

SCHEDULE A: Applications with Recommendation

16/0628

Item No: 05

Date of Committee: 17/03/2017

Appn Ref No:
16/0628

Applicant:
Messrs Cooper

Parish:
Wetheral

Agent:
Jock Gordon Architectural
SVS Ltd

Ward:
Wetheral

Location: Land between Wetheral Methodist Church and Redcroft, Wetheral, Carlisle

Proposal: Erection Of 1no. Detached Dwelling (Plot 4) (Reserved Matters Application Pursuant To Outline Approval 15/0943)

Date of Receipt:
08/07/2016

Statutory Expiry Date
02/09/2016

26 Week Determination
24/03/2017

REPORT

Case Officer: Barbara Percival

ADDENDUM REPORT

This application was deferred by Members at the Development Control Committee on the 6th January 2017 in order to allow Members the opportunity to consider the application in conjunction with planning application 16/1089 which seeks the removal/variation of conditions attached to Outline Planning Permission 15/0943.

COMMITTEE REPORT FOR 6th JANUARY 2017 MEETING

1. Recommendation

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

2. Main Issues

- 2.1 Whether the principle of 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 Whether the method of disposal of foul and surface water are appropriate
- 2.6 Impact of the proposal on biodiversity
- 2.7 Impact of the proposal on existing trees and hedgerows

2.8 Other matters

3. Application Details

The Site

- 3.1 The site is located on land between Wetheral Methodist Church and Redcroft to the north of Scotby Road, Wetheral. The land occupies a parcel of land that measures approximately 0.12 hectares in area and is currently in agricultural use.
- 3.2 The land rises noticeably from west to east and to a lesser extent from south to north and there are residential properties to the east and further to the south on the opposite side of the County highway. The site is bounded by a mature hedgerow to the frontage.

The Proposal

- 3.3 This application seeks approval of reserved matters following the grant of outline planning permission (application reference 15/0943). The application seeks permission for the erection of a single dwelling to Plot 4 which is located adjacent to the eastern boundary.
- 3.4 The building would be largely two storey in height with a single storey garage to the east elevation and single storey off-shoot to the front elevation. The property would be served by a new vehicular access that would be positioned adjacent to the south-west corner.
- 3.5 The scheme will provide a four bedroom property with in-curtilage parking and a large garden area.
- 3.6 The dwelling would be constructed from a red coloured, light textured facing brick on a plinth of smooth blue facing brick under an interlocking slate roof. It would feature light brown upvc windows and doors with artstone cills.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of 24 neighbouring properties and the posting of a site notice. In response, 9 letters of objection and 1 letter has been received commenting on the application. The issues raised in the representations are summarised as follows:
1. the current application only addresses the access for one of the plots. The consequence of which may have the potential to create 5 separate accesses to serve the dwellings subject of the Outline Approval and the remaining field;
 2. detrimental impact on highway safety;
 3. loss of on-road parking to serve the adjacent Church;

4. loss of roadside hedge;
5. no details in respect of surface water drainage;
6. piecemeal development which would prejudice the Council's ability to secure good design on this site;
7. application might set a precedent for further development in remainder of field;
8. loss of privacy;
9. adequacy of methods for disposal of foul and surface water drainage;
10. no details in respect of landscaping.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - raise no objections to the revised drawings. On the parking issue regarding the nearby Methodist Church, providing a site is in a 30mph zone then the Highway Authority cannot object to the principle of direct access;
 Clerk to Wetheral PC: - object to the proposed development. The PC Members wish to see an access road to the proposed properties which would allow for only one entrance and exit to the site onto the busy road through the village. Four individual access roads would cause a similar problem as experienced at Alders Edge, making access along the road difficult.
 Questions adequacy of proposed drainage.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP2, SP6, HO1, HO2, HO4, IP3, IP6, CC5, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 are relevant.

- 6.2 The proposal raises the following planning issues.

1. Whether The Principle of Development Is Acceptable

- 6.3 Outline planning permission for residential development was granted in 2014 with a further revised application approved in 2015 (application references 14/0316 and 15/0943 respectively). There has been no change in planning policy since the previous approval that would warrant refusal to the principle of the current application.

