

SCHEDULE A: Applications with Recommendation

20/0091

Item No: 04

Date of Committee: 22/05/2020

Appn Ref No:
20/0091

Applicant:
Cumbria County Council

Parish:
Rockcliffe

Agent:
Savills (Newcastle Office)

Ward:
Longtown & the Border

Location: Land north of Rockcliffe School, Rockcliffe, Carlisle, CA6 4AH

Proposal: Erection Of 5no. Dwellings (Reserved Matters Application Pursuant To Outline Approval 16/1038)

Date of Receipt:
11/02/2020 16:00:47

Statutory Expiry Date
07/04/2020 16:00:47

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

1.1 It is recommended that this application is approved.

2. Main Issues

2.1 Whether The Layout, Scale And Appearance Of The Dwellings Would Be Acceptable

2.2 Whether The Proposed Access Would Be Acceptable

2.3 Whether The Proposed Landscaping Would Be Acceptable

2.4 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any

Neighbouring Properties

2.5 Flooding & Drainage Issues

2.6 Other Matters

3. Application Details

The Site

3.1 The site covers an area of approximately 0.47 hectares and is currently in agricultural use. It is bounded by hedges to all four sides, with mature trees

situated along the northern, southern and western boundaries. An existing field gate provides access from the site to the adjacent road (C1016).

- 3.2 The C1016 adjoins the application site to the west, beyond which lies Ordnance Cottage. Rockcliffe Primary School adjoins the southern boundary of the site and has playing fields adjacent. Open fields adjoin the site to the north and east.

Background

- 3.3 In February 2017, outline planning permission was granted for residential development on this site, with all matters reserved for subsequent approval. The indicative layout plan, that was submitted with the application, shows five large detached dwellings set within large plots. Two of the dwellings have detached double garages, with the other three having integral garages. The indicative elevations show three two-storey dwellings and two dwellings with a two-storey gable to the front elevation and two pitched roof dormer windows in the front roofslope.
- 3.4 Access was shown via a new road that would link from the C1016 and would run along the southern side of the site, ending at a hammer head/ turning area. The existing hedges and trees around the periphery of the site were shown as being retained.

The Proposal

- 3.5 This is a Reserved Matters application which is seeking approval for the layout, scale, appearance, access and landscaping of the proposed residential development that was granted outline planning permission in February 2017.
- 3.6 The proposed layout is very similar to that shown on the indicative plans that were submitted with the outline application. Five detached dwellings are proposed and these would be served by a new road that would connect to the C1016. The road would run along the southern boundary of the site and would connect to a turning head at the eastern end of the site. Four visitor parking bays would be provided on the southern side of the new access road. An area of amenity space would be provided at the western end of the site, adjacent to the C1016, and this would be enclosed by a 1.2m high timber post and rail fence, with a further area of amenity space being provided to the south of the access road.
- 3.7 Plot 1 would be a two-storey five bedroom property. The front elevation would contain two two-storey projecting gables, with the main entrance being located between these. The west elevation, which would be visible from the C1016, would contain a chimney and a number of windows to add visual interest. The dwelling would have an integral single garage and parking for further four cars within the plot. The dwelling would have gardens to the side and rear.
- 3.8 Plot 2 would be a four-bedroom property. It would have a two-storey

projecting gable to the front elevation. A single garage would be attached to the dwelling and this would have a pitched roof dormer window in the front facing roof slope. Three car parking spaces would be provided to the front of the dwelling, together with a garden area, with a larger garden being provided to the rear.

