

## SCHEDULE A: Applications with Recommendation

13/0841

Item No: 08

Date of Committee: 20/12/2013

**Appn Ref No:**  
13/0841

**Applicant:**  
Mr Briggs

**Parish:**  
Castle Carrock

**Agent:**  
Neil Withington  
Architectural Design

**Ward:**  
Great Corby & Geltsdale

**Location:** Land behind Townfoot Farm, Castle Carrock, Brampton, CA8 9LT

**Proposal:** Erection Of 4no. Dwellings

**Date of Receipt:**  
31/10/2013

**Statutory Expiry Date**  
26/12/2013

**26 Week Determination**

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### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Proposal Would Be Acceptable In Principle
- 2.2 Whether The Scale And Design Of The Proposal Would Be Acceptable
- 2.3 Impact Of The Proposal On The Character Of The Area
- 2.4 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.5 Highway Issues
- 2.6 Affordable Housing
- 2.7 Other Matters

#### 3. Application Details

##### The Site

- 3.1 The application site, which lies within the North Pennines Area of Outstanding Natural Beauty, is occupied by a Dutch barn, which lies to the north of Townfoot Farm. The barn is in poor condition and is redundant. An

agricultural track, which is designated as Public Footpath no.110001, runs along the northern boundary of the site and is separated from it by a hedge. Peels Garth, a detached dwelling, is located to the east of the application site and this property fronts onto the B6413 Castle Carrock / Brampton Road, with open fields being located to the west.

- 3.2 Fields lie to the north of the farm track, with the field to the north-west having outline planning permission for a dwelling (the Reserved Matters application for this site has recently been submitted and is scheduled to be determined at committee).

## **Background**

- 3.3 Planning permission has previously been granted for the demolition of the Dutch barn and its replacement by two detached four bed houses (09/0718). The dwellings were to be finished in wet dash render, with timber windows and doors, under a slate roof.
- 3.4 In 2006, under application 06/0973, planning permission was granted for the conversion of traditional one and a half and two-storey outbuildings into four dwellings at Townfoot Farm. Vehicular access to the dwellings was to be via the public footpath/track.

## **The Proposal**

- 3.5 This proposal is seeking planning permission to demolish the Dutch barn and to replace it with four three-bedroom semi-detached properties. Each pair of semis would have a front elevation measuring 12.3m in width and they would have an eaves height of 4.8m and a ridge height of 7.9m. A small pitched roof porch would be added to the front of each dwelling. The dwellings would be finished in render with stone quoins, painted heads and sills and timber windows and doors. The roofs would be natural slate, with each pair of semis having a chimney. Each dwelling would have a lounge, dining room, kitchen and w.c. to the ground floor and three bedrooms (one en-suite) and a bathroom to the first floor.
- 3.6 Each dwelling would have two parking spaces, which would be provided on a block paved driveway, small front gardens and rear gardens, which would vary in length from 6.5m to 7m. Boundary treatment would consist of 1.8m close boarded timber fences between gardens and a post and wire fence on the western site boundary, where the site adjoins open fields. Access to the dwellings would be via the existing track, which would be re-surfaced in setts.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to eight neighbouring properties. No verbal or written representations have been made during the consultation period.

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

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;

Castle Carrock Parish Council: - firstly, there is a potential for a huge increase in traffic. The access to this site from the B6413 is bad, with views being severely restricted in both directions. As indicated on the plans, there is parking for 8 cars, with the potential for more if taking into account visitors, family members etc. This is likely to be compounded by extra traffic from an additional dwelling which is currently at the planning application stage (Ref: 13/0795), resulting in a projected figure of a minimum of 10 cars (though probably more) from dwellings currently in the planning process. These are all in addition to the existing vehicles from the barn conversions, and all of them would be regularly trying to access the highway from this point. Request that a detailed survey regarding this traffic issue is carried out by the Highways Department to assess both capacity and safety considerations before this application is decided. This problem had been previously mentioned by the Highways Department themselves earlier this year, in conjunction with another application (13/0034 – subsequently replaced by 13/0795 and originally 12/0704), when they raised concerns about the adequacy of the track. Secondly, the Parish Council would like to object on the grounds that the existing sewage system is already overburdened, and with the addition of four further dwellings, any existing problems will only be exacerbated. It appears from the plans that the surface of the Lanning to the north side of the properties is to be of Marshalls Keyblock Setts (i.e. block paving). Since this Lanning is regularly used by heavy tractors, other heavy agricultural machinery and cows, it seems that this would not be a sensible option;

