

## SCHEDULE A: Applications with Recommendation

18/0049

Item No: 07

Date of Committee: 11/01/2019

**Appn Ref No:**  
18/0049

**Applicant:**  
Mr Noble

**Parish:**  
Brampton

**Agent:**  
Alpha Design

**Ward:**  
Brampton

**Location:** The Grange, Craw Hall, Brampton, CA8 1TR

**Proposal:** Erection Of 2no. Detached Dwellings

**Date of Receipt:**  
29/01/2018

**Statutory Expiry Date**  
26/03/2018

**26 Week Determination**  
08/06/2018

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### REPORT

**Case Officer:** Richard Maunsell

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 The Principle Of Development And Whether The Impact On The Character Of The Area Is Acceptable
- 2.2 Whether The Scale And Design Of The Dwellings Are Acceptable
- 2.3 The Impact Of The Proposal On The Amenities Of Neighbouring Residents
- 2.4 Impact Of The Proposal On The Brampton Conservation Area
- 2.5 Highway Issues
- 2.6 Foul And Surface Water Drainage
- 2.7 Impact On Biodiversity
- 2.8 Impact On Existing Trees

#### 3. Application Details

##### The Site

- 3.1 The Grange is located to the south-east of the centre of Brampton adjacent to Craw Hall. The site comprises of a large detached property that is significantly elevated and set back from Craw Hall and is situated within

substantial grounds. The building is Victorian in appearance and is faced in local stone under a slate roof and incorporates traditional joinery features. A modern detached garage has been built adjacent to and in front of The Grange.

- 3.2 The site is bounded along the frontage by a low stone wall with iron railings. Within the site are a significant number of mature trees.
- 3.3 The Grange is served by a recently formed independent vehicular access that is to towards the south-east corner of the site. The original access which served the property still exists in the north-west corner of the site.
- 3.4 There are residential properties to the north and east and further to the south. To the west the land is in agricultural use. There are several small commercial units also to the east on the opposite side of Craw Hall. The site is within the Brampton Conservation Area.

## **Background**

- 3.5 Applications were submitted in 2011 and 2012 to develop the site and build four and three houses respectively within the grounds of The Grange. Following negotiations with Officers, these applications were withdrawn following concerns highlighted in relation to number of dwellings and their impact on the trees.
- 3.6 Planning permission was granted in 2013 for the erection of two dwellings. The first dwelling was proposed to be constructed close to The Grange and this building is nearing completion.
- 3.7 The second dwelling was proposed to be constructed on the edge of the pond that existed on the site and the building would have taken account of the levels and would have been constructed on the edge of the pond. Since that time, the pond no longer exists.

## **Proposal**

- 3.8 Planning permission is sought for two detached properties within the grounds of The Grange. The properties would be located parallel with the boundary of the site adjacent to Craw Hall and separated by a band of trees.
- 3.9 Although two storeys in height, the properties would provide accommodation in the roofspace. Briefly, the properties would provide a lounge, a kitchen, a dining area, a W.C., hallway, an ensuite guest bedroom and utility room on the ground floor with a bathroom, two bedrooms and an ensuite bedroom above. A detached single garage would be constructed adjacent to the north-west gable of each building.
- 3.10 The properties will be constructed from using dark grey slate on the roofs with a lead clad dormer window and conservation roof lights. The walls would comprise of a mixture of local stone, off-white render and cedar boarding. The windows and doors would be dark grey powder coated

aluminium.

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

4.1 This application has been advertised by means of a site notice, a press notice and direct notification to the occupiers of 24 of the neighbouring premises. In response, one letter of objection has been received and the main issues raised are summarised as follows:

1. building three properties in the area will change the character and appearance of the conservation area;
2. there is already one new property being built within the grounds.

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

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - the following comments have been received:

##### *Highways*

The slight increase in vehicular use is unlikely to have a significant material affect on existing highway conditions and therefore the Highway Authority has no objection to the proposal.

Where applicable any works within or near the highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the highway including verges, until the developer is receipt of an appropriate permit (i.e. Section 184 Agreement) allowing such works;

##### *Lead Local Flood Authority (LLFA)*

It is proposed that each building plot will have an individual soakaway to deal with surface water runoff, which is considered acceptable from an LLFA perspective and a detailed plan showing the proposed soakaways should be submitted prior to approval being granted;

**Brampton Parish Council:** - the parish council objects to this application under Policy HE7. Members feel that it is intrusive, does not harmonise with the surroundings and is not sympathetic to the setting and scale of the conservation area;

**Northern Gas Networks:** - no objection;

**United Utilities:** - no objection subject to the imposition of a condition that deals with provision and management of drainage.

A public sewer is near to the site boundary and we may not permit building over it. United Utilities will require an access strip width of six metres, three metres either side of the centre line of the sewer which is in accordance with the minimum distances specified in the current issue of "Sewers for

Adoption", for maintenance or replacement. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer and overflow systems.

## 6. Officer's Report

### Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning local policies against which the application is required to be considered against are Policies SP2, SP6, HO2, IP3, IP4, IP6, CC4, CC5, CM5, HE7, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. Supplementary Planning Documents in the form of "Trees and Development" (2009) and "Achieving Well Designed Housing" (2011) together with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 are also material planning considerations. The proposal raises the following planning issues.

#### 1. The Principle Of Development

- 6.3 Within the NPPF there is a presumption in favour of sustainable development. Paragraph 7 requires that:
- "The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs."*
- 6.4 Paragraph 8 continues and identifies that to achieve sustainable development there are three overarching objectives. Paragraph 10 states *"so that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11)."*
- 6.5 Policy HO2 of the local plan makes provision for windfall housing development within or on the edge of villages in the rural area subject to a number of criteria covering scale, design, location, proximity to services and the need to enhance or maintain the vitality of rural communities.
- 6.6 In light of the foregoing, the proposal represents an appropriate windfall development in Brampton which is supported by both national and local planning policies. The remaining issues raised by this application are addressed in the following paragraphs.