- 3.9 Plots 3 and 4 would be four-bedroom properties. The front elevations would contain a two-storey projecting gable, which would be adjoined by a pitched roof that would contain two pitched roof dormer windows. The dwellings would have an integral single garage, with three further parking spaces being provided to the front of the properties. A small garden would be provided to the front of the dwellings, with larger gardens being provided to the rear.
- 3.10 Plot 5, which would be located at the eastern end of the development, would be a two-storey five bedroom dwelling. The front elevation would contain a two-storey projecting gable and a single-storey pitched roof porch. The dwelling would have a detached double garage that would be located to the front of the dwelling, adjacent to the turning head. Four additional car parking spaces would be provided within the curtilage. The dwelling would have small garden areas to the front and eastern side, with a larger garden being provided to the rear.
- 3.11 All of the dwellings would be constructed of red multi clay facing brickwork, with artstone sills and heads, under smooth grey interlocking concrete tiled roofs. Windows would be anthracite grey UPVC, with doors being dark grey. Dormer windows would be formed from cladding panels with a smooth white render finish. Front boundaries would largely be 1.2m high brick walls, with 1.8m high close boarded fences separating the back gardens. Driveways would be constructed of permeable materials.
- 3.12 All of the existing trees along the northern and southern site boundaries would be retained. Some trees on the western site boundary would be retained, but some would need to be removed to facilitate the new access road into the development and to provide appropriate visibility splays. Small sections of beech hedgerow would be planted within the gardens of Plots 1, 2, 3 and 5, with some new Rowan trees being planted within plots 1 and 2 and within the amenity area that is being provided to the south of the access road.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to 17 neighbouring properties. In response, 3 letters of objection have been received and these raise the following concerns:
- the access is extremely dangerous - would not want to be someone who knew the area and didn't object, if subsequently an accident were to occur;
 - don't think that the application should be passed due to the horrendously dangerous access issue;

- the access is not safe - it is on an already dangerous dip in the road, on a corner, next to a school - if the development is to happen another access route would need to be considered;
- those entering the site from the village side would be pulling over a blind corner;
- road users passing the entrance will be put most at risk by drivers approaching from the north pulling over at the sign of a vehicle exiting - this would possibly put them on collision course with other road users approaching from the opposite direction;
- a small development of quality houses such as this would be good for the village, and apart from the access would welcome it;
- there is an existing parking issue during school pick up and drop off- part of the application should include parking for parents;
- the applicant should not be allowed to subsequently increase the number of units;
- council need to ensure that the design of the drainage will actually work. The development has the potential to exacerbate existing problems downstream of the adjacent beck, and water should be allowed to enter this beck extremely slowly, otherwise properties downstream are likely to be flooded;
- the attenuation tank proposal is not adequate to deal with the volume of water that need to be discharged into the stream - this stream is already massively over capacity and regularly floods;
- the stream into which it is proposed to drain is already at over capacity during wet periods - a require attenuation facility is required;
- the materials proposed are out of keeping with the rest of the village;
- the developer claims to be attempting to build houses in empathy with the traditional houses in the village. However the drawings show that the developer intends to use grey concrete roof tiles. Whilst there are some houses in the village that utilise these horrible materials, all of the traditional and older houses in the village use slates. New houses in School Lane have used slates and the four bungalows currently being built in Lonning Foot are using slates - urge the council to insist that the developer uses slates for the roof and not awful grey concrete tiles;
- note that the footpath out of the development does not extend beyond the development. Given that the same body owns the site and the adjacent school, surely they could find a way to install a footpath from the development to link to the existing footpath at the school - the planners should insist on this - these appear to be family homes and children are likely to be using the route to school. It is a dangerous corner and a footpath is vital;
- need a footpath link to the entrance to the school;
- the development could lead to further residential development in the field beyond which would put more pressure on the entrance.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections;

Rockcliffe Parish Council: - any developments will have a serious reservations about the surface area due to flooding in that area and the

surrounding area; reservation to access turning right into the site; any development on the field should provide a footpath to meet the present path outside the school; consideration should be given to the roof, slate is on the surrounding properties;

Historic England - North West Office: - no comments received;

Local Environment, Waste Services: - no objection - layout looks acceptable and the applicants have shown how waste collection vehicles;

Planning - Access Officer: - no objections;

