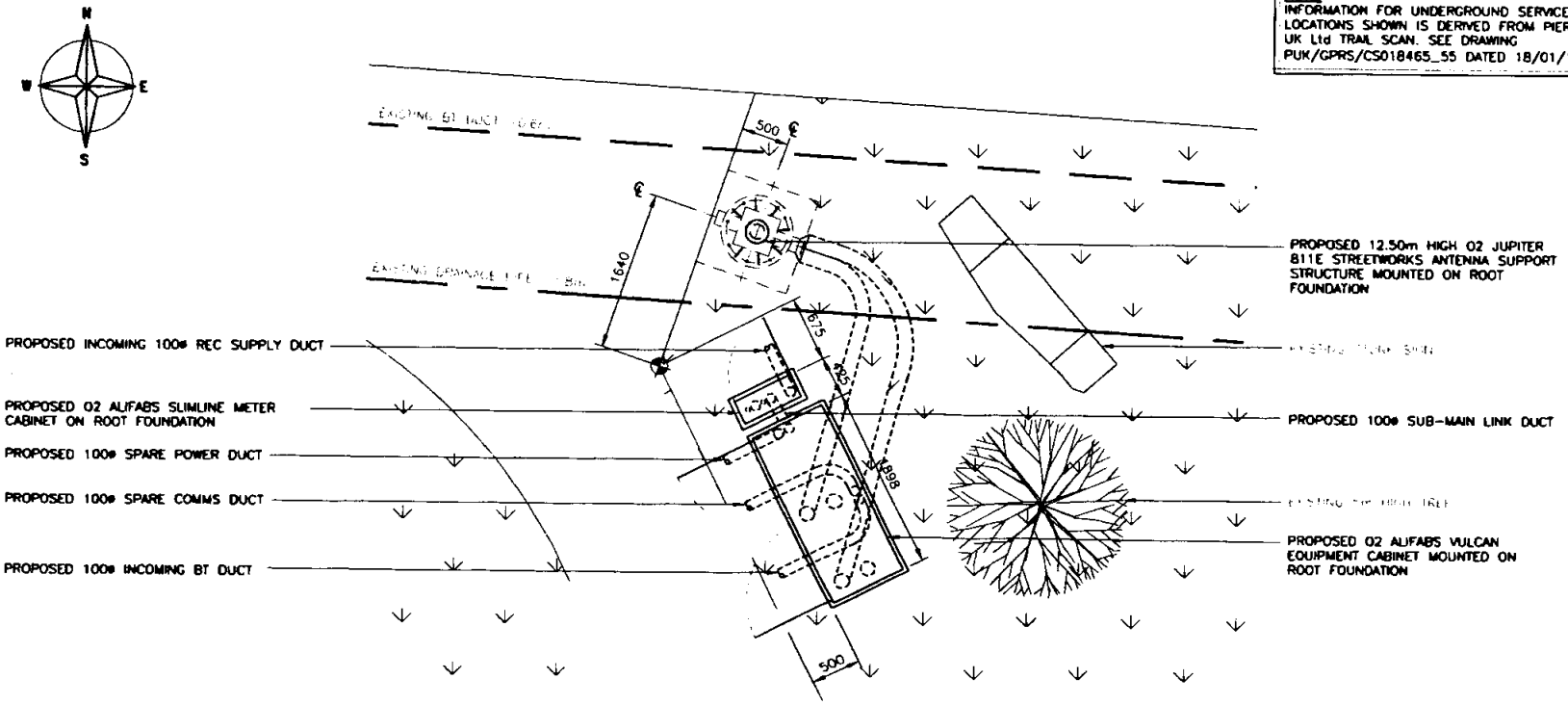
Drawing Number: 300

Surveyed By:	Original Sheet Size:	Issue
SGF	A3	A

Drawn:	Date:	Checked:	Date:
AF	25.01.11	SGF	25.01.11



PROPOSED O2 ANTENNA PLAN
(1:20)



NOTE:
INFORMATION FOR UNDERGROUND SERVICE LOCATIONS SHOWN IS DERIVED FROM PIER UK Ltd TRAIL SCAN. SEE DRAWING PUK/GPRS/CS018465_55 DATED 18/01/11