#### 2. Whether The Scale And Design Of The Dwellings And Impact On The Character Of Brampton Conservation Area Are Acceptable

- 6.7 Policies seek to ensure that development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing. Development of this frontage site will have an impact on the character of the area.
- 6.8 The properties would be sited adjacent to the boundary of the site and would be set back approximately 17 and 19 metres. Although the curtilage of The Grange slopes up and is at higher level than the highway, the properties would be sited at a lower point within the site, the frontage of which would retain a band of trees.
- 6.9 In terms of the scale and design of the buildings, fenestration of the front elevation facing Craw Hall would have a quasi-contemporary appearance by virtue of the double height glazed gable. The remainder of the elevations would be more conventional. With the exception of the cedar cladding, the materials would be consistent with the other buildings in the site but notwithstanding this, the position and amount of cladding proposed is minimal.
- 6.10 Members must also be mindful of the requirements in paragraph 130 of the NPPF which states:

*“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”*

- 6.11 The applicant’s Design & Access Statement identifies that The Grange, as a dominant feature within the locality, would not be challenged by the development. It continues in paragraph 3.1 that:

*“The scale of the proposed dwellings is purposely designed to be subservient to The Grange. The proposed dwellings are 1.5 storeys with rooms in the roof space. The front elevation incorporates a glazed gable and stone elevations. The rear elevation has a corresponding stone faced traditional gable. The side elevations are finished in a render with the exception of an off shot which will be finished in natural stone. The roof will be covered in with slate with the exception of a small dormer which will be clad in lead. The external finishes will complement Plot 2.”*

6.12 The NPPF promotes the use of good design with paragraph 127 outlining that:

*“Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

6.13 The application site is located within the Brampton Conservation Area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, PPG, Policy HE7 of the local plan are relevant. Section 72 of the 1990 Act highlights the statutory duties of local planning authorities whilst exercising of their powers in respect to any buildings or land in a conservation area. The aforementioned section states that:

*"special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area".*

6.14 The aim of the 1990 Act is reiterated in the NPPF, PPG and policies within the local plan. Policies HE6 and HE7 of the local plan advise that proposals should preserve or enhance their character and appearance, protecting important views into and out of conservation areas. When the application was considered at the meeting on 30th October 2018, the Conservation Area Advisory Committee provided the following:

- the committee reiterate comments that the previous approved scheme for two units (ref 13/0475) with a modern pavilion focused on the pond was within the capacity of the site;
- there is a lack of consideration of the value of The Grange and its landscape setting in heritage statement (no reference to conservation area appraisal for Brampton);
- the previous approval for plot 1 was ground-hugging and minimal – the scheme is now reduced to a suburban development;
- the development would block views of The Grange with damaging impact

- on the conservation area;
- it is recommended that the application is refused.

6.15 Members will note that Brampton Parish Council has also submitted an objection under Policy HE7 opining that the development is intrusive and is inappropriate to the setting and scale of the conservation area.

6.16 Following the agreement in 2003 to extend the original Brampton Conservation Area, an appraisal of the areas surrounding Brampton's town centre was the subject of an exhibition and following public meetings the responses were evaluated which resulted in the conservation area being extended.

6.17 With reference to Craw Hall, the appraisal element of the document states:

*"The entrance to Craw Hall is tucked in one corner of the Market Place, partly hidden by trees. The road is narrow and enclosed on both sides by sandstone walls. As the road opens out there is a mixture of new housing, 19th century cottages and a large property that is now the Catholic Church. On the north side there is the Old Brewery and a mix of primary employment and residential sites. To the south is The Grange with its extensive grounds, ponds and many mature trees. The site is relatively open with more open countryside beyond it. This area comes within the scope of Policy LE1 on Urban Fringe areas.*

*Despite considerable modern development the area still retains many vernacular buildings, some of which could be considered for inclusion on a local list. Craw Hall remains an attractive route into the town centre.*

#### **Key Issues**

- *the gardens, walls and trees make a significant contribution to the character and appearance of this part of the conservation area;*
- *the open spaces could be vulnerable to development;*
- *there are a number of buildings of local townscape significance that may be worthy of inclusion on a local list."*

6.18 Although the appraisal identifies that the area may be vulnerable to development, it does preclude development per se. Under the requirements of the NPPF, a *"balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."* In this instance, housing has previously been approved on the site and which was considered not to have a negative impact on the character of the conservation area. The issue therefore, is whether the extent of the changes being proposed continue to preserve or enhance the character and appearance of the conservation area.

6.19 The council's Conservation Officer initially commented that:

*"The application site lies within Brampton Conservation Area and the building Craw Hall can be considered an undesignated heritage asset. The significance of the asset includes its value as a large detached villa sitting in*

*a well-wooded landscape which has a strong visual presence in the Conservation area.*

*The application is for x3 detached dwellings proposed construction of new dwellings - this represents an additional two dwellings over that approved 13/0475, one of which is now constructed. The unbuilt low pavilion second dwelling previously abutted the fountain pond, identified in the 13/0475 application's Heritage Statement as a 'historic feature' to be retained (para 5.1). Paragraph 3.8 of the 2013 Design Statement stated that 'Furthermore, the development will assist the protection and enhancement of the Conservation Area by contributing to the long term maintenance of The Grange and the retention of existing features in particular the ornamental pond'.*

*Application 13/0475 involved a dwelling south of the present access road, and a sensitively designed, largely single storey building fronting the lake, with a sedum roof to integrate the design into the landscape.*

*The current proposal is redolent of withdrawn application 11/0625 "Erection Of 4No. Dwellings And 1No. Detached Garage" which was of significant concern because of its associated tree loss, and the reduction in scale of the pond to some 50% of its then present area to allow building on its footprint.*

*The current scheme builds over the former pond, this having 'dried up' according paragraph 1.4 of the design statement supplied. In its place is an intensive grouping of x3 dwellings, in addition to the built 13/0475 dwelling.*

*No heritage statement is present with the application, contrary to paragraph 128 of the NPPF, and to the City Council's validation checklist for planning applications within Conservation Areas. As such, no adequate assessment is present of the impact of these new dwellings, associated impacts or commentary on the fate of the Fountain Pond, which the applicant previously stated was a historic feature warranting retention. The proximity of the new dwellings to the driplines of a large number of trees, and the likely significant overshadowing of garden space and probable future calls for tree removal, is of significant concern.*