Cumbria County Council - Drainage: - comments awaited;

Local Environment - Environmental Protection: - no objections, subject to conditions;

Carlisle Airport: - no objections;

Cumbria County Council - (Highway Authority - Footpaths): - the proposed access is along Public Footpath 110001. In view of the intention to upgrade the surface of the track using Marshalls Key Block setts, a temporary closure of the footpath will be required to allow the development to be carried out. There is a 14 week lead in time for this process;

North Pennines AONB Partnership: - no objections, providing the construction and materials follow the vernacular style of the village in accordance with the North Pennines AONB Planning Guidelines;

United Utilities: - no objections. Surface water should discharge to a soakaway/ watercourse/ surface water sewer.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, DP9, H1, CP1, CP3, CP5, CP12, LC8 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:

## 1. Whether The Proposal Would Be Acceptable In Principle

- 6.2 Castle Carrock is identified as a Local Service Centre in Policy H1 of the adopted Local Plan. Planning permission has previously been granted for the erection of two detached dwellings on this site. Outline planning permission has also been granted for the erection of a dwelling on part of the field that lies to the north-west of this site. The proposal would, therefore, be acceptable in principle.

## 2. Whether The Scale And Design Of The Proposal Would Be Acceptable

- 6.3 Permission has previously been granted for the erection of two dwellings on this site and these had front elevations measuring 11.6m in width, with attached garages which measured 3.9m in width. Each pair of semis would have a front elevation measuring 12.3m in width and they would have an eaves height of 4.8m and a ridge height of 7.9m. Whilst this proposal is for four dwellings, these would occupy a similar footprint to the two dwellings and would have a ridge height 0.9m higher. The dwellings would be finished in render, with stone quoins and timber windows and doors, under a slate roof. In light of the above, the scale and design of the dwellings would be acceptable.
- 6.4 There is an existing hedge along the northern boundary of the site which would be removed. A condition has, therefore, been added to the permission to ensure that suitable landscaping is provided within the site. A condition has also been added to cover the provision of boundary treatment, to ensure that it is appropriate to the rural nature of the site.

## 3. Impact Of The Proposal On The Character Of The Area

- 6.5 The site is currently occupied by a Dutch barn, which is in a poor state of repair. Permission has previously been granted for the erection of two dwellings on this site and the scale and design of the proposed dwellings would be similar to these. Whilst the proposal would lead to the loss of the hedge, this would have been removed under the previous permission. The upgrading of the track with block paving would change its character, but this would only be for a short section within the edge of the village. The proposal would not, therefore, have an adverse impact on the character of the area.

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

- 6.6 Peels Garth would lie directly to the east of the application site and would have a rear elevation a minimum of 21m away from the side elevation of one of the dwellings. The side elevation of the new dwelling would only contain a toilet window and a secondary kitchen window to the ground floor and a landing window to the first floor. Peels Garth, which is located at a higher level than the application site, has windows serving the ground floor but none at first floor level on the rear elevation. This property would not, therefore, be adversely affected by the proposals.

- 6.7 Planning permission exists to convert the barns to the south of the application site into four dwellings (06/0973). The new dwellings would cover a similar footprint to the previously approved dwellings on this site. Whilst they would have a ridge height 0.9m higher than the previously approved dwellings, they would lie to the north of Townfoot Farm so there would be no issue of loss of light or overshadowing.
- 6.8 The most directly affected dwelling approved under 06/0973 is Unit 1, which is yet to be built. This dwelling would sit at an oblique angle to the proposed dwellings. It would have a single-storey semi-circular section, which would be linked to a lounge and which would have windows to all elevations. The windows in the north elevation would be between 17.3m and 19m away from the rear elevation of one of the dwellings but suitable boundary treatment would reduce overlooking. If this was considered to be an issue the applicants could obscure glaze the windows in the north elevation of the single-storey section. One of the new dwellings would also have windows facing the side elevation of Unit 1 but the two-storey section would be over 13.5 away.
- 6.9 In light of the above, 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.

