

## SCHEDULE A: Applications with Recommendation

18/1083

Item No: 06

Date of Committee: 07/06/2019

**Appn Ref No:**  
18/1083

**Applicant:**  
Haddon Construction

**Parish:**  
Burgh-by-Sands

**Agent:**  
Plan B Building Drawing  
Limited

**Ward:**  
Burgh (Abolished  
07/05/2019)

**Location:** Land Adjacent to Wood Cottage, St Lawrence Lane, Burgh By Sands,  
Carlisle CA5 6BS

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

**Date of Receipt:**  
11/03/2019

**Statutory Expiry Date**  
06/05/2019

**26 Week Determination**  
10/06/2019

---

### REPORT

**Case Officer:** Alanzon Chan

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Principle Of The Development Is Acceptable
- 2.2 Whether The Scale And Design Is Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Impact Of The Proposal On Highway Safety
- 2.5 Issues Regarding Foul And Surface Water Drainage
- 2.6 Impact Of The Proposal On The Burgh-by-Sands Conservation Area
- 2.7 Impact Of The Proposal On Trees
- 2.8 Impact Of The Proposal On Biodiversity
- 2.9 Impact Of The Proposal On The Buffer Zone on the Hadrian's Wall World Heritage Site
- 2.10 Impact Of The Proposal On The Solway Coast Area Of Outstanding Natural Beauty (AONB)
- 2.11 Other Matters

### **3. Application Details**

#### **The Proposal**

- 3.1 The proposal seeks planning permission for the erection of 2no. dwellings (1no. two-storey dwelling and 1no. bungalow).

#### **Background Information Of The Site**

- 3.2 This application site relates to a large parcel of garden land of a residential property, Wood Cottage, in Burgh by Sands. The application site is approximately 0.13 hectares in size.
- 3.3 The site is located centrally within the village of Burgh by Sands, with surrounding residential properties of varying scales and designs.
- 3.4 The application site is located within the Burgh by Sands Conservation Area, the buffer zone on Hadrian's Wall World Heritage Site and the Solway Coast Areas of Outstanding Natural Beauty (AONB).

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

- 4.1 This application has been advertised by means of a press notice, a site notice and notification letters sent to nine neighbouring properties. In response, four representations of objection have been received.
- 4.2 The representations identify the following issues:
- the proposed development will overlook the surrounding properties and will have an overbearing impact
  - the site will be overdeveloped and will result in a cramped form of development
  - the loss of trees from the previous S211 permission has made the site visible from public areas
  - the proposed development is not in keeping with the character of neighbouring properties
  - concerns that the proposal will exacerbate the existing foul and surface water problems
  - the condition attached to approved annexe of Wood Cottage should be applied to this site
  - concerns that the wildlife/endangered species within the copse will be affected by the proposal
  - properties in Burgh by Sands take a long time to be sold off, and there is no need for additional houses to be sited within Burgh by Sands

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

**Cumbria County Council - (Highways & Lead Local Flood Authority):** No objection

**Burgh-by-Sands Parish Council:** Object to the application on the grounds

of surface and sewage water drainage.

**Northern Gas Networks:** No objection

**Historic England:** No objection

**Solway Coast AONB Unit:** No comments received

**United Utilities:** No objection subject to the imposition of a condition

## **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), Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (LBA), Policies SP1, SP2, SP6, HO2, HO3, IP3, IP6, CC5, CM5, HE1, HE7, GI2, GI3 and GI6 of the Carlisle District Local Plan (2015-2030) (CDLP).
- 6.3 The Burgh-by-Sands Design Statement, which was adopted as Supplementary Planning Guidance by the City Council in November 2003, is also a material consideration in the determination of this application. This document is out of date as it refers to the old policies in the 1997 Carlisle District Local Plan, which was superseded by the previous Carlisle District Local Plan 2001-2016 in 2008. That being said, elements of the Design Statement, particularly those that relate to design principles do still carry some weight.