*I would additionally raise the inaccuracy of the existing and proposed site plans, which do not show the additional entrance road to the north east which was approved under application 13/0475 and which has been constructed.*

*In addition to an adequately scaled heritage statement, I would invite the provision of visualisations – as were previously provided to 13/0475 – to convey the visual impact of the scheme. As 'plot 2' is now built, it would be useful for the applicant to use photographic illustrations of this in either the HS and/or DAS to convey the intended finish of the new dwellings.*

*Local Plan policies HE6 and HE7 pertain to the application...While the criteria for the Carlisle Local List is presently being steered to adoption by Council, Craw Hall is certainly of sufficient interest to qualify as a Local List candidate, and development within its setting has the potential to affect its significance.*



*NPPF paragraph 135 states that: “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.*

*I share the concerns of the Conservation Area Advisory Committee (27th February meeting) over the impact of the scheme, and that it is an overdevelopment of the site where the loss of the Fountain Pond and risk to existing trees is not justified. As proposed, the scheme is as harmful as withdrawn application 11/0625, with total loss of the Fountain Pond and increased risk to retained trees. The loss of the assets constitutes harm to the designated asset of the Conservation Area under para 134 of the NPPF and there are no evident public benefits arising from the proposal.”*

- 6.20 This response highlights the issues and potential areas of concern relating to the development and the character and appearance of the conservation area. Latterly, following the reduction in the number of proposed dwellings from three to two, the Conservation Officer confirms that the footprint of the development looks “*a lot less cramped*” and that the trees have some breathing space to which he wouldn’t object. For clarity, Members should note that the comments from CAAC outlined in paragraph 6.16 of this report do refer to the reduced scheme of two dwellings.
- 6.21 This report provides the contextual background to the proposal for which planning permission has previously been granted. The current application has been revised, principally in the form of a reduced number of dwellings on the site. Additionally, consideration should be given as to whether the proposed changes would tip the balance over and above the merits of the extant permission and negatively affect the character and appearance of the conservation area. A Heritage Statement has been with the application which outlines the background to the development, the nature of the site and an assessment of the development’s impact.
- 6.22 The character and style of the buildings are appropriate to the appearance of the area having regard to the designated status as a conservation area. Additionally, views of The Grange would be largely retained when approaching from the centre of Brampton by means of the reduced height and siting of the buildings and would not be affected at all when approaching from the opposite direction. On this basis, it is not considered that the character or setting of the conservation area would be adversely affected should planning permission be granted for this development.
- 6.23 The properties would be closer to the boundary than the previous planning permission. The glazed contemporary frontage was approved for Plot 1 of the previous planning permission which allowed for the construction of a

dwelling on the edge of the pond. The pond was fed on a sluice arrangements and was ornamental in nature. The pond has subsequently dried up and allowed for the reconfiguration of the development on the site which is now a cleared area. The current proposal would result in an intensification of the use of this feature on two dwellings closer to the boundary. It is a matter of judgement as to whether this, together with the siting and scale of the dwellings would have a detrimental impact on the character and appearance of the area.

- 6.24 It is Officers opinion that in light of the foregoing planning assessment, on balance, given the scale, design and use of materials, the character and appearance of the dwellings would not be disproportionate or obtrusive within the streetscene.

### **3. The Impact Of The Proposal On The Amenities Of Neighbouring Residents**

- 6.25 Planning policies require that development proposals should not adversely affect the living conditions of occupiers of residential properties by virtue of inappropriate development, scale or visually intrusiveness.
- 6.26 The development has been designed to take account of the requirements in the Council's Supplementary Planning Documents "Achieving Well Design Housing" and is compliant with the requirement to maintain 21 metres distance between primary facing windows and 12 metres between a primary window and a blank gable.
- 6.27 The properties would be of sufficient distance from the existing properties adjoining the site. Additionally, given the orientation of the application site and the proposed buildings within it, future occupiers of the proposed properties would not suffer from an unreasonable loss of daylight or sunlight and due to the siting, scale and design of the property the development would not be over-dominant.

### **4. Highway Issues**

- 6.28 Cumbria County Council as the Highway Authority has raised no objection to the application and it is not considered that the proposal raises any highway issues. The development would utilise an existing vehicular access taken from Craw Hall. There is sufficient land within the site to provide adequate turning and parking facilities. On this basis, the proposal is acceptable in highway terms.
- 6.29 Although an informative has been recommended by the Highway Authority regarding works within the highway verge, in this instance the extension is entirely within the boundary of the site and therefore the informative is not considered to be necessary.

### **5. Foul And Surface Water Drainage**

- 6.30 In order to protect against pollution, Policies IP6 and CC5 of the local plan

seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application documents, submitted as part of the application, outlines that foul sewage would be to the main sewer whilst surface water would be to a soak away.

- 6.31 The principle of these means of disposal is acceptable; however, no details of the soak away have been submitted. A condition is included within the report ensuring the submission of further details for the disposal of surface water prior to commencement of development in accordance with the requirements of the LLFA.

## **6. Impact On Biodiversity**

- 6.32 Planning Authorities in exercising their planning and other functions must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Such due regard means that Planning Authorities must determine whether the proposed development meets the requirements of Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.
- 6.33 The Councils GIS Layer has identified that the site has the potential for protected species to be present on or in the vicinity of the site. As the proposal would involve development on agricultural land, the development would not harm a protected species or their habitat; however, an Informative could be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.

## **7. Impact On Existing Trees**

- 6.34 There are a number of trees and a mature hedgerow within the site, none of which however are protected by a Tree Preservation Order. The scheme proposes that the trees would be retained and additional landscaping incorporated within the scheme. It is suggested that conditions should be imposed required tree protection measures and a method statement about the construction works should be submitted and agreed by the council. It is Officer's view that there would be no detrimental impact on the remaining trees and that the imposition of the suggested conditions would be appropriate.
- 6.35 United Utilities has made reference to the need to maintain an appropriate distance from their infrastructure and that deep rooted trees and shrubs should not be planted within the vicinity of the public sewer. A private water supply pipe crosses the site. Given the distance of the properties from the infrastructure, there would be no breach of the access area required for maintenance.