## 5. Highway Issues

- 6.10 The Parish Council has raised concerns about the potential for a large increase in traffic if four dwellings are approved on this site, in addition to the dwelling that has recently been approved in the adjacent field. This could result in a minimum of 10 cars (though probably more) from dwellings currently in the planning process, in addition to the existing vehicles from the barn conversions, and all of them would be regularly trying to access the highway from the track. The Parish considers that the access to the B6413 is poor, with views being severely restricted in both directions. It has, therefore, requested that a detailed survey regarding this traffic issue is carried out by the Highways Department to assess both capacity and safety considerations before this application is decided.
- 6.11 The Parish Council has also raised concerns about the surfacing of the track in Marshalls Keyblock Setts (i.e. block paving). Since this Lanning is regularly used by heavy tractors, other heavy agricultural machinery and cows, it seems that this would not be a sensible option.
- 6.12 The above matters have been raised with County Highways, who consider that traffic generation would essentially be similar for the four semi-detached dwellings now proposed and the two detached properties previously approved. Highways, therefore, has no objections to the proposals subject to the imposition of a number of conditions. One of these conditions would seek to improve the visibility at the junction of the B6413 by providing visibility splays of 2.4m x 43m @ 1.05m. This can be achieved as the property at the corner of the B6413 is under the applicant's control. In addition, the track needs to be metalled and drained from the junction with the B6413 up to the

westernmost boundary of the site.

- 6.13 In relation to the use of block paving on the track, which is used by agricultural vehicles, Highways has confirmed that this is not an issue as long as 80mm thick pre-cast concrete blocks are used, with suitable edge restraint and the appropriate compacted thickness of sub-structure. Such materials were originally designed for use in areas such as factories and ports where they are traversed by heavy vehicles.

## 6. Affordable Housing

- 6.14 Policy H5 of the adopted Local Plan requires sites of four dwellings or more in the rural area to make a contribution to affordable housing. On this site, there would be a requirement for 0.4 of a unit and the applicant would need to make a financial contribution to cover this. This would be secured through a S106 Agreement.

## 7. Other Matters

- 6.15 The Parish Council has also objected to the proposal on the grounds that the existing sewage system is already overburdened, and with the addition of four further dwellings, any existing problems will only be exacerbated. United Utilities has, however, raised no objections to the proposal providing that only foul drainage is connected to the foul sewer. Surface water should discharge to a soakaway/ watercourse/ surface water sewer and this can be ensured by condition.

## Conclusion

- 6.16 In overall terms, the proposal would be acceptable in principle. The scale and design of the dwellings would be acceptable and they would not have an adverse impact on the character of the area or on the living conditions of the occupiers of any neighbouring dwellings. The proposed access and parking arrangements would be acceptable. In all aspects, the proposals are compliant with the objectives of the relevant adopted Local Plan policies.

## 7. Planning History

- 7.1 In October 2006, planning permission was granted for the conversion of redundant outbuildings into 4no. dwellings (06/0973).
- 7.2 In October 2009, planning permission was granted for the erection of two dwellings (09/0718).

## 8. 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 Permission comprise:
1. the submitted planning application form, received 18 October 2013;
  2. Design & Access Statement, received 18 October 2013;
  3. Desk Top Study, received 31 October 2013;
  4. Tree/ Hedgerow Survey, received 18 October 2013;
  5. Location Plan & Block Plans, received 18 October 2013 (Dwg No. 13-003-03);
  6. Site Plan, received 18 October 2013 (Dwg No. 13-003-02);
  7. Plans & Elevations, received 18 October 2013 (Dwg No. 13-003-01);
  8. the Notice of Decision; and
  9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

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 works harmonise as closely as possible with dwellings in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. 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.

5. 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 design and materials to be used are appropriate and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works 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 surface water and foul drainage disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. 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 dwellings to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

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

8. 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.