EQUIPMENT LAYOUT
(1:50)

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.
Designed in accordance with Cornerstone document: CORN/09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R	E: 339580 N: 558693
CONCESSION REQUIRED	NO

NOTES:

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	AF	SGF	25.01.11

CLARKE TELECOM
Head Office:
Power House, Spencer Point, South Boundary Road, Kenworthy Industrial Park, Liverpool, L33 7RR
Tel: 0151 3464446
Fax: 0151 3471250
Design Office:
Portington House, Stock Lane, Chadderton, Oldham, OL9 9EY
Tel: 0161 785 4500
Fax: 0161 785 4501
Web: www.clarke-energy.com

O2 vodafone
Cornerstone Project

Cell Name	Opt.
CARLISLE KINGMOOR	-

Cell ID No

Cornerstone	Host	Sharer
018465	(02)048983	-

Site Address / Contact Details

LOWRY HILL ROAD SW
LOWRY HILL ROAD
KINGMOOR
CUMBRIA
CA3 0DF

Drawing Title: ANTENNA & EQUIPMENT LAYOUT

Purpose of Issue: PLANNING

Drawing Number: 400

Surveyed By:	Original Sheet Size:	Issue:
SGF	A3	A

Drawn:	Date:	Checked:	Date:
AF	25.01.11	SGF	25.01.11

LEGEND

●	Proposed Mast Position (PMP)
FW	Foul Drainage
SW	Surface Drainage
CMB	Combined Drainage
E	Electricity
TL	Traffic Light
GAS	Gas
W	Water
T	Tele-communications
CATV	Cable Television
CCTV	Close Circuit Television
BT	British Telecom
FO	Fiber Optic
UK	Unknown
D	Ducting
F	Fuel Line
GL	Gauge Line
O	Offset Fill
GPR	Unknown Route (GPR)

PHOTO 1

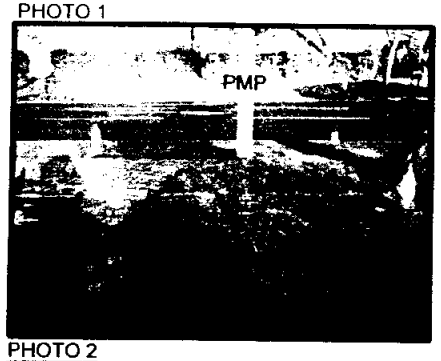
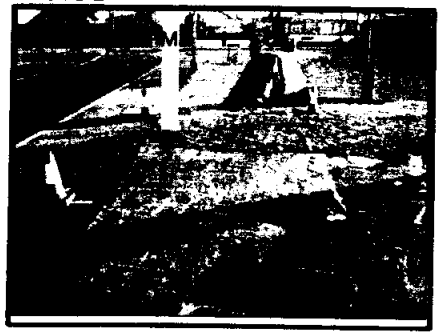
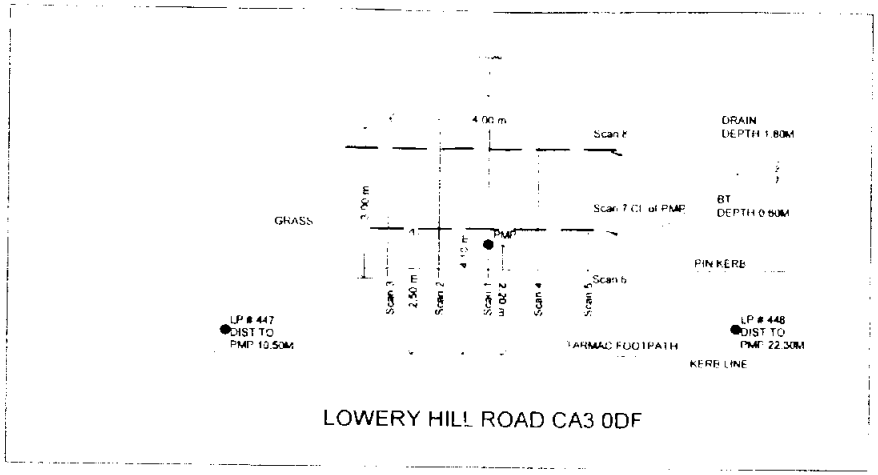