The proposal raises the following planning issues:

#### **1. Whether The Principle Of The Development Is Acceptable**

- 6.4 One of the main issues to establish when assessing this application is the principle of development. The NPPF and CDLP Policy SP1 require development proposals to be considered in the context of a presumption in favour of sustainable development in order to secure development that improves the economic, social and environmental conditions of the district.
- 6.5 Section 5 of the NPPF relates to the delivery of a sufficient supply of homes. Paragraph 59 of the NPPF states that:
- "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*
- 6.6 This coincides with the objectives of the adopted CDLP Policies HO2 and

HO3. Policy HO2 makes provision for new windfall housing development within or on the edge of villages within the rural area of the district, whereas Policy HO3 makes provision for new housing development within residential gardens, provided that the development will not prejudice the delivery of the spatial strategy of the Local Plan and will meet a number of criteria covering scale, design, location, proximity to services and the need to enhance or maintain the vitality of rural communities.

- 6.7 Burgh by Sands is a village which contains a range of local services, including a school, a church, a public house and a village hall. As such, Burgh by Sands is considered to be a sustainable location for housing development. Given that the application site is located centrally within the village of Burgh by Sands, it is considered that the proposal would comply with the criteria set out under Policy HO2 and that the application site is located within a sustainable location.
- 6.8 The principle of residential development on this site is therefore considered acceptable, subject to all other material considerations being satisfied.

## **2. Whether The Scale And Design Is Acceptable**

- 6.9 The adopted CDLP policies require that development is appropriate, in terms of quality, to that of the surrounding area. Proposals should, therefore, incorporate high standards of design, including care in relation to siting, scale, use of materials and landscaping that respects and, where possible, enhances the distinctive character of townscape and landscape. This is particularly reflected in Policy SP6 of the CDLP which requires that development proposals should also harmonise with the surrounding buildings, respecting their form in relation to height, scale and massing and making use of appropriate materials and detailing.
- 6.10 In terms of scale, although some objectors raised that the proposal would form a cramped development, it is noted that the application site is approximately 0.13 hectares in size and has an overall plot width of approximately 56m. It is, therefore, considered that this site would provide sufficient space for two dwellings to be sited.
- 6.11 Overall, the scale of the proposed dwellings is considered to be proportionate to the application site. The development would retain sufficient amenity space, garden areas and parking facilities for both of the proposed dwellings, as well as Wood Cottage. The size of both subdivided plots would remain comparative to the surrounding building plots in the area. In light of the above, it is considered that the proposal will not result in a cramped form of development and the scale of the proposal is considered acceptable in this instance.
- 6.12 Owing to the topography of the area, it is noted that the site is on a gradient, rising upwards from its northern to southern boundary. Given that the applicant proposes to site the two-storey dwelling on lower ground to the north and the bungalow on higher ground to the south, it is considered that the siting of the dwellings is appropriate. The height and massing of the

proposed dwellings would be sympathetic to its surroundings and any possible overbearing impact upon the surrounding properties would be minimised.

- 6.13 In terms of design, both proposed dwellings would be predominantly finished in off-white render, with the plinth finished in red rustic facing bricks. As part of the architectural feature of the dwellings, there will be a two-storey sandstone projecting gable located on the front elevation of the proposed two-storey dwelling, and a single storey sandstone projecting gable on the front elevation of the proposed bungalow.
- 6.14 Given that the design and finish of the proposed dwellings would be sympathetic with the neighbouring properties, and that similar architectural features can also found in other nearby dwellings, it is considered that the proposal is in compliance with the criteria set out in CDLP Policies HO2, HO3 and SP6, and it would not be visually intrusive.