## **8. Contamination**

- 6.36 As the site is within the curtilage of an existing property, the likelihood of contamination being present is low, a fact supported by an accompanying report with the application entitled “Preliminary Risk Assessment”. Notwithstanding this fact a condition is recommended that caters for the event that contamination is found during the construction phase.

## **Conclusion**

- 6.37 In overall terms, the principle of housing development has previously been approved within the curtilage of The Grange and the development of the site remains acceptable under the provisions of the NPPF and local plan policies. The development takes account of the topography of the land and would not adversely affect the character or appearance of the locality or wider views of the site within the Brampton Conservation Area or wider views of The Grange as an important building in its own right within the locality.
- 6.38 The scale, layout and design of the properties takes account of the built form and vernacular of the buildings in the locality. The development would not adversely affect the living conditions of the occupiers of any of the neighbouring properties.
- 6.39 Subject to the imposition of conditions, the proposal does not raise any highway or drainage issues. The trees would be adequately safeguarded during development and in all aspects the proposal is considered to be compliant with the objectives of the relevant national and local plan policies.

## **7. Planning History**

- 7.1 In 2011, an application for planning permission for the erection of four dwellings and a detached garage was submitted but was withdrawn.
- 7.2 An application for conservation area consent was submitted in 2011 for the erection of four dwellings and a detached garage was submitted in 2011 but was returned as consent was not required.
- 7.3 In 2012, an application for planning permission for the erection of three dwellings and a detached garage was submitted but was withdrawn.
- 7.4 An application for conservation area consent was submitted in 2012 for the erection of three dwellings and a detached garage was submitted but was returned as consent was not required.
- 7.5 Planning permission was granted in 2013 for the erection of two detached dwellings.
- 7.6 In 2015, planning permission was granted for the formation of a new entrance and access drive.

- 7.7 An application was approved in 2015 to discharge condition 5 (tree protection survey) of the previously approved planning permission 15/0275.
- 7.8 In 2016, an application was approved to discharge conditions 3 (materials) and 8 (surface water drainage) of previously approved application 13/0475.

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

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

1. the Planning Application Form received 15th January 2018;
2. the Site Location Plan received 16th January 2018 (Drawing no. 12/05/765-01);
3. the Revised Site Plan received 23rd July 2018 (Drawing no. 12/05/765-10b);
4. the Plots 1, 3 & 4 - Plans & Elevations received 16th January 2018 (Drawing no. 12/05/765-11a);
6. the Tree Plan received 23rd July 2018 (Drawing no. 12/05/765-13b);
7. the Existing View and Proposed Photomontage received 24th April 2018;
8. the Design and Access Statement received 31st October 2018;
9. the Preliminary Risk Assessment received 31st October 2018 (reference 12/05/765 - PRA/1a);
10. the Supplementary Tree Assessment received 31st October 2018 (reference 12/05/765 - STA/1a);
11. the Tree Table Details received 16th January 2018;
12. the Heritage Statement received 31st October 2018;
13. the Habitat Assessment received 31st October 2018 (reference 12/05/765 - HAB/1a);
14. the Flood Risk Assessment received 31st October 2018 (reference 12/05/765 - FRA/1a);
15. the Notice of Decision;
16. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. Notwithstanding the details submitted as part of this application, prior to the commencement of any development, a surface water drainage scheme, including a sustainable drainage management and maintenance plan for the lifetime of the development, based on the hierarchy of drainage options in

the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the local planning authority. Clear condition and capacity information on any receiving surface water systems shall be included with the details provided.

The surface water system shall demonstrate that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any building in a 1 in 100 year event plus the appropriate government allowance for climate change, and where reasonably possible flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are managed in conveyance routes (plans of flow routes etc). The scheme must also confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the surface water public sewer, the pass forward flow rate to the surface water public sewer must be restricted to greenfield runoff rate or 5 l/s for any storm event whichever is the lesser.

The development shall be undertaken in accordance with the approved surface water drainage and management scheme.

**Reason:** To ensure a satisfactory means of surface water disposal in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030 and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

4. Prior to the construction or installation of any external materials on the buildings or areas of hardstanding, samples or full details of all materials to be used shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

**Reason:** To ensure the materials are appropriate to the character and appearance of the area in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. Notwithstanding the submitted details, prior to the occupation of any dwelling hereby approved particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

**Reason:** To ensure that the appearance of the area is not prejudiced by inappropriate boundary treatment in accordance with Policies

SP6 and HE7 of the Carlisle District Local Plan 2015-2030.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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) Classes A, B, C, D, E and G of these Orders without the written approval of the local planning authority.
- Reason:** To ensure that alterations to the the dwelling do not have an adverse impact on the character of the area in accordance with Policies SP2 and HE7 of the Carlisle District Local Plan 2015-2030.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order), no gates, fences, walls or other means of enclosure shall be erected or constructed other than those expressly authorised by this permission, within the meaning of Schedule 2 Part (2) Class A of these Orders without the prior written permission of the local planning authority.
- Reason:** To ensure that the character of the area is not prejudiced by inappropriate development in accordance with Policies SP6 and GI2 of the Carlisle District Local Plan 2015-2030.
8. No dwelling shall be occupied until the vehicular access and parking requirements have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of being of use at all times thereafter and shall not be removed or altered without the prior written consent of the local planning authority.
- Reason:** To ensure a minimum standard of access provision when the development is brought into use in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD5, LD7 and LD8.
9. Before development commences, the tree protection barriers must be installed in accordance with the Tree Plan (Drawing no. 12/05/765-13b)) received 23rd July 2018. The scheme must be retained until completion of the development to the satisfaction of the local planning authority. Within the fenced off area:
1. no fires shall be lit within the fenced off area or within 10 metres of the nearest point of the canopy of any retained tree or hedge;
  2. no equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier;
  3. no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area;

4. no alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority;
5. no materials or vehicles shall be stored or parked within the fenced off area;
6. no alterations to the natural/existing ground level shall occur.

**Reason:** In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

10. 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, which is subject to the approval in writing of the local planning authority. Site investigations should follow the guidance in BS10175.