- 6.4 The site is well related to the village of Wetheral which has a number of services. In light of the foregoing, the site for housing is consistent with the policies in the NPPF and the principle of development remains acceptable.

2. Whether The Scale And Design Of The Dwelling Is Acceptable And The Impact On The Character And Appearance Of The Area

- 6.5 Policies seek to ensure the development is appropriate in terms of quality to

that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing.

- 6.6 When travelling along the road towards Scotby, there are a number of large two storey properties set back from the front boundary on the north side of Scotby Road. On the opposite side of the road are single storey bungalows with two storey properties on the junction with Goose Garth and Croft Villa that is opposite to the south-east corner of the site.
- 6.7 The development would be large in scale both in terms of its footprint and the plot within which it would sit; however, the building would incorporate a reasonable roof pitch being 24 degrees which has the effect of keeping the ridge to a height of 7.5 metres. The Supporting Statement accompanying the application states that the existing ground level is 10.000 AOD whilst the proposed floor level of the property would be 10.150 AOD. Given the nature of the development in this respect together with the scale and relationship of the neighbouring properties along Scotby Road, the development would not be disproportionate or obtrusive within the character or appearance of the area.
- 6.8 When approaching from the west, the gable of the property would be visible in the context of the topography of the land but this would be no different to the elevations of the existing properties of Redcroft and Croft Villa.
- 6.9 The building would be appropriately positioned within the site and would be well-designed using materials that would be appropriate. In addition, the proposal would achieve adequate amenity space and off-street parking. Accordingly, the development is appropriate and would not adversely affect the character or appearance of the area.

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

- 6.10 The development will be visible from the neighbouring properties. The preceding paragraphs have dealt with the scale and design of the development. Given the orientation of the application site with adjacent properties, it is not considered that the living conditions of the occupiers would suffer from loss of privacy or unacceptable levels of noise or disturbance. The development would not result in an overall loss of daylight or sunlight due to the distances involved between the application site and the residential properties.
- 6.11 The proposed scheme has been designed to take account of the Supplementary Planning Document (SPD) "Achieving Well Designed Housing". It requires that a distance of 21 metres is provided between primary windows and 12 metres between primary windows and blank

elevations. The building would be approximately 27 metres from the west elevation of Redcroft and thus be compliant with the SPD.

4. Impact Of The Proposal On Highway Safety

- 6.12 The proposal would form a new access onto the County highway. The objections that have been received make reference to concerns over highway safety and specifically that the proposal involves the formation of a single access with the inference that the remaining plots, of which there are three, would also form additional accesses.
- 6.13 The formation of the access includes the provision of visibility splays of at least 2.4 metres by 70 metres to the west and east. Cumbria County Council as the Highway Authority has raised no objection to the proposal on this basis.
- 6.14 It is further stated in the objection letters that the development of the site would lead to a loss of roadside parking for the church. This area is not specifically designated for the church and forms part of the public highway. The matter of any perceived loss reverts back to the principle of development which has already been established by the earlier permission. Roadside frontages would still be present between the accesses that would allow some parking facilities. Furthermore, the Highway Authority on the parking issue regarding the nearby Methodist Church, in its consultation response explains that providing a site is in a 30mph zone then the Highway Authority cannot object to the principle of direct access.
- 6.15 As such, the proposal does not raise any issue with regard to highway safety, visibility or parking and in this respect, the proposal is acceptable.

5. Whether The Method of Disposal of Foul And Surface Water Are Appropriate

- 6.16 Policy IP6 seeks to ensure that development proposals have adequate provision for the disposal of foul and surface water. Residents have raised concerns that there are no details of foul or surface water drainage. The Supporting Statement details that the foul drainage would be dealt with by means of a new treatment plant with the outflow discharging into a tributary of Pow Maughan Beck. The surface water drainage would have an attenuated flow into the roadside ditch alongside Scotby Road. These details are considered to be acceptable and the Lead Local Flood Authority has raised no objection.

6. Impact Of The Proposal On Biodiversity

- 6.17 The Councils GIS Layer has identified that there is the potential for water voles, moths and breeding birds to be present on or within the vicinity of the site. Using the guidance issued by Natural England, the development would not harm protected species or their habitat; however, an Informative would be included within the Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority

informed.