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

- 6.15 One of the core planning principles of the NPPF is that planning has an essential role in seeking to secure a good standard of amenity for all existing and future occupants of land and buildings. In addition, local policies also seek to protect residential amenity by setting out a number of criteria by which applications for development will be assessed. These include protecting the character of the locality, ensuring satisfactory daylight, outlook and privacy for all dwellings.
- 6.16 The City Council's Supplementary Planning Document "Achieving Well Designed Housing" (SPD) states that:

*"Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window). However, if a site is an infill, and there is a clear building line that the infill should respect, these distances need not strictly apply (Paragraph 5.44). Whilst it is important to protect the privacy of existing and future residents, the creation of varied development, including mews style streets, or areas where greater enclosure is desired, may require variations in the application of minimum distances." (para. 5.45)*

- 6.17 Meanwhile, criterion 7 of Policy SP6 of the CDLP also requires that proposals ensure that there are no adverse effects on residential amenity or result in unacceptable conditions for future users and occupiers of the development.
- 6.18 There are several dwellings located around the application site, with the nearest residential property, Wood Cottage, sited approximately 13m to the southeast of the proposed bungalow and 23m to the southeast of the proposed two-storey dwelling. The next closest property would be Maya House, which is located approximately 25m to the east of the proposed dwellings. As for the properties, Beck House and West Garth, they are sited

approximately 30m and 60m to the west of the proposed dwellings respectively. The proposed dwellings would be orientated in a way that satisfies the minimum distances requirement as outlined in the aforementioned SPD between primary windows of the proposed dwellings and those of neighbouring residential properties.

- 6.19 Furthermore, given that part of the existing hedgerow to the northwest border of plot 1 (where the two-storey dwelling will be located) is in poor condition, the applicant proposes to replace it with a new Beech hedgerow and will keep it at a height of 1.80m in front of a timber paling fence. This will further mitigate any unacceptable overlooking or over-dominance issues upon the neighbouring properties.
- 6.20 In overall terms, taking into consideration the siting, scale and design of the proposed dwellings in relation to the neighbouring properties, it is not felt that the proposal would detrimentally affect the living conditions of the occupier(s) of any neighbouring properties on the basis of loss of light, loss of privacy or overdominance. On this basis, the development would not conflict with either the local plan policies or the council's SPD which requires a minimum distance between dwellings.
- 6.21 To safeguard the residential amenity of the area during the construction period, a condition is recommended that would restrict the construction hours.

#### **4. Impact Of The Proposal On Highway Safety**

- 6.22 The proposed dwellings would have their own in-curtilage parking area but would share the same vehicular access as Wood Cottage. Given that this is an existing vehicular access, visibility from this access is considered acceptable. The proposal will provide sufficient in-curtilage parking provision which will meet the local parking standards set out by the Highways Authority. As such, it is not felt that the proposal would have any detrimental impact on highway safety.
- 6.23 The applicant proposes to upgrade the access to feature a tarmac access way, rumble strip and a paved courtyard. The access arrangement is considered acceptable as the first 5m of the driveway will be surfaced in a bituminous or cement bound surface, with the remainder of the driveway paved in a porous material. It is considered that all three properties who share this vehicular access would benefit from this access upgrade.
- 6.24 Cumbria County Council, as the Highway Authority, were consulted on the proposed development and have raised no objection to the proposal.

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

- 6.25 In order to protect against pollution, CDLP Policies IP6 and CC5 seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application document submitted as part of the application outlines that foul sewage would be disposed into the mains sewer whilst surface water would be discharged into a watercourse.

- 6.26 In respect of surface water drainage, Burgh by Sands Parish Council raised concerns in their response that the proposal might exacerbate the issue of overflowing of the watercourse. It is noted that direct infiltration into the ground at this location is not an option due to the saturated nature of the ground. Accordingly, in line with the SUDs hierarchy as detailed within the NPPF and NPPG, the next available option is to discharge water into a surface water body. The submitted document illustrates that surface water would enter an attenuation tank with managed outflow, to no more than 5 litres/second, prior to discharging into an unnamed watercourse to the east of the application site. As such, it is considered that the proposed means of surface water disposal is acceptable, given that it will be no worse than the existing.
- 6.27 Cumbria County Council, as the Lead Local Flood Authority (LLFA), have been consulted and have advised that their surface water maps and the Environment Agency surface water maps do not indicate that the site is within a flood risk area. Accordingly, the LLFA have raised no objections to the proposal.
- 6.28 The surface water outfall to the unnamed watercourse would require consent from the Local Flood Risk Management Team. However, this is outwith planning legislation. As such, an advisory note is recommended to be included within the decision notice to advise the applicant to apply for an Ordinary Watercourse Consent prior to the commencement of any works.
- 6.29 In respect of foul water drainage, the applicant proposes to discharge foul water through mains sewers. Several objections were received from neighbouring residents and the Burgh by Sands Parish Council, stating that the existing sewage system has already reached its maximum capacity. That being said, this issue was examined by United Utilities and they confirmed that they have no objections to the proposal of disposing foul water through the mains sewers.