United Utilities: - previously commented on the outline application. The submitted proposed surface water drainage layout proposing surface water discharging into the ditch is acceptable in principle.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP2, SP6, HO2, HO4, GI3, GI6, CC5, IP3, IP6 and CM4 of the Carlisle District Local Plan 2015-2030. The Supplementary Planning Documents Achieving Well Designed Housing and Trees and Development are also material planning considerations.
- 6.3 The proposal raises the following planning issues.
 1. Whether The Layout, Scale And Appearance Of The Dwellings Would Be Acceptable
- 6.4 The proposed layout is very similar to that shown on the indicative plans that were submitted with the outline application. Five detached dwellings are proposed and these would be served by a new road that would connect to the C1016. The road would run along the southern boundary of the site and would connect to a turning head at the eastern end of the site. Four visitor parking bays would be provided on the southern site of the new access road. An area of amenity space would be provided at the western end of the site, adjacent to the C1016, and this would be enclosed by a 1.2m high timber post and rail fence, with a further area of amenity space being provided to the south of the access road.
- 6.5 Plot 1 would be a two-storey five bedroom property with a ridge height of 8m. The front elevation would contain two two-storey projecting gables, with the main entrance being located between these. The west elevation, which would be visible from the C1016, would contain a chimney and a number of windows to add visual interest. The dwelling would have an integral single garage and parking for further four cars within the plot. The dwelling would

have gardens to the side and rear.

- 6.6 Plot 2 would be a four-bedroom property, with a ridge height of 8m. It would have a two-storey projecting gable to the front elevation. A single garage would be attached to the dwelling and this would have a pitched roof dormer window in the front facing roofslope. Three car parking spaces would be provided to the front of the dwelling, together with a garden area, with a larger garden being provided to the rear.
- 6.7 Plots 3 and 4 would be four-bedroom properties, with ridge heights of 7.8m. The front elevations would contain a two-storey projecting gable, which would be adjoined by a pitched roof that would contain two pitched roof dormer windows. The dwellings would have an integral single garage, with three further parking spaces being provided to the front of the properties. A small garden would be provided to the front of the dwellings, with larger gardens being provided to the rear.
- 6.8 Plot 5, which would be located at the eastern end of the development, would be a two-storey five bedroom dwelling, with a ridge height of 7.8m. The front elevation would contain a two-storey projecting gable and a single-storey pitched roof porch. The dwelling would have a detached double garage that would be located to the front of the dwelling, adjacent to the turning head. Four additional car parking spaces would be provided within the curtilage. The dwelling would have small garden areas to the front and eastern side, with a larger garden being provided to the rear.
- 6.9 All of the dwellings would be constructed of red multi clay facing brickwork, with artstone sills and heads, under smooth grey interlocking concrete tiled roofs. Windows would be anthracite grey UPVC, with doors being dark grey. Dormer windows would be formed from cladding panels with a smooth white render finish. Front boundaries would largely be 1.2m high brick walls, with 1.8m high close boarded fences separating the back gardens. Driveways would be constructed of permeable materials.
- 6.10 The proposal would provide different house types, which would incorporate a range of features to provide variety and improve the visual appearance of the dwellings. The proposed materials would be acceptable, with bricks and tiles being common throughout the village. Whilst objectors and the Parish Council have raised concerns about the use of tiles, tiles with a thin leading edge would not be inappropriate. A condition is attached to the outline permission which requires samples or full details of all materials to be used on the exterior to be submitted to the LPA for approval before any work is commenced. The exact details of the proposed bricks and tiles, therefore, still need to be approved.

2. Whether The Proposed Access Would Be Acceptable

- 6.11 A number of objectors and the Parish Council have raised concerns about the proposed access to the site from the C1016. Whilst access was a Reserved Matter in the outline planning application, the principle of accessing the site from the C1016 has been established by the granting of

the outline permission.

- 6.12 The Highways Authority has been consulted on the application. The vehicular access to the proposed development is taken from the southwest of the site from the C1016. Visibility splays of 2.4m x 87m are required for this junction which have been demonstrated to be achievable within the submitted plans. The access into the development has a 6m radii with a footway either side of the junction which is 2m in width connecting into the development site. The width of the access road is 5.5m and meets the requirements set out within the Cumbria Development Design Guide.
- 6.13 With regards to the internal layout of the development site, there is a 2m footway which flows throughout the site connecting all five dwellings to the C1016. As the development comprises of five, four/ five-bedroom dwellings it is expected as part of the Cumbria Development Design Guide that three car parking spaces are provided for a four-bedroom dwelling, and four car parking spaces for a five-bedroom dwelling. Each car parking space is to be 2.6m x 5m.
- 6.14 Further to the Highways Authority's initial response, which highlighted that the Proposed Site Layout did not illustrate the number of car parking spaces available per property, the applicant has submitted a series of revised site layout plans. The car parking provision associated with all of the plots is included within the revised site layout plan and it illustrates that sufficient car parking is available within the curtilage of each plot in accordance with the Cumbria Development Design Guide.
- 6.15 Objectors and the Parish Council consider that a footpath should be provided from the site to link into the existing footpath to the front of the school. Given that the proposal is only for five dwellings, the Highways Authority does not consider that this footpath is necessary and has not requested funding for this footpath.
- 6.16 Therefore, to conclude the Local Highways Authority has no objections with regards to the approval of the Reserved Matters application.