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 ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of Carlisle District Local Plan 2015-2030.

11. As part of the development hereby approved, adequate underground ducts shall be provided to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines.

**Reason:** To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

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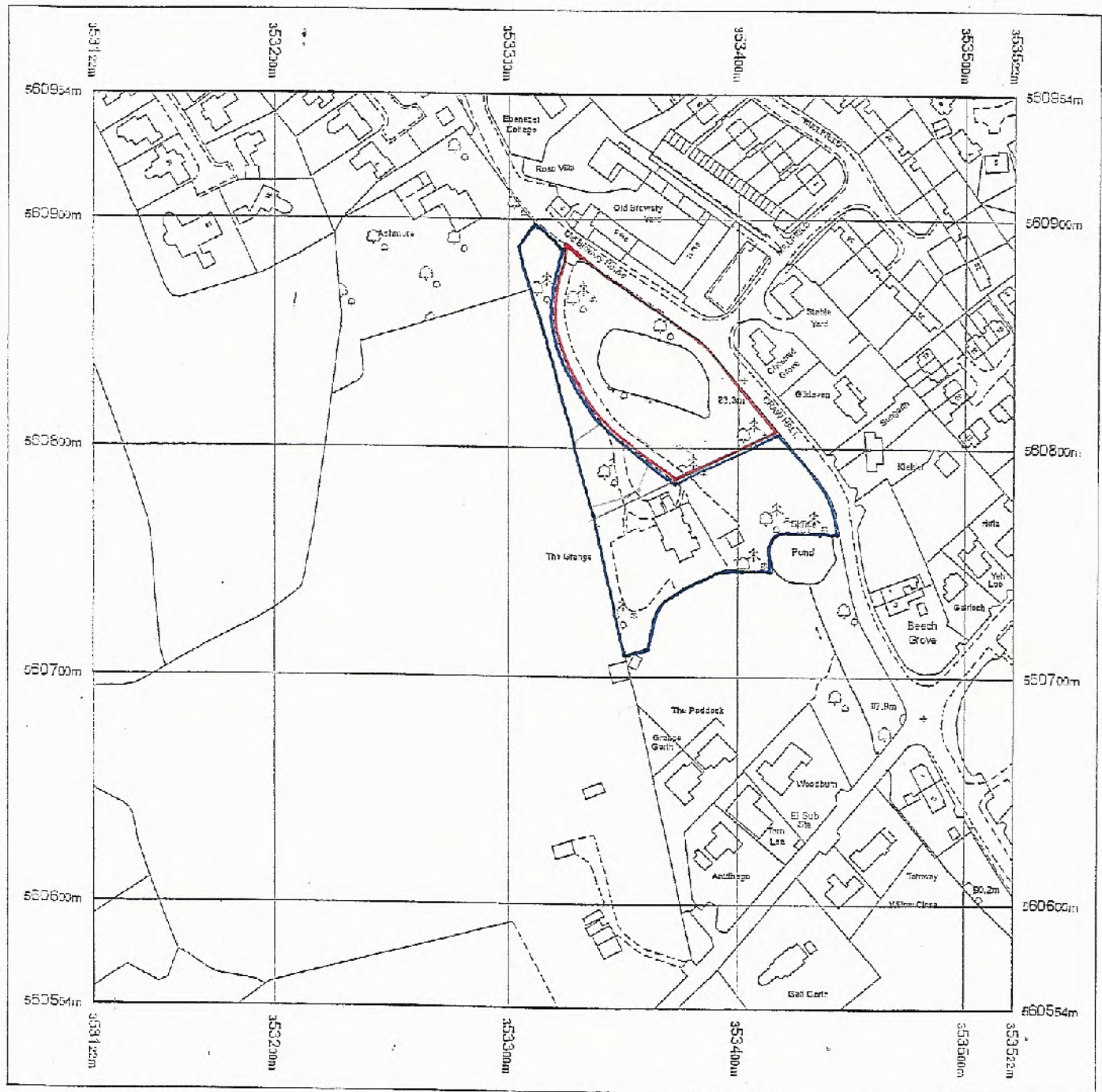




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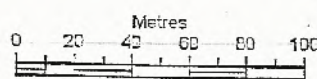
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The representation of features as lines is no evidence of a property boundary.



Scale 1:2500

Supplied by: Maps @ Malcolm Hughes  
Serial number: 00451200  
Centre coordinates: 353321.5 560754.13