7. Impact Of The Proposal On Existing Trees and Hedgerows

- 6.18 There is an existing hedgerow along the front boundary of the site which would be retained, with the exception of the formation of the access point. This hedge remains protected through the a condition on the outline planning permission that requires the protection of trees during construction works together with the submission of a landscaping scheme to integrate the hedge and the site into the landscape. The submitted details illustrates the location of the tree protection barriers together with the planting of a staggered double row of hawthorn interspersed with wild rose along the site's northern and eastern boundaries.

8. Other Matters

- 6.19 The objectors raise concerns that the application is a piecemeal approach to the development of the site. Each application on the overall site has to be considered on its merits and there is no requirement to development the site in a holistic manner.
- 6.20 The principle of development was considered under the NPPF and Local Plan policies. It was concluded that the site is well related to the village and that it is a natural infill site between the properties to the east and the chapel to the west. Should an application be submitted on any adjoining land, this would have to be considered on its merits against the policy criteria.

Conclusion

- 6.21 In overall terms, the principle of residential development on the site is acceptable under the provisions of the NPPF. The property would be well related to neighbouring residential properties and the scale, design and massing would be appropriate. Furthermore, the application proposes appropriate design and use of vernacular materials for the properties such that the development would not adversely affect the character or appearance of the area.
- 6.22 The property would not result in any demonstrable harm to the living conditions of any neighbouring residential dwellings. The combination of these elements would result in a development that would enhance its appearance within the village.
- 6.23 No highway or drainage issues have been raised by Cumbria County Council as the relevant consultee. In all other aspects the proposal is compliant with the objectives of the relevant local Plan policies. Accordingly, the application is recommended for approval.