9. Before any development takes place, a plan shall be submitted for the prior approval of the Local Planning Authority reserving adequate land for the



parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

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

10. No dwelling shall be occupied until its 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 use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

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

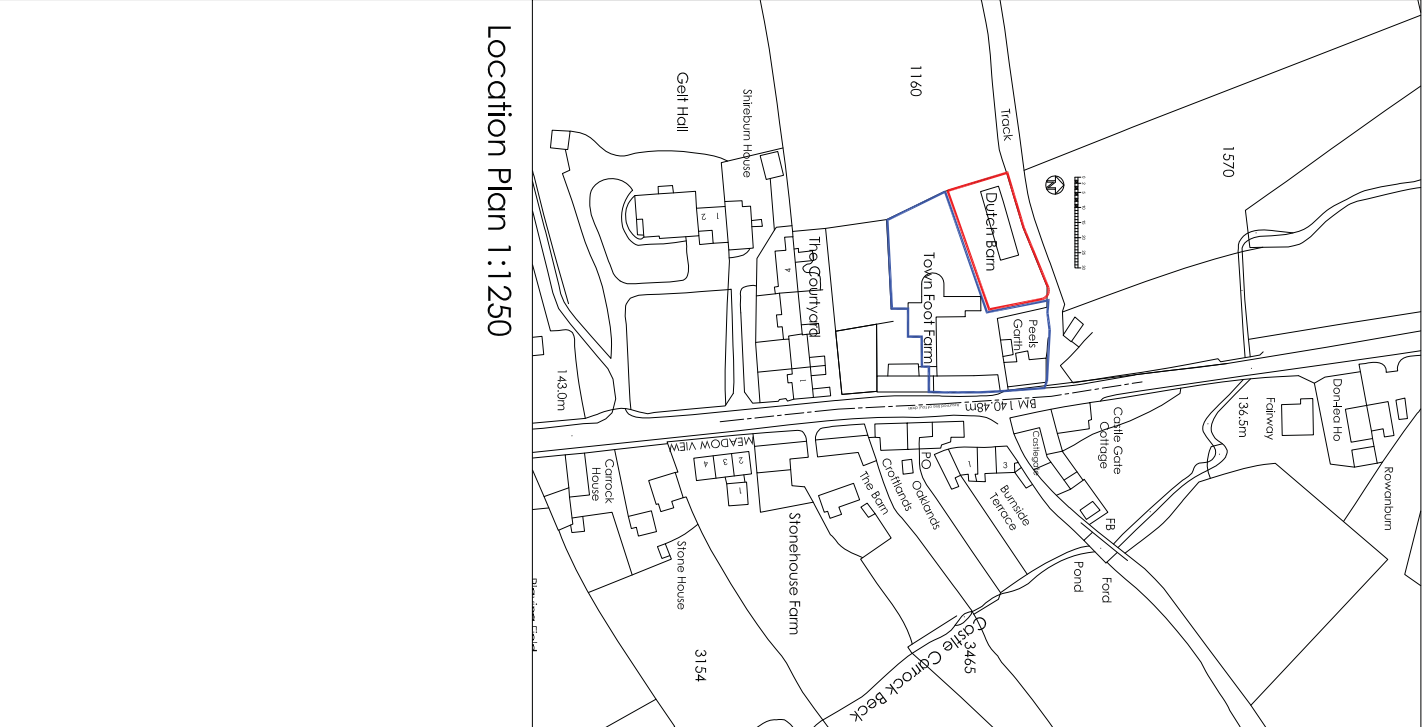
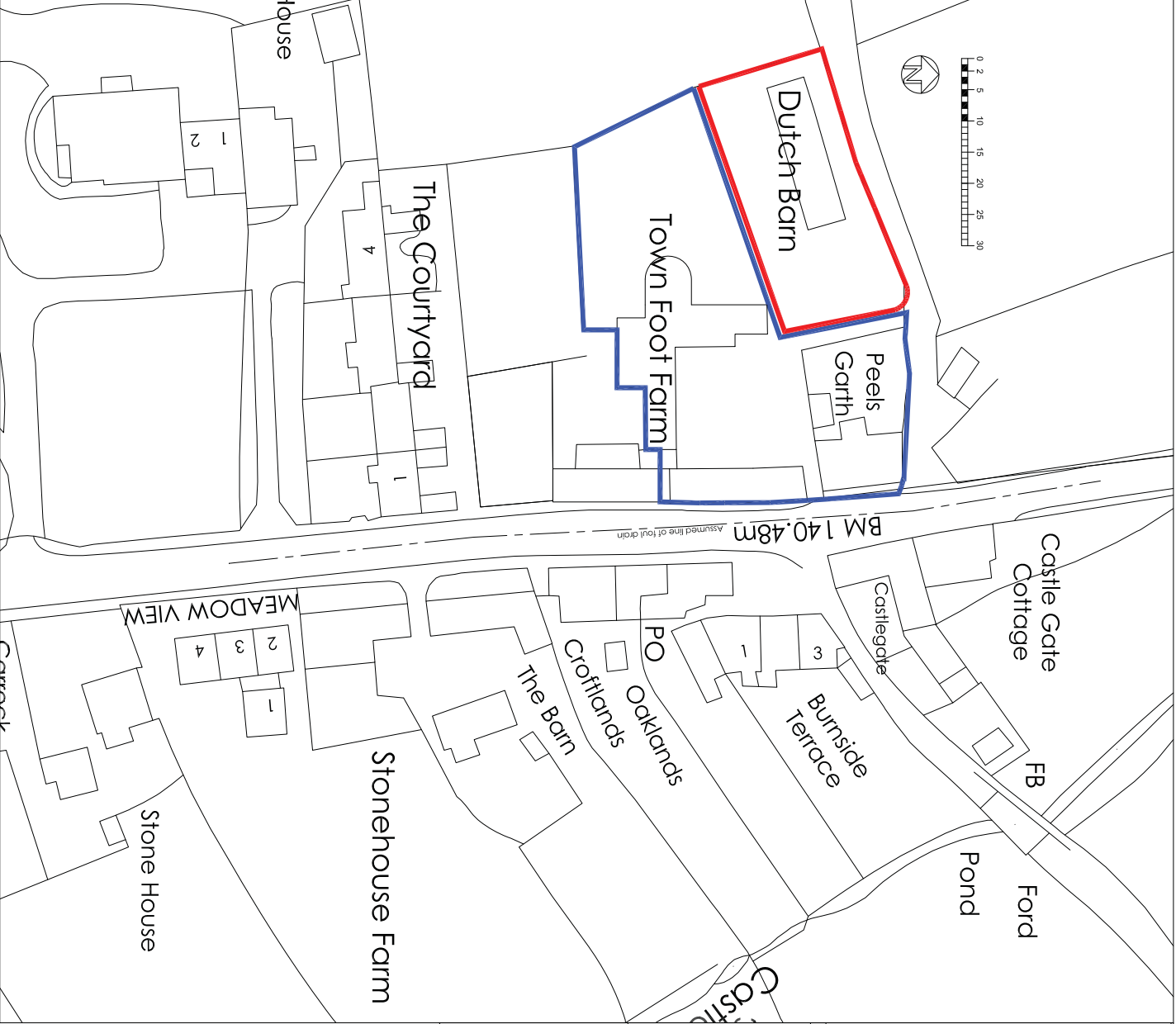
11. The dwellings shall not be occupied until visibility splays at the junction of the combined access road with the B6413, providing clear visibility of 43metres measured along the nearside channel lines of the public road from a position 2.4metres inset from the carriageway edge, on the centre line of the access, at a height of 1.05metres, have been provided. 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, or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be permitted to grow so as to obstruct the visibility splays.