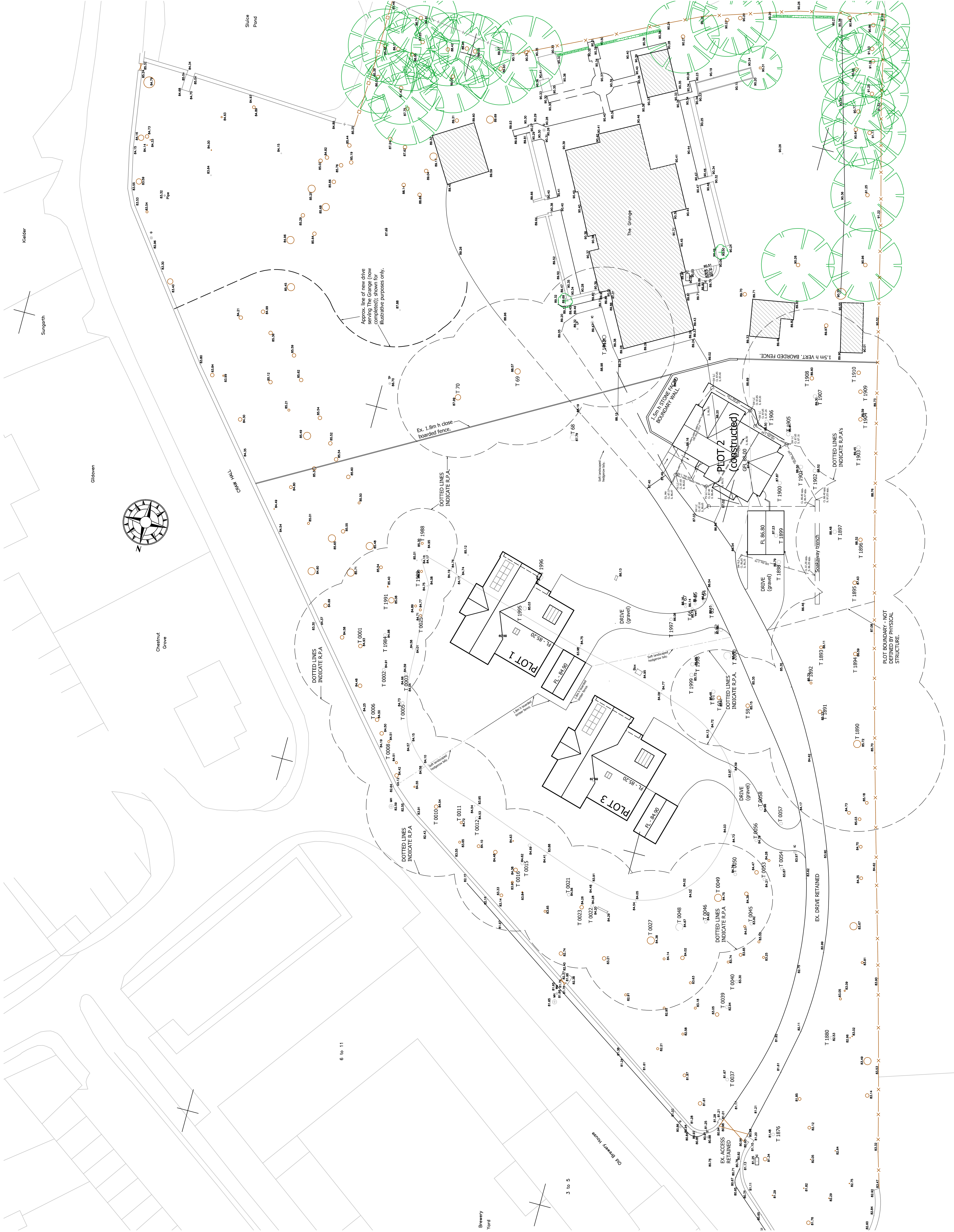
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[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

The Grange
Craw Hall Road
Brampton
CAB 1TR









B	23/07/18	Title block amended to omit reference to Plot 4.	GB
A	16/07/18	One site omitted and layout adjusted accordingly.	GB
No.	Date	Revision	Initial

ALPHA DESIGN

Architectural Services  
Member of the Chartered Institute of  
Architectural Technologists

Tel: 01900 829199 email: gb@adacumbria.co.uk

Project

PLOTS 1 & 3,  
THE GRANGE,  
BRAMPTON

Client

MR T. NOBLE

Drawing

REVISED SITE PLAN

Scale 1:250 @A1 Drawn GB

Checked Date DEC 2017

Drawing No.

12/05/765 - 10 b)

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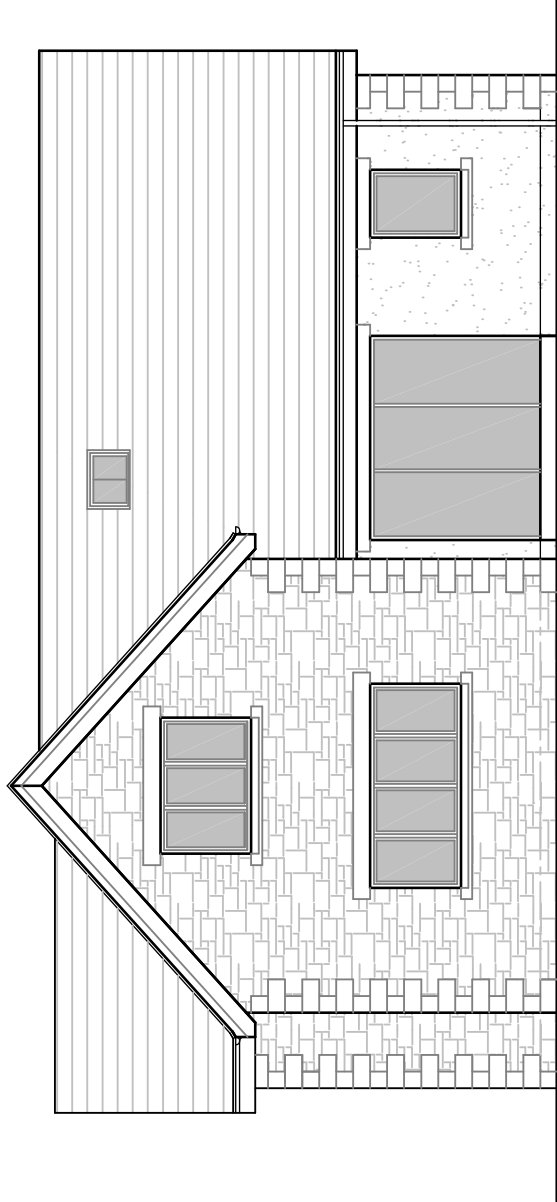
EXTERNAL MATERIALS

Dark grey slate roof; fully lead clad dormer window; conservation style r/lights. Proprietary PV panel system.