3. Whether The Proposed Landscaping Would Be Acceptable

- 6.17 All of the existing trees along the northern and southern site boundaries would be retained, with some trees on the western site boundary being retained. Some trees along the western site boundary, adjacent to the C1016, would need to be removed to facilitate the new access road into the development and the provision of suitable visibility splays.
- 6.18 Small sections of beech hedgerow would be planted within the gardens of plots 1, 2, 3 and 5, with two Rowan trees also being planted in the front gardens of plots 1 and 2. Two further Rowan trees would also be planted in the amenity space that is to be provided to the south of the access road.
- 6.19 In light of the above, the proposed landscaping would be acceptable.

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

6.20 Ordnance Cottage, which fronts onto the C1016, is located to the west of the application site. Plot 1 would be the nearest dwelling to Ordnance Cottage and this would be a minimum of 35m away and would not directly face the existing dwelling. In light of the above, the proposal would not have an adverse impact on the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

5. Flooding & Drainage Issues

6.21 A number of objectors and the Parish Council have raised concerns that the development could increase flood risk in the village. This is a Reserved Matters application which is only dealing with layout, scale, appearance, landscaping and access. The outline permission contained a condition which required the applicant to submit details of the proposed surface water drainage scheme. These details having recently been provided (application 20/0092) and the Lead Local Flood Authority was consulted on the details. It confirmed that the proposed drainage scheme was acceptable and the drainage condition that was attached to the outline permission has, therefore, been discharged in part (the surface water drainage scheme will need to be implemented in accordance with the approved details).

6. Other Matters

6.22 There are a number of conditions on the outline planning permission which still need to be discharged. This will be done through a subsequent discharge of conditions application and the relevant statutory consultees will be consulted.

Conclusion

6.23 In conclusion, the principle of development on this site has been established by the earlier outline permission. The layout, scale, appearance, access and landscaping of the proposed development would be acceptable. The proposal would not have an adverse impact on the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. In all aspects, the proposals are compliant with the objectives of the relevant adopted Local Plan policies.

7. Planning History

4.1 In February 2015, an outline application for residential development on this site was refused (13/0776).

4.2 In May 2015, outline planning permission was granted for residential development (15/0350).

4.3 In February 2017, an outline application was approved for residential

development (16/1038).