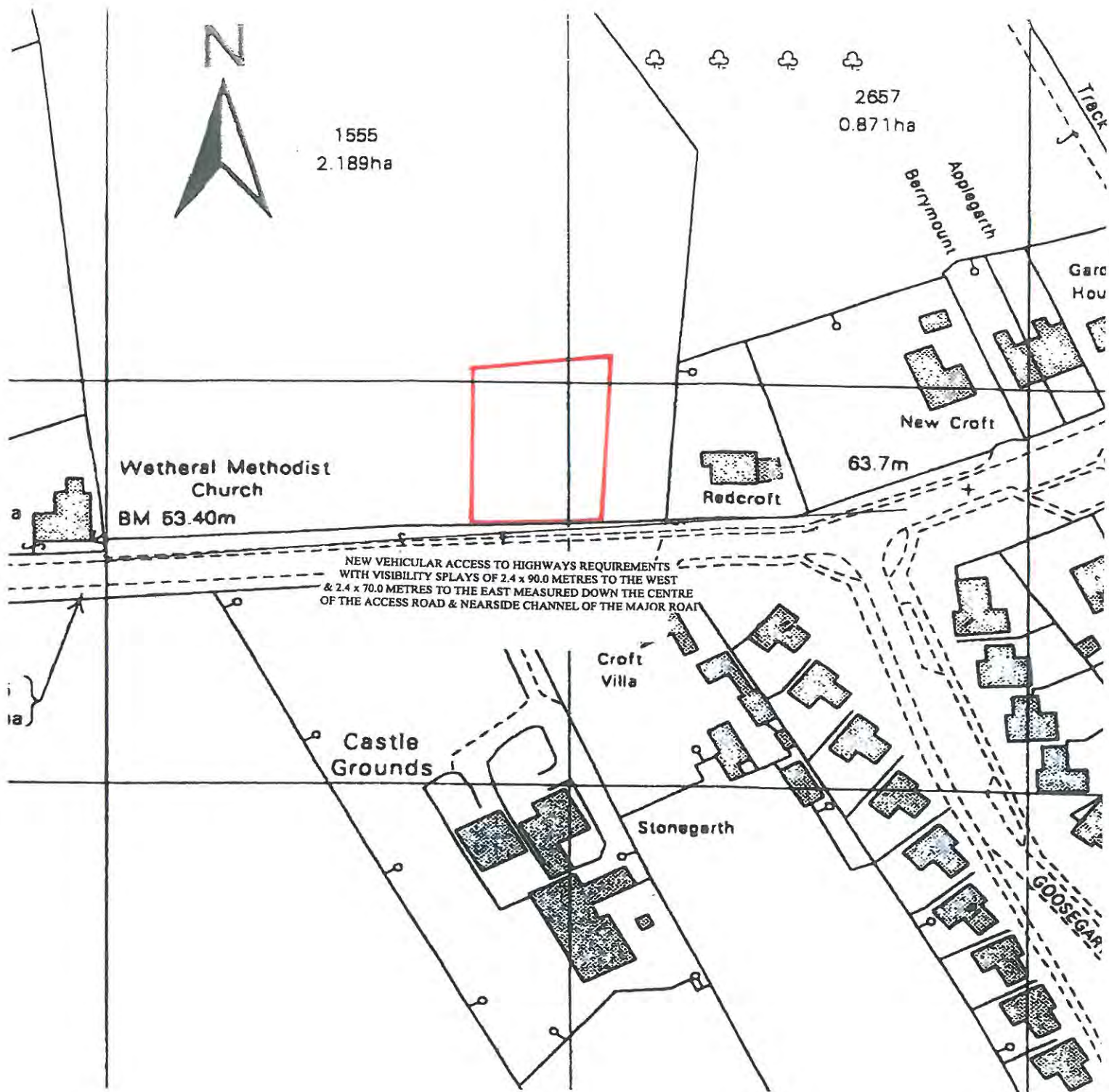
7. Planning History

- 7.1 In 2014, Outline Planning Permission was granted for residential development (application reference 14/0316).
- 7.2 In 2015, Outline Planning Permission was granted for residential development (application reference 15/0943).
- 7.3 There is currently an application pending a decision for the removal of condition 6 (surface water drainage) and the variation of condition 10 (visibility splays) of Outline Planning Approval 15/0943 (application 16/1089).

8. Recommendation: Grant Permission

- 1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 3, 4 (part), 5 (part), 7 (part), 8, 11 (part), 12 (part) and 15 (part) attached to the outline planning consent to develop the site.
- 2. The approved documents for this Reserved Matters Approval comprise:
 - 1. the Reserved Matters Application Form received 8th July 2016;
 - 2. the Supporting Information received 13th October 2016;
 - 3. the Tree Survey received 13th October 2016;
 - 4. the Report on the Proposed Sewage Treatment and Disposal System received 13th October 2016;
 - 5. the Plan Showing Visibility Splays received 3rd March 2017 (Drawing no. 3023/1F);
 - 6. the Block Plan - Foul & Surface Water Drainage received 8th July 2016 (Drawing no. 3023/2B);
 - 7. the Foul & Surface Water Drainage Plan received 6th December 2016 (Drawing no. 3023/2D);
 - 8. the Site Plan received 6th December 2016 (Drawing no. 3023/3D);
 - 9. the Site Plan - Visibility Splays, Landscaping & Tree Protection Barriers received 19th December 2016 (Drawing no. 3023/3E);
 - 10. the Floor Plans received 8th July 2016 (Drawing no. 3023/4);
 - 11. the Elevations received 8th July 2016 (Drawing no. 3023/5);
 - 12. the Foul/Surface Water Drainage received 2nd March 2017;
 - 13. the Notice of Decision;
 - 14. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.