## **6. Impact Of The Proposal On The Burgh-by-Sands Conservation Area**

- 6.30 Section 16 of the NPPF relates to the conservation and enhancement of the historic environment. Paragraph 196 of the NPPF states that where a development is determined to have a less than substantial harm, it should be weighed against the public benefits of the scheme. Paragraph 197 of the NPPF relates to the effects of applications on non-designated assets. In these instances, a balanced judgement will be required having regards to the scale of any harm or loss and the significance of the heritage asset.
- 6.31 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 'special attention be paid to the desirability of preserving or enhancing the character or appearance of [the Conservation Area]'. This duty is also reflected in Policy HE7 of the Carlisle District Local Plan 2015-2030. Policy HE7 of the Local Plan advises that proposals should preserve or enhance the special character and appearance of conservation areas.

- 6.32 Case law (*South Lakeland District Council v Secretary of State for the Environment (1992)*) has established the principle that if development has a neutral impact on a conservation area, in that it made no positive contribution but left it unharmed, it could properly be said to preserve the character and appearance of that area.
- 6.33 It is noted that there is a copse adjoining the northern boundary of the site. Back in 2018, permission (18/0020/S211) was granted to the owner of Wood Cottage for the removal of 10 dead/rotten trees within the copse. Some objectors raised that due to the felling of these 10 trees, the site is now visible from the public highway. Whilst it is noted that the copse is not as dense as before, according to the Council's Tree Officer, these trees were either in poor condition or dead, and as such, they did not contribute positively to the amenity of the area. In addition, the aforementioned approval did not affect any trees, hedgerow or shrubs at the boundary of the copse. As such, it is considered that the copse adjoining the northern end of the site will remain to be able to provide sufficient screening to the proposed dwellings from the highway.
- 6.34 Furthermore, the application site is surrounded by residential properties. As such, given that the scale, design and massing of the proposed dwellings are sympathetic to the surrounding properties, it is not considered that the proposal will have any detrimental impact on the character or appearance of the Burgh by Sands Conservation Area.

## **7. Impact Of The Proposal On Trees**

- 6.35 Policy GI6 of the local plan seeks to ensure that proposals for new development provide for the protection and integration of existing trees and hedges. This aim is further reiterated in Policy SP6 of the local plan which requires all developments to take into account important landscape features and ensure the enhancement and retention of existing landscaping.
- 6.36 Given that the application site is located within the Burgh by Sands Conservation Area, all trees on this site are protected by virtue of the conservation area designation. The applicant has commissioned ARBMaP Ltd to undertake a Tree Survey to examine the trees within the application site.
- 6.37 Whilst the majority of the trees on site will be retained, the survey suggests to remove 4no. trees as they are in poor condition and are in danger of tree failure. The applicant has agreed to replace these trees with other suitable species. Given that these trees are in poor form, it is considered that the proposal to replace them with new trees is acceptable. Not only will this lead to a positive contribution to the visual amenity of the area, replanting new trees in this area would also enhance biodiversity of the area.
- 6.38 Taking into consideration the footprints of the proposed dwellings, it is considered that the roots of the retaining trees will unlikely be affected by the proposal. To ensure that no retaining trees will be affected by the proposal, a



pre-commencement condition is recommended to be included within the decision notice to request a scheme of root protection for those trees to be retained to be submitted to and approved in writing by the Local Planning Authority.