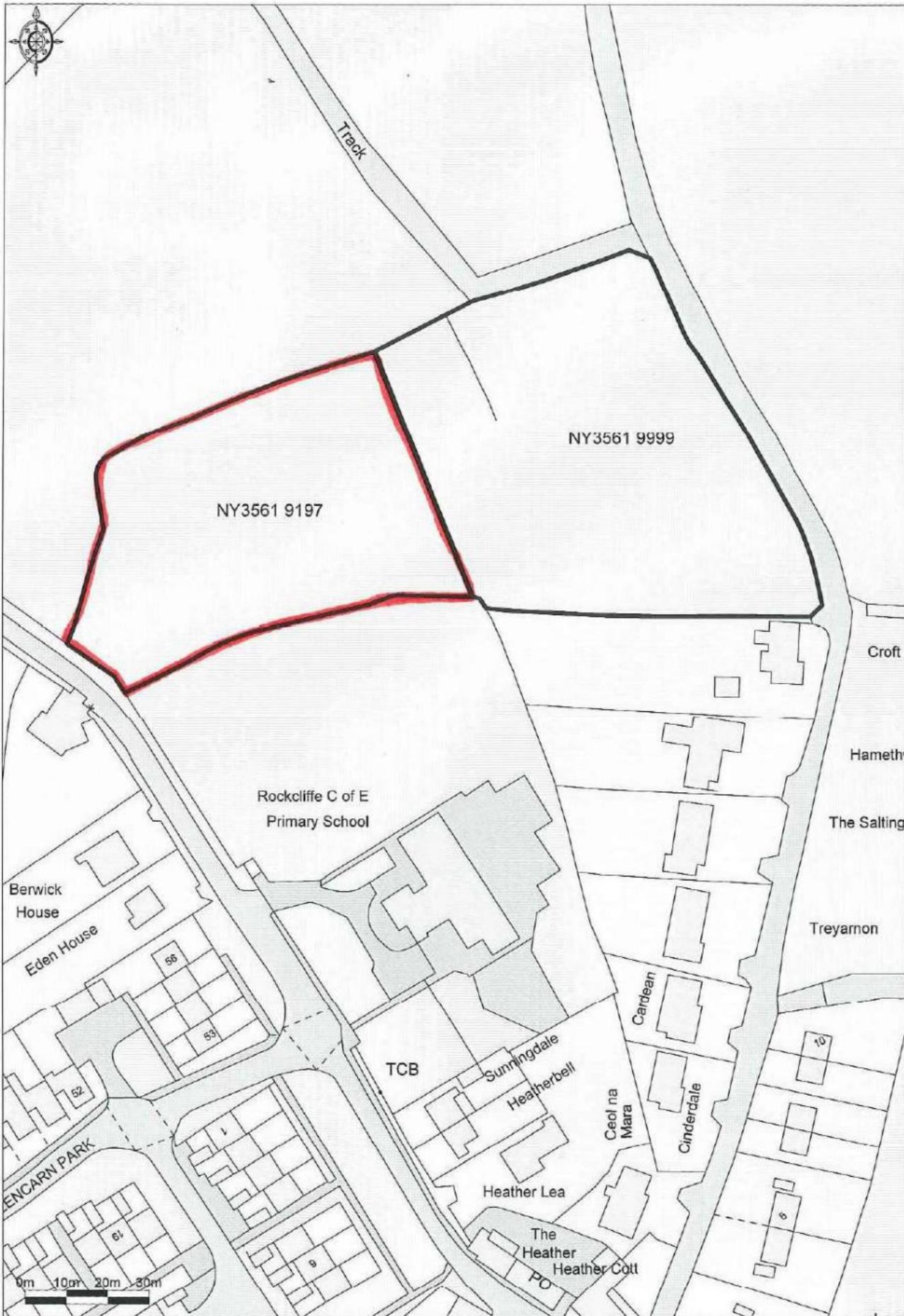
- 4.4 In February 2020, an application was approved for variation of condition 14 of previously approved permission 16/1038 (residential development (outline/revised application) to alter width and details of C1016 carriageway (19/0923).

8. Recommendation: Grant Permission

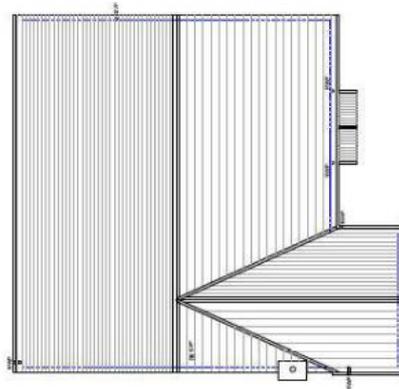
1. The development shall be undertaken in strict accordance with the approved documents for this Reserved Matters application which comprise:
 1. the submitted planning application form, received 11th February 2020;
 2. Compliance, Design and Access Statement, received 11th February 2020;
 3. Location Plan, received 11th February 2020;
 4. Proposed Site Layout (Dwg No. 448911/06 Rev A), received 16th March 2020;
 5. Proposed Plot 1 (Dwg No. 448911/01), received 16th March 2020;
 6. Proposed Plot 2 (Dwg No. 448911/02), received 11th February 2020;
 7. Proposed Plot 3 (Dwg No. 448911/03), received 11th February 2020;
 8. Proposed Plot 4 (Dwg No. 448911/04), received 11th February 2020;
 9. Proposed Plot 5 (Dwg No. 448911/05), received 11th February 2020;
 10. Proposed Double Garage (Plot 5) (Dwg No. 448911/07 Rev A), received 16th March 2020;
 11. the Notice of Decision; and
 12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