PROPOSED DETACHED DWELLING - PLOT 4

PART FIELD NO. 1553 - SCOTBY ROAD - WETHERAL

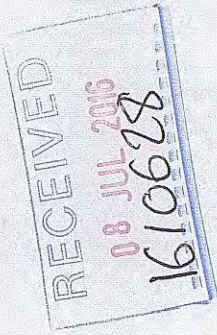
PLAN SHOWING VISIBILITY SPLAYS

DRG. NO. 3023/1F

SCALE : 1-1250

TO OUTFALL INTO
ROADSIDE DITCH

TO OUTFALL INTO
POW MAUGHAN BECK



FOUL DRAIN

TREATMENT PLANT

SW DRAIN

1

2

3

4

EP •

EXISTING
FIELD
ACCESS

Redcroft

PROPOSED RESIDENTIAL DEVELOPMENT

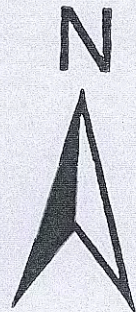
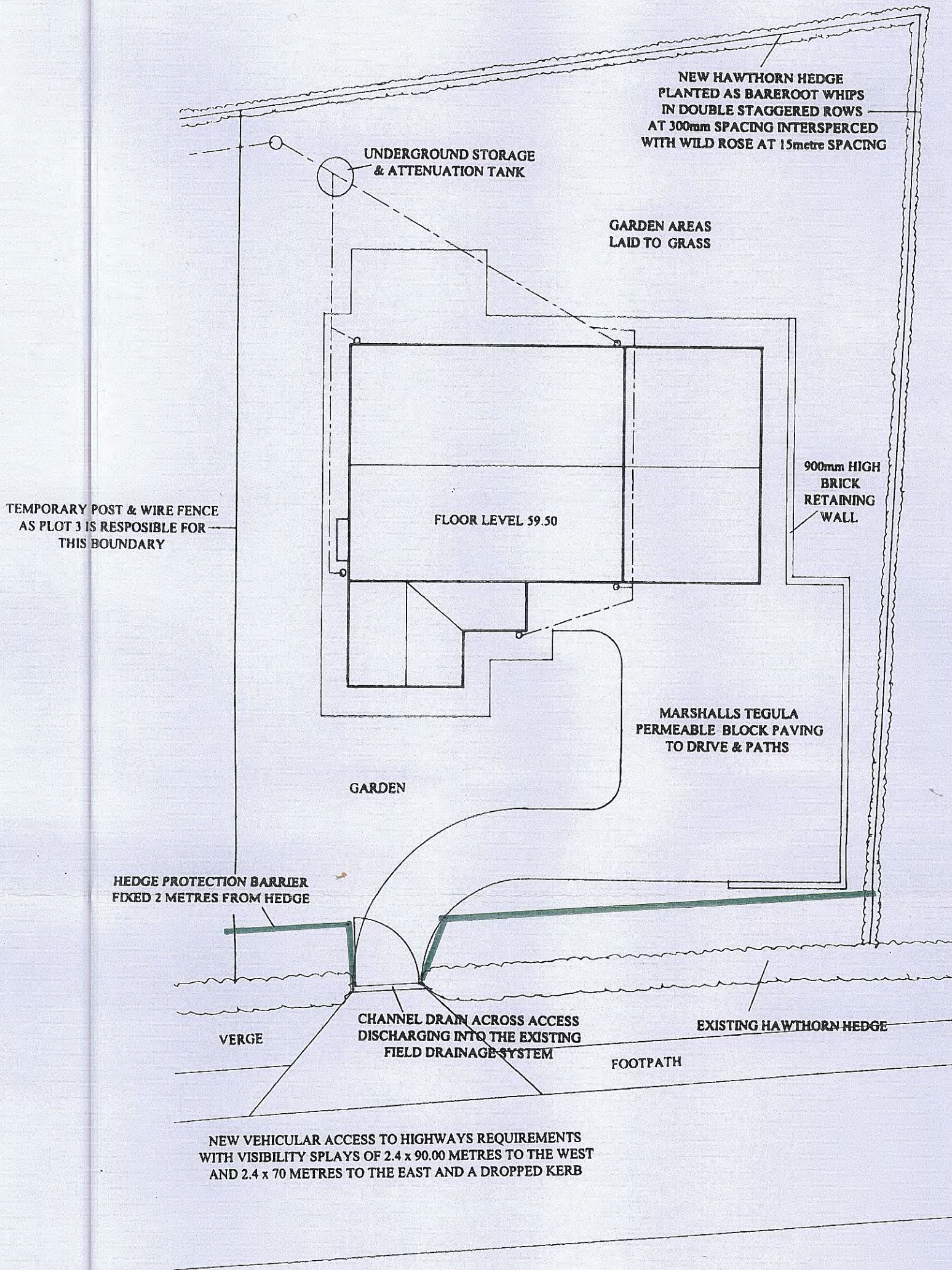
PART FIELD NO. 1553 - SCOTBY ROAD - WETHERAL