- 6.39 Meanwhile, a pre-commencement condition, regarding details of the replacement trees to be submitted and approved by the Local Planning Authority, is also recommended to be included within the decision notice.

## **8. Impact Of The Proposal On Biodiversity**

- 6.40 Many objectors have made reference to the existence of biodiversity within the copse that require protecting. It is incontestable that some of the wildlife species mentioned within the objections might appear within the copse. However, taking into consideration that the application site is currently being used as a domestic, lawned garden and that the copse is generally in close proximity to other residential properties in the area, it is unlikely that the proposal will detrimentally or permanently affect any protected species in the area, especially when the copse falls outwith the application site and that the applicant intends to plant new trees to enhance biodiversity.
- 6.41 Given that the site has the potential for protected species to be present on or in the vicinity of the site, an Informative is recommended to 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.

## **9. Impact Of The Proposal On The Buffer Zone on the Hadrian's Wall World Heritage Site**

- 6.42 Policy HE1 of the local plan states that proposed development in the buffer zone of the Wall World Heritage Site should be assessed for its impact on the site's Outstanding Universal Value and particularly on views into and out of it. Development that would result in substantial harm will be refused.
- 6.43 Taking into consideration the scale and design of the proposed dwellings, alongside that the proposed dwellings will be located amongst other residential dwellings within Burgh by Sands, it is considered that the proposal is unlikely to have a detrimental visual impact on the character or setting of the buffer zone on the World Heritage Site. Historic England was consulted and has raised no objection to the application.

## **10. Impact Of The Proposal On The Solway Coast Area Of Outstanding Natural Beauty (AONB)**

- 6.44 The site is identified in the local plan as being within the Solway Coast AONB, as such, Policy GI2 of the local plan is relevant. Policy GI2 of the local plan outlines that developments within an AONB will be expected to protect the special characteristics and landscape quality of the areas by ensuring that: the scale, siting and design of the proposal is appropriate to the landscape setting; and, existing landscape features are incorporated in a way which preserves or enhances the character of the area when, where possible,

mitigates the effects of the development.

6.45 Proposals within the Solway Coast AONB will be expected to have regard to the Solway Coast AONB Landscape Character Assessment. The core principle of the aforementioned document is that all landscapes within the AONB are important, and whilst some may be more sensitive to change than others, the planning process should seek to protect all landscapes within the AONB from harmful development. However, this does not mean that developments which involve changes to landscapes should be resisted. New development should be appropriate to its surroundings and be suitably accommodated within the landscape.

6.46 The Solway Coast AONB Landscape and Seascape Character Assessment (2011) identifies the application site as within Lowland Landscape Character G: Undulating Coastal Farmland. Character G has been further subdivided into two types of which Landscape Character Area G2 is specific to Burgh by Sands and Beaumont. The aforementioned document characterises Landscape G2 as:

*"... immediately south of Burgh Marsh and Rockcliffe Marsh in the eastern reaches of the Inner Firth. The course of Hadrian's Wall bounds the area to the north, and the area contains a number of historic settlements including Burgh-by-Sands, Beaumont and Kirkandrews-on-Eden. The landform is undulating and varied, providing areas with a sense of enclosure and intimacy that contrasts from the more open and exposure coastal edges. High hawthorn hedges mounted on banks, small areas of woodland and copses found around settlements also contribute the sense of enclosure and shelter particularly in lower areas. Views are largely contained by landform and within the sunken lanes that are lined by "kests" (mounds that form field boundaries) and hedgerow trees. Views can be gained across the Firth from some of the higher areas and towards the coastal edge and these take in the large areas of marsh and estuary that lie to the north and the Scottish coast beyond".*