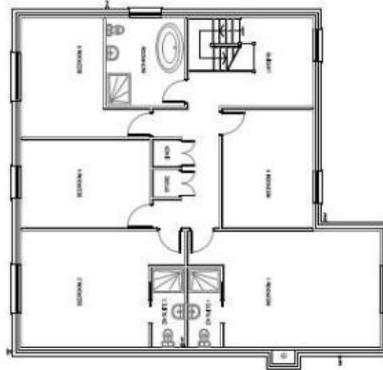
2. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by condition 2 attached to the outline planning consent to develop the site.
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 Geomapping plc 2012. Printed Scale - 1:1250



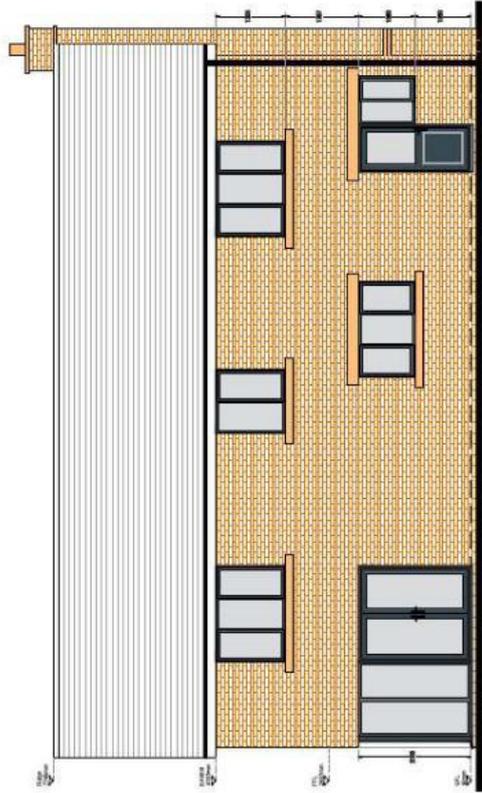
PROPOSED ROOF PLAN
SCALE 1:100



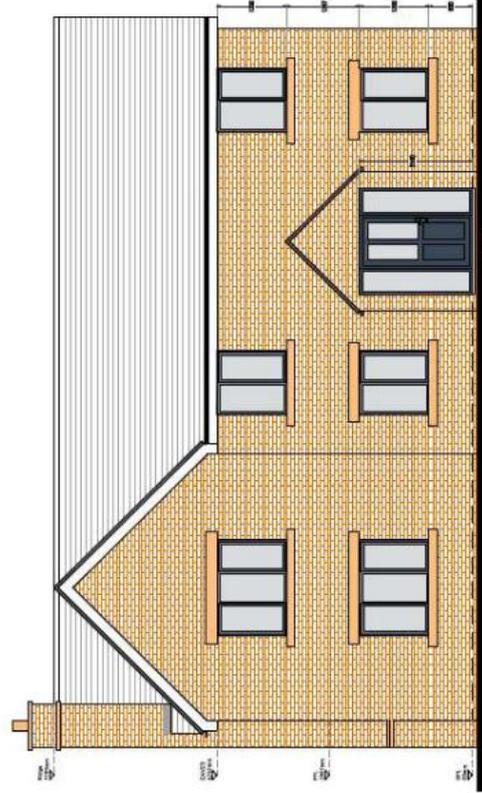
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