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

12. The whole of the vehicular access area along Public Footpath 110001 shall be constructed and drained to the specification of the Local Highways Authority.

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

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Revisions

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Location & Block Plans

4 Dwellings at  
Castle Carrack for  
Stephen Briggs

October 2013  
Scale: Noted @ A2  
13-003-03

Marshalls Tegelur block paviors,  
Traditional.

Marshalls Yorkstone paving to patios and patio  
areas, Greenmoor Rustic.

Marshalls Keyblok Setts, Brindle.  
Taken up to the B6413.

Hedge Row

Stone Dyke

Existing post and  
wire fence to  
remain and be  
repaired where  
necessary.

1800mm high vertically  
boarded timber fence

Marshalls Yorkstone paving to  
patios and patio areas, Greenmoor  
Rustic.

# Site Plan



B6413

Site Plan

4 Dwellings at  
Castle Carrock for  
Stephen Briggs

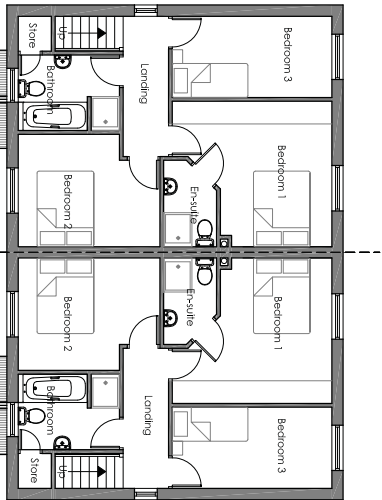
October 2013  
Scale: 1:100 @ A1  
13-003-02A



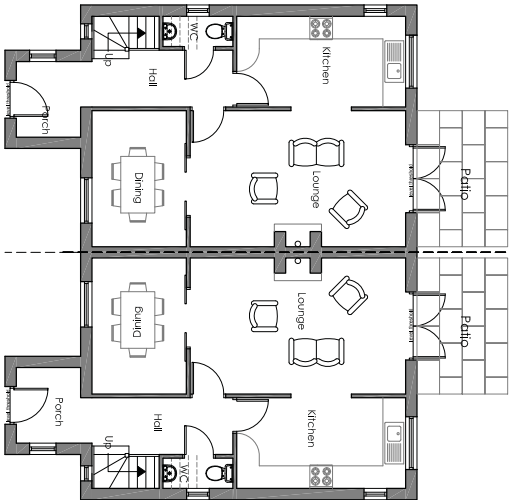
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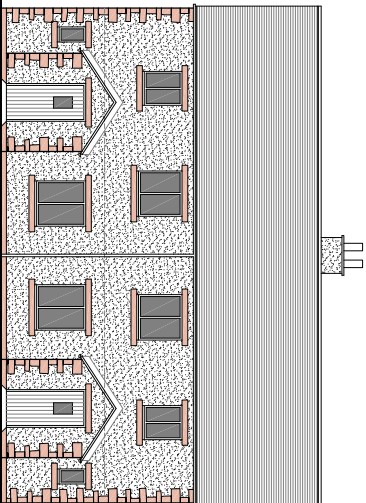
Revisions



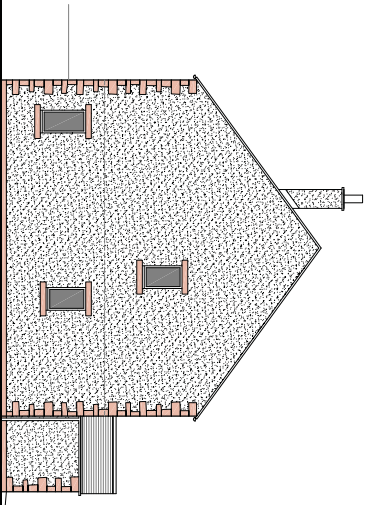
First Floor Plan



Ground Floor Plan



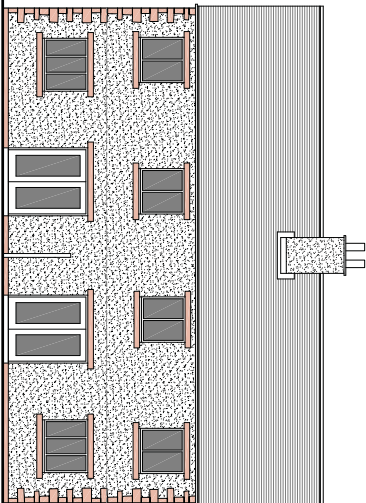
North Elevation



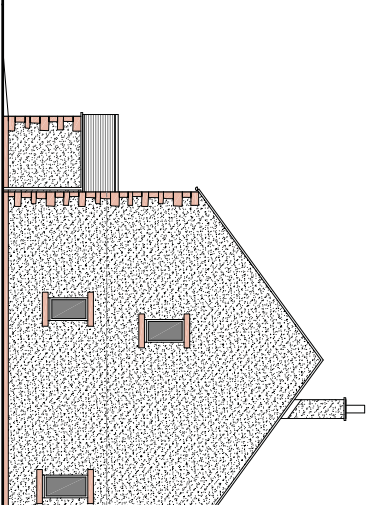
East Elevation

Materials

- Roof : Natural Slate
- Walls : Rendered walls with Stone Quoins
- Windows : Timber with Painted Heads & Cills
- Doors : Timber with Painted Heads



South Elevation



West Elevation



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October 2013  
Scale: 1:100 @ A2  
13-003-01

4 Dwellings at  
Castle Carrock for  
Stephen Briggs

3 Bed  
Semi - Detached  
House  
Plans & Elevations