6.47 The document goes on to outline that one of the forces for change is *"the extension of and infill development into open area areas between the housing areas of settlements, as a result of demand for new housing"*. In respect of new development, the document identifies one of the key guidelines for managing change is to *"seek to influence future development within, and in landscapes forming the setting of, the undulating coastal farmland so that the overall character and integrity of these landscapes, key characteristics, significant and sensitive views, defining features and the reasons for designation are not significantly affected: consider siting, design and the implementation of appropriate mitigation measures to avoid or reduce adverse effects"*. Meanwhile the document also suggests new development to *'promote appropriate garden planting and other development boundary treatment promoting the use of native species, so that housing and other developed areas blend more sympathetically with the traditional vernacular.'*

6.48 When assessing the impact of the proposal on the character of the AONB, it is important to note that the application is surrounded by other residential properties, as such, given that the scale and design of the proposed dwellings

would not appear excessively incongruous with their surrounds, the proposed development would not appear visually dominant at close viewing. Further taking into consideration that the site will be sufficiently screened by the existing copse located to the northern boundary of the site, it is considered that the development and works would continue to preserve the setting and character of the Solway Coast AONB in this instance.

## **11. Other Matters**

- 6.49 Whilst one of the objectors has quoted some of the public consultation comments from the Carlisle District Rural Masterplanning report (2013), it is noted that this report formed an important piece of the evidence base for the production of the Carlisle District Local Plan 2015-2030, and helped identify a new housing allocation in the village. It is not, however, a statutory planning document and therefore cannot be considered a material consideration when deciding upon this application.
- 6.50 Several objectors have referred to the application 15/1007, where permission was granted for the conversion of existing domestic garage of Wood Cottage to provide annex. The condition in question states that 'under no circumstances shall the applicants or their successors in title subsequently sell, let or in any way dispose of or use or permit to be used any part of the accommodation hereby approved, independently of the remainder of the overall property'. It is noted that the 'the accommodation hereby approved' mentioned within this condition refers to the converted garage. This condition is specific to this outbuilding and restricts its use to be ancillary. The condition does not extend to the whole of the garden land. As such, it is noted that this application will need to be assessed on its own merits.
- 6.51 Some objectors stated in their objections that properties in Burgh by Sands take a long time to sell. It is important to note that the Council has a statutory duty to support strong, vibrant and healthy communities, by meeting the housing needs of both present and future generations, in a high quality environment with accessible local services. As such, if the housing development is in full accordance with both local and national planning policies, the Council should view the development proposal positively.

## **Conclusion**

- 6.52 The principle of the development is acceptable at this location. The scale and design of the proposed dwellings would be sympathetic with the surrounding buildings and appropriate to the site. The proposal satisfies the minimum distances requirement as outlined within the Council's SPD, and it is not considered that the living conditions of the occupiers of the surrounding properties would be affected on the basis of loss in privacy, loss of light, or overdominance. The means of both foul and surface water drainage is acceptable, and the proposal would not have any detrimental impact on the character of the Burgh by Sands Conservation Area, the buffer zone on Hadrian's Wall World Heritage Site and the Solway Coast AONB. The proposal is acceptable on highway terms and it will not affect any healthy trees on site. The replanting of trees will help to enhance biodiversity.

- 6.53 Overall, this application is considered to be in full accordance with both local and national planning policies. Therefore, it is recommended that this application is approved with conditions.

## **7. Planning History**

- 7.1 The following applications are considered to be relevant to the assessment of this application:

(15/1007) Conversion Of Existing Domestic Garage To Provide Annexe. This application was approved on 17th December 2015.

(18/0020/S211) Removal Of 10 Dead/Rotten Trees And Crown Raise Of 1no. Scots Pine By 3 Metres And Crown Reduction Of 2 Metres. This S211 application was approved on 25th June 2018.

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

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

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

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

1. the submitted planning application form, received 6 Dec 2018;
2. the Location and Block Plan (Dwg No. IR01aPL), received 23 May 2019;
3. the Proposed Floor and Elevations Plan (Dwg No. IR02PL), received 11 Dec 2018;
4. the Design, Access and Heritage Statement, received 7 Mar 2019;
5. the Desk Top Study Land Contamination Assessment, received 18 Jan 2019;
6. the BS5837 Tree Survey undertaken by ARBMaP (prepared by Andy Nicol on 6th March 2019), received 7 Mar 2019;
7. the Notice of Decision; and
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Before any development is commenced on the site, including site works of any description, a scheme of root protection for those trees to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented and remain in

situ for the the duration of development works. Within the fenced off areas no fires should be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon.