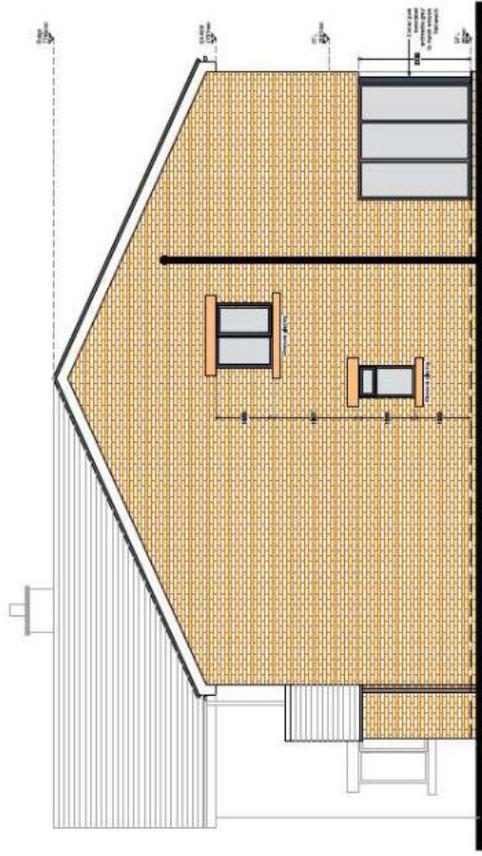
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



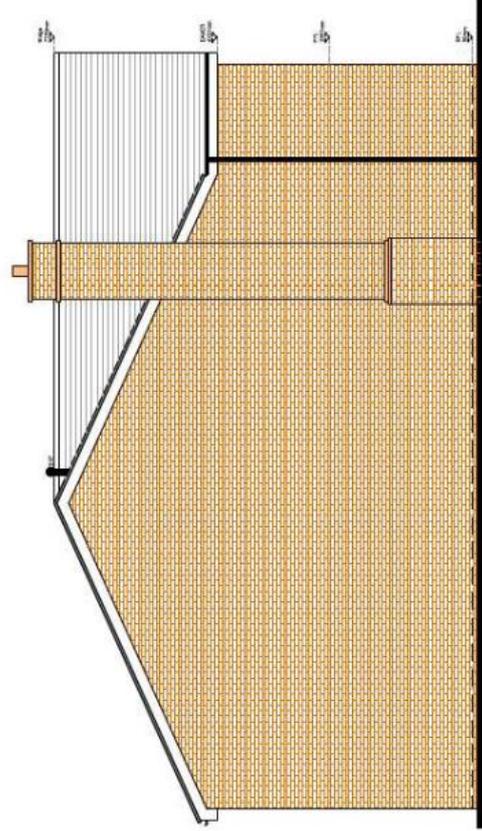
PROPOSED NORTH ELEVATION
SCALE 1:50



PROPOSED SOUTH ELEVATION
SCALE 1:50



PROPOSED EAST ELEVATION
SCALE 1:50



PROPOSED WEST ELEVATION
SCALE 1:50

Proposed Building Materials

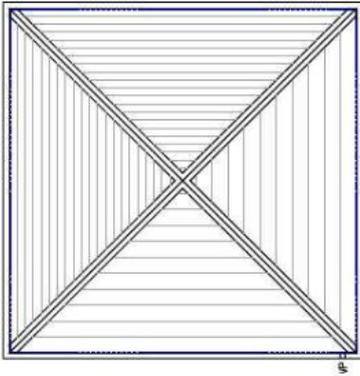
Roofing: Concrete roof tiles (Dark Grey) with matching roof ridge tiles (Dark Grey) and a ridge cap (Dark Grey). All roof tiles to be laid on a waterproof membrane (DPM) and a 100mm thick layer of insulation (Insulation).
External Walls: Red brickwork (Dark Red) with a white render finish (White) to match appearance of existing goods.
Windows: UPVC double glazed windows with Anthracite Grey frames and handles.
Doors: UPVC double glazed entrance door with Anthracite Grey frame and handle.
Chimney: Red brickwork (Dark Red) with a white render finish (White) to match appearance of existing goods.
Roofline: Dark Grey roof tiles (Dark Grey) with a ridge cap (Dark Grey).
Internal Walls: White plaster (White) with a white emulsion finish (White).
Floors: Light Grey tiles (Light Grey) with a white grout (White).
Stairs: Light Grey tiles (Light Grey) with a white grout (White).
Architraves: All architraves to be painted in a matching color to the wall finish (White).
Skirting: All skirting to be painted in a matching color to the wall finish (White).
Handrails: All handrails to be painted in a matching color to the wall finish (White).
Lighting: All lighting to be installed in accordance with the relevant regulations (BS 7671).