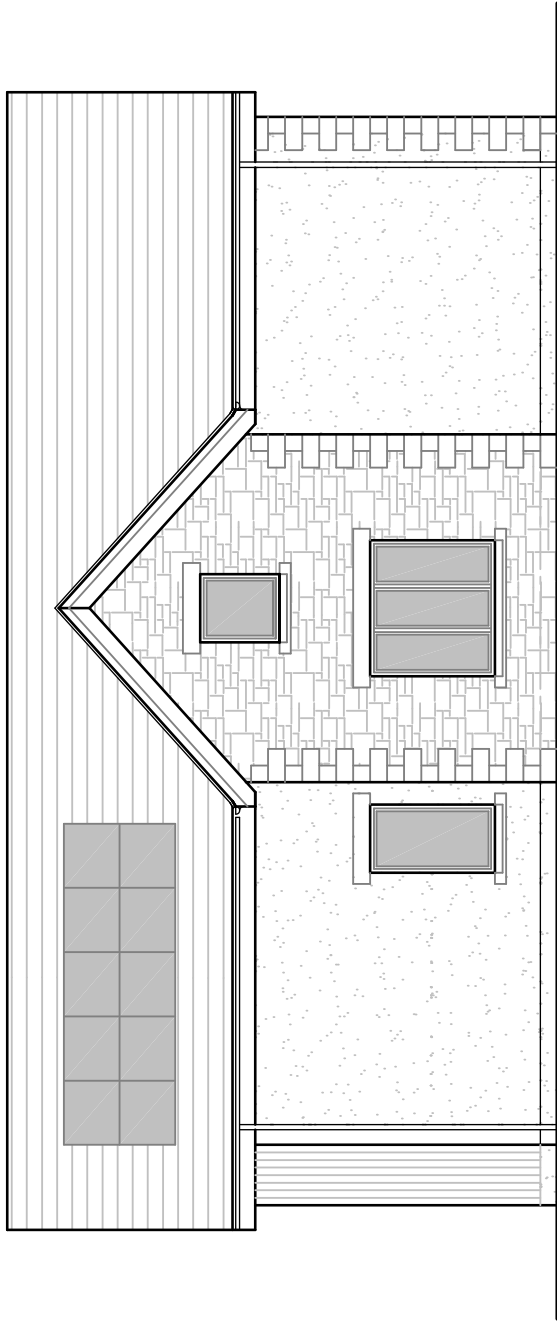
Mix of local stone, scraped texture off-white render & Cedar boarding to walls.

Dark grey powder coated aluminium windows.

Dark grey powder coated aluminium doors.