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

4. No part of the development shall be commenced until full details of replacement trees have been submitted to and approved in writing by the Local Planning Authority. The details submitted must include:

- a) a plan showing location of the proposed replacement trees;
- b) a schedule of proposed replacement trees - indicating species and sizes at time of planting

The replacement trees shall be planted no later than the first planting season following the completion of the development. Any replacement trees which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory, in accordance with the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. The new hedgerow along the boundaries of the plots as shown on the Block Plan (Dwg No. IR01aPL, received 23 May 2019) shall be comprised of native species and shall be planted no later than the first planting season following the completion of the development. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory, in accordance with the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary), shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

**Reason:** To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the

safety and convenience of users of the highway and of the access and to support Local Transport Plan Policies: LD7, LD8.

7. No work associated with the construction of the dwellings hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

8. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

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

9. 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.

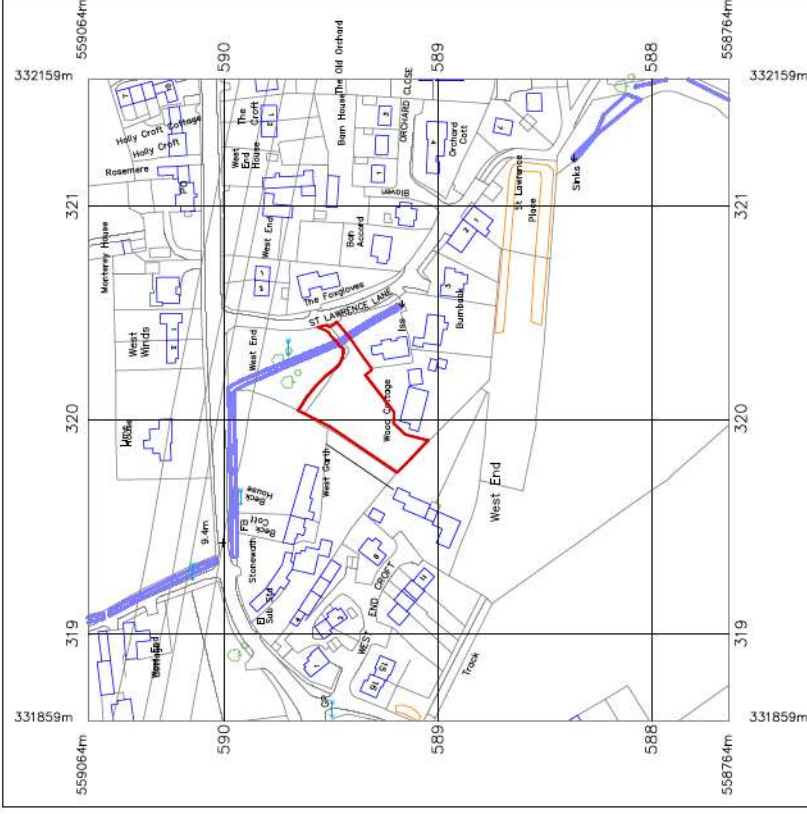
Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**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 the Carlisle District Local Plan 2015-2030.

---



PROPOSED SITE BLOCK PLAN  
scale 1:250



© Crown Copyright and database rights 2017 OS  
Reproduction in whole or in part is prohibited  
without the prior permission of Ordnance Survey.

EXISTING SITE LOCATION PLAN  
scale 1:1250

unpublished. Add to Burnb Lane

Plan | B | Building Drawing Ltd.