Windows: UPVC double glazed windows with Anthracite Grey frames and handles.
Doors: UPVC double glazed entrance door with Anthracite Grey frame and handle.
Chimney: Red brickwork (Dark Red) with a white render finish (White) to match appearance of existing goods.
Roofline: Dark Grey roof tiles (Dark Grey) with a ridge cap (Dark Grey).
Internal Walls: White plaster (White) with a white emulsion finish (White).
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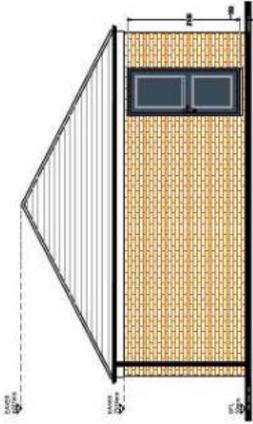
PLOT 5
Two Storey, 5 Bedroom House
Internal Floor Area 290m²

Project Name	Proposed Plot 5
Client	North of Stockley Primary School
Address	Stockley, Cumbria
Scale	1:50/100&A1
Drawn by	RT
Checked by	
Project No.	444811/03
Date	11/03/2024
Sheet No.	19

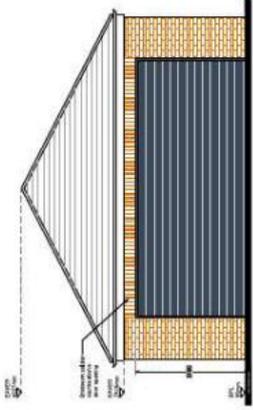




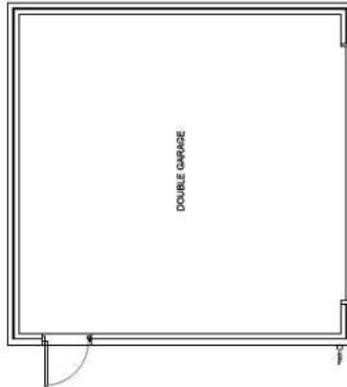
PROPOSED ROOF PLAN
SCALE 1:50



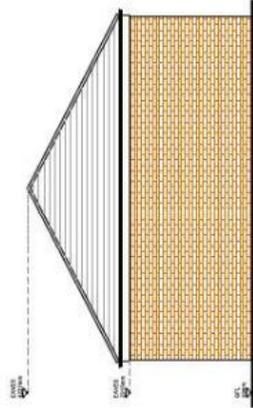
PROPOSED NORTH ELEVATION
SCALE 1:50



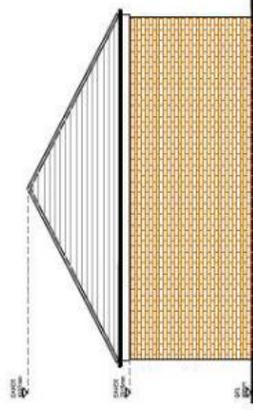
PROPOSED WEST ELEVATION
SCALE 1:50



PROPOSED FLOOR PLAN
SCALE 1:50



PROPOSED SOUTH ELEVATION
SCALE 1:50



PROPOSED EAST ELEVATION
SCALE 1:50

Proposed Building Materials
 Roof - Grey concrete roof tiles (Shiraz Grey) with matching roof ridge cap tiles
 External walls - Bricks (Buckingham Palace)
 Windows - Dark grey aluminium frames with double glazing
 Garage doors - Dark grey aluminium frames with double glazing
 Ground floor - Light grey concrete
 First floor - Light grey concrete
 Ground floor - No. Composite exterior panelled door (Dark Grey) with bricked glass door handle
 First floor - No. Solid grey door (Buckingham Palace)

Plot 5
 Detached Double Garage
 Internal Floor Area 36m²

PROJECT NAME	North of Rockcliffe Primary School	CLIENT	Cumbria County Council
PROJECT NO.	448811/07	DATE	12/02/19
DESIGNER	SAVILLS	SCALE	1:100&A1
DATE	12/02/19	PROJECT NO.	448811/07
SCALE	1:100&A1	DATE	12/02/19
PROJECT NO.	448811/07	SCALE	1:100&A1
DATE	12/02/19	PROJECT NO.	448811/07
SCALE	1:100&A1	DATE	12/02/19