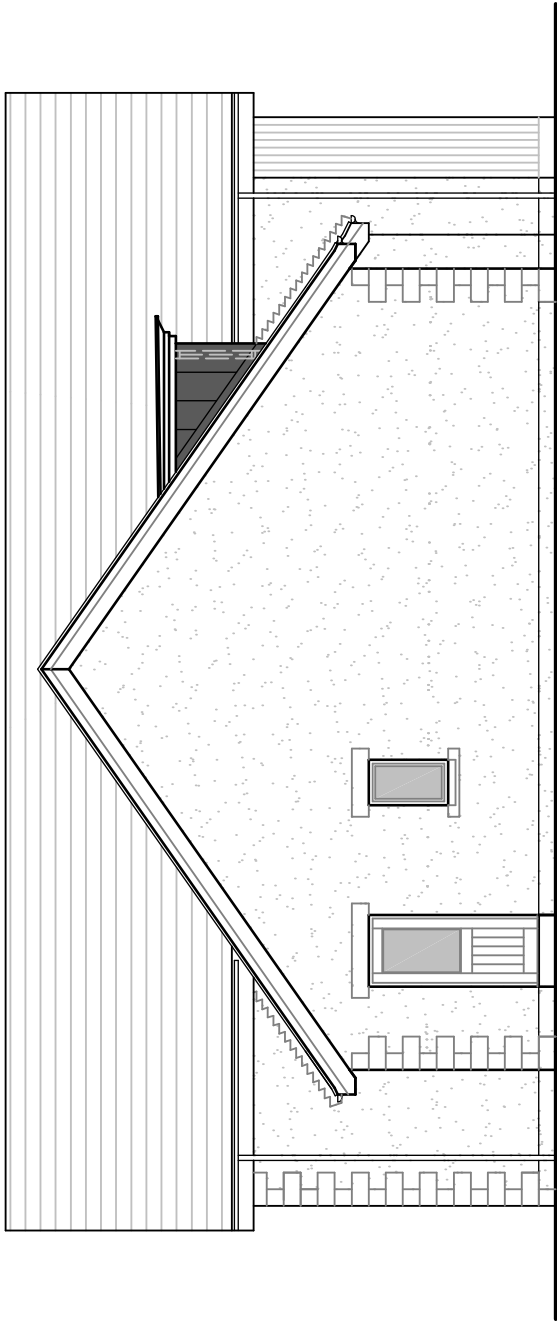
REAR ELEVATION



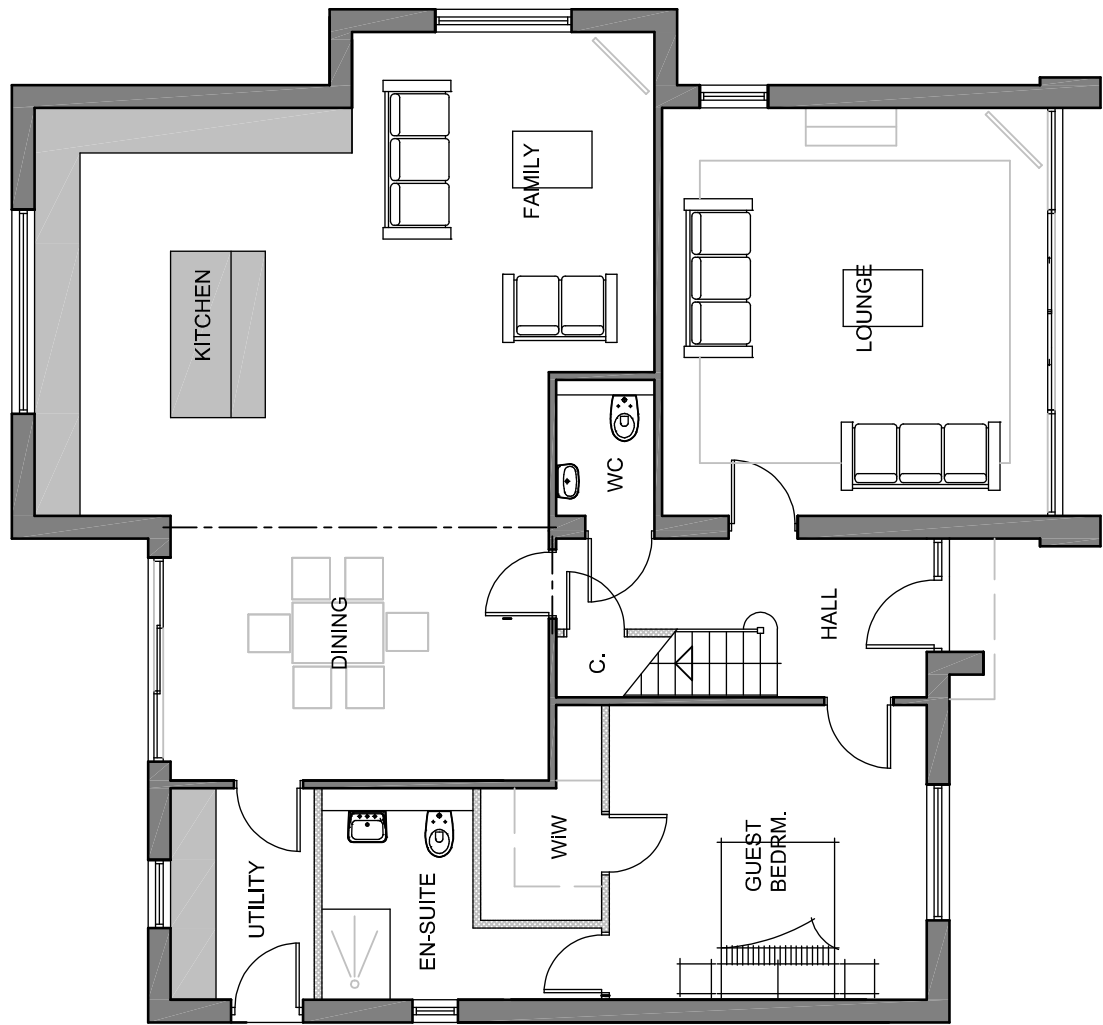
SIDE ELEVATION



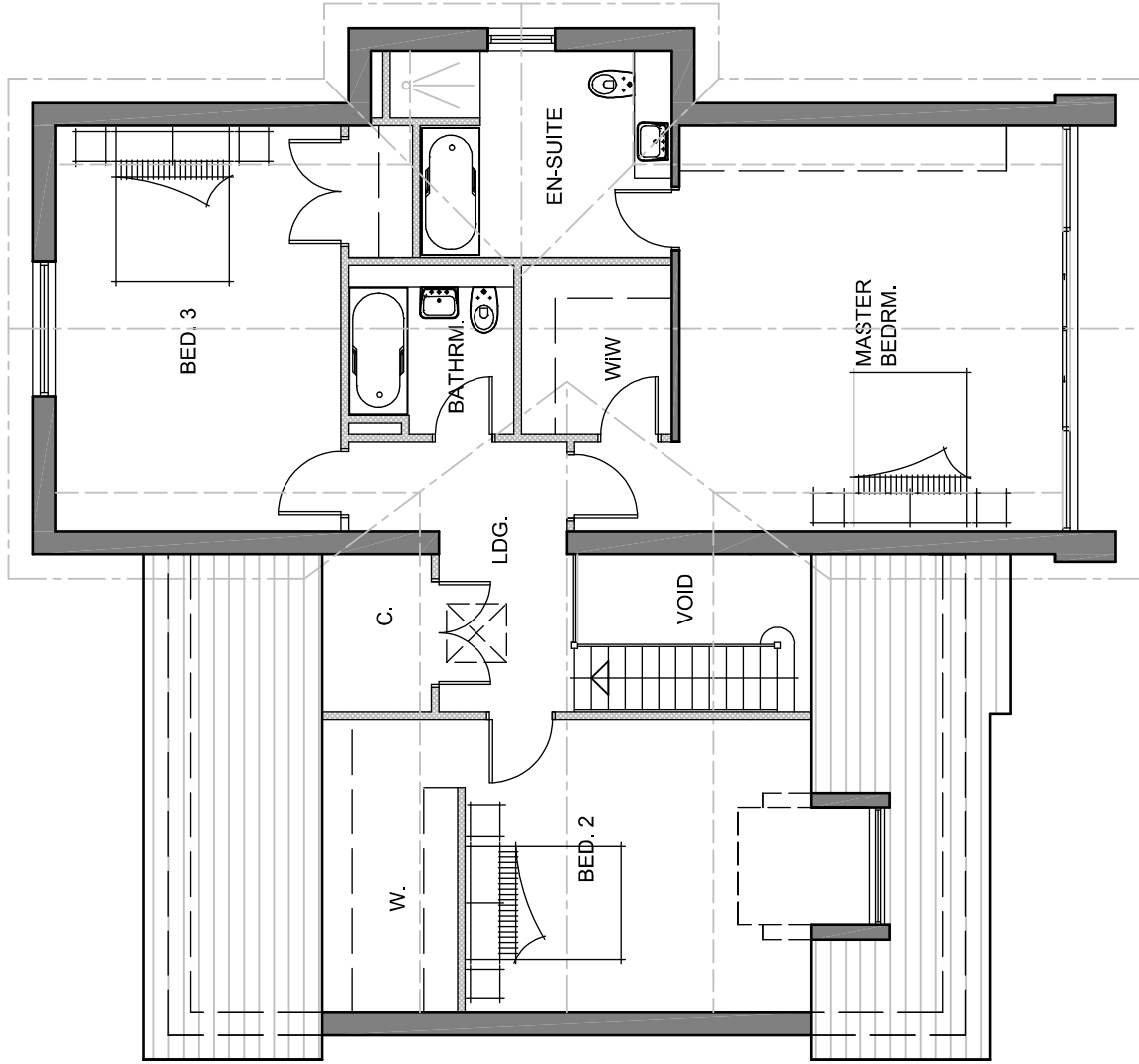
FRONT ELEVATION



SIDE ELEVATION



GF PLAN



FF PLAN

No.	Date	Revision	Initial

ALPHA DESIGN

Architectural Services  
Member of the Chartered Institute of  
Architectural Technologists

Tel: 01900 829199

Project	THREE DETACHED DWELLINGS, THE GRANGE, BRAMPTON		
Client	MR T. NOBLE		
Drawing	PLOTS 1, 3 & 4 - PLANS & ELEVATIONS		
Scale	1:100 @ A1	Drawn	GB
Checked		Date	DEC. 2017

Drawing No.  
12/05/765 - 11

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Anticipated View



Existing View

View Looking South on Craw Hall