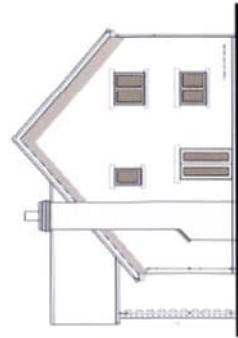
160 Dukes Road, Cardiff, C10 1PU  
Tel: 01222 562388 Fax: 01222 562389  
Email: info@buildingdrawing.co.uk

PROPOSED DEVELOPMENT OF LAND ADJACENT TO WOOD COTTAGE, 17 BURNB LANE, BURNB LANE, TO PROVIDE THREE DETACHED BUNGALOWS AND ONE FOUR-BEDROOM HOUSE FOR RESIDENTIAL DEVELOPMENT.

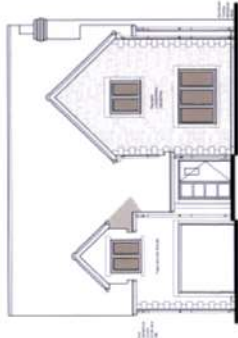
EXISTING SITE LOCATION PLAN  
scale 1:1250

Project: 160 Dukes Road, Cardiff, C10 1PU  
Drawing: 160 Dukes Road, Cardiff, C10 1PU  
Scale: 1:1250  
Date: 11/09/18  
Author: GDL  
Reviewer: PHL

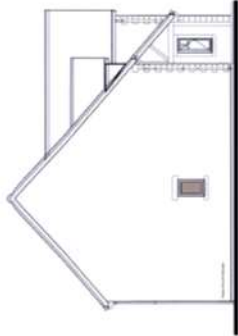




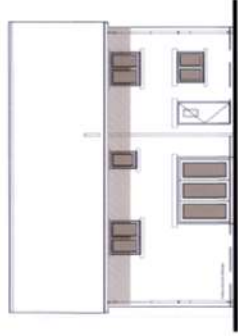
PROPOSED SIDE ELEVATION  
PAGE 1



PROPOSED FRONT ELEVATION  
PAGE 1



PROPOSED SIDE ELEVATION  
PAGE 1



PROPOSED REAR ELEVATION  
PAGE 1



PROPOSED FIRST FLOOR PLAN  
PAGE 1



PROPOSED FIRST FLOOR PLAN  
PAGE 1



PROPOSED FIRST FLOOR PLAN  
PAGE 2

NOTES: PROPOSED CONSTRUCTION  
1. ALL WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
2. ALL ROOFS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
3. ALL FLOORS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
4. ALL WINDOWS AND DOORS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
5. ALL EXTERIOR WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
6. ALL EXTERIOR ROOFS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
7. ALL EXTERIOR FLOORS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
8. ALL EXTERIOR WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
9. ALL EXTERIOR ROOFS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
10. ALL EXTERIOR FLOORS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.



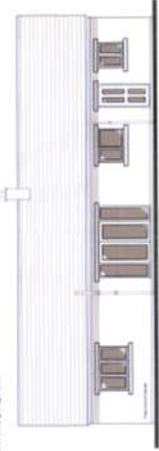
PROPOSED SIDE ELEVATION  
PAGE 2



PROPOSED FRONT ELEVATION  
PAGE 2



PROPOSED SIDE ELEVATION  
PAGE 2



PROPOSED REAR ELEVATION  
PAGE 2

## Plan | Building Drawing Ltd.

161 Station Road, Colchester, Essex, CO1 1EP  
01206 777777 | [www.planbuildingdrawing.com](http://www.planbuildingdrawing.com)  
PROPOSED SIDE ELEVATION OF LAND ADJACENT TO WOOD COTTAGE, 87 LAWRENCE LANE, BUNCH OF WOODS, TO PROVIDE ONE THREE BEDROOM BUNGALOW AND ONE FOUR BEDROOM HOUSE FOR MODERN CONSTRUCTION.

PROPOSED FLOOR PLANS AND ELEVATIONS

Scale: 1:100  
Date: 08/12/2018  
Drawn By: [Name]  
Check By: [Name]  
Project: [Name]

RECEIVED  
18/10/23