PHOTO 2

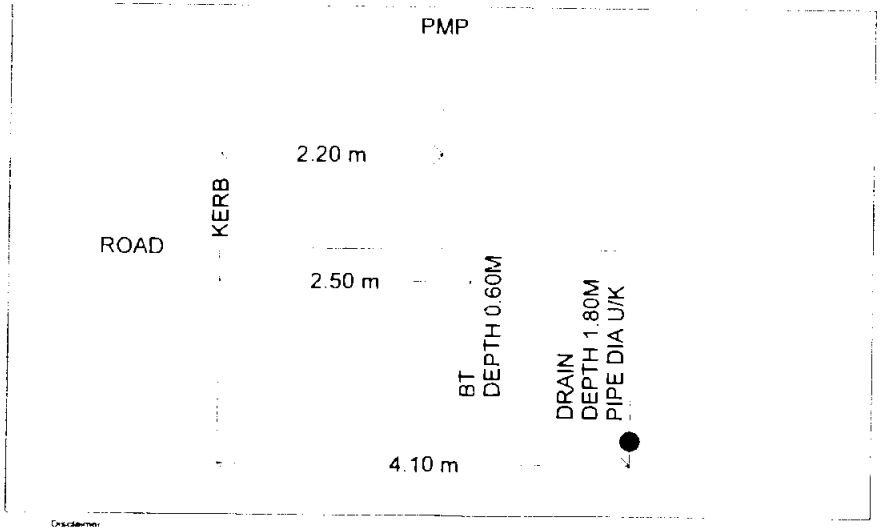


PLAN 1:100



LOWERY HILL ROAD CA3 0DF

SECTION 1:50



Disclaimer:
Unless otherwise stated, all services have been surveyed using approved detectors and the connections between manholes, if not traced are assumed to be direct. No guarantee can be given that all services have been shown. In ideal conditions the depth accuracy is for the underground utilities located is +/- 10% of depth. Where services are shown as taken from records on the drawing we are not liable for any loss that may arise due to lack of accuracy in that guided information. Due to BT's policy we are not permitted to lift there inspection chamber covers. Reference should be made to the methodology used on site as detailed within the latest version of PIER (UK) s site procedures for utilities location. Excavation in the vicinity of service shown are to carried out with diligence in accordance HS(G)47. The following text is an extract from the surveys of Land Building and Utility Surveys at scales of 1:500 and larger by the Royal Institution of Chartered Surveyors Feb 1996. Electronic tracing is a reliable method of locating buried services. On heavy built up sites 85% completeness is probably all that can be expected. Plan accuracies in the order of +/- 150mm may be achieved but this figure will depend on the depth of service traced. Where similar services run in close proximity, separation may be impossible. Successful tracing of non metallic pipes may be limited. Existing record information showing underground services is often incomplete and of doubtful accuracy. It should be regarded as indicative and cannot be guaranteed.

TRIAL SCAN INFORMATION

LOCATION DESCRIPTION
LOWERY HILL ROAD CA3 0DF

NOTES:

This drawing must be read in conjunction with all existing records.
No NGR For proposed mast position on site
Mast position confirmed on site by engineer.
Engineer confirmed pos & size of Trial Scan Box as 3m by 4m

CLARK REF CS018465

REV	DETAILS:	BY:	DATE

CLARKE TELECOM

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Senator Point
South Boundary Road
Knowsley Industrial Park
Liverpool
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Tel: 0151 545 5725
www.clarke-telecom.com

Pier (UK) LTD
Ground Penetrating Radar

Unit 4d, Cricket Street Business Centre
Wigan
Lancashire
England
WN6 7TP Tel: 01942 821 616

SITE: LOWERY HILL ROAD CA3 0DF
Scale: 1:100 UNO — Survey Date: 18/01/11
Surveyed By: P. MANLEY. — Checked: S. Quinn
DWG # PUK/GPRS/CS018465_55 — Scan # X of Y