BLOCK PLAN - FOUL & SURFACE WATER DRAINAGE

DRG. NO. 3023/2B

SCALE : 1-500

Croft
Villa



PROPOSED DETACHED DWELLING - PLOT 4 - PART FIELD NO 1553

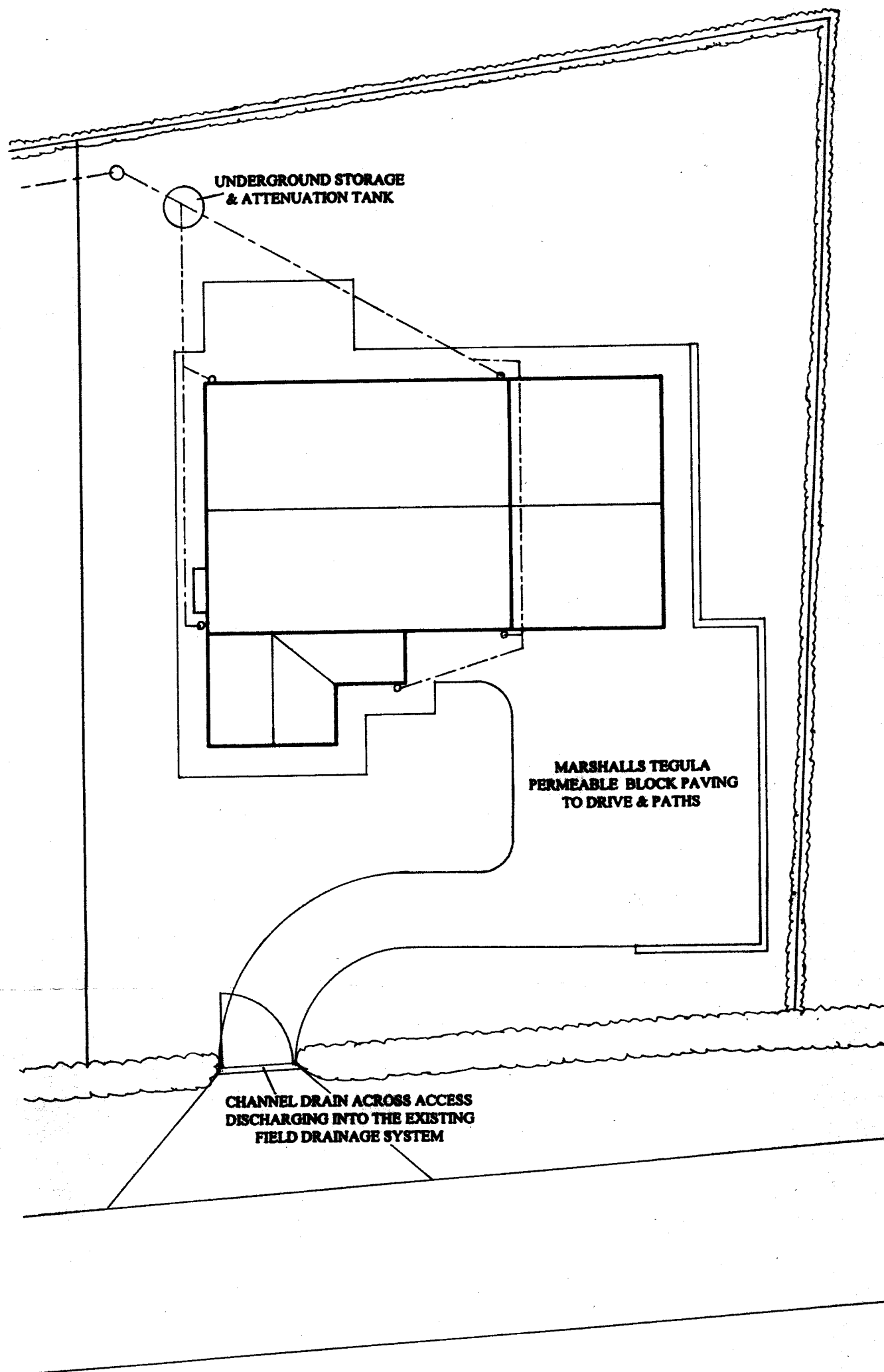
SCOTBY ROAD - WETHERAL

SITE PLAN

DRG. NO. 3023/3E

SCALE : 1-200

RECEIVED
19 DEC 2016
14/06/28



SURFACE WATER DRAINAGE

PROPOSED DETACHED DWELLING - PLOT 4 - PART FIELD NO 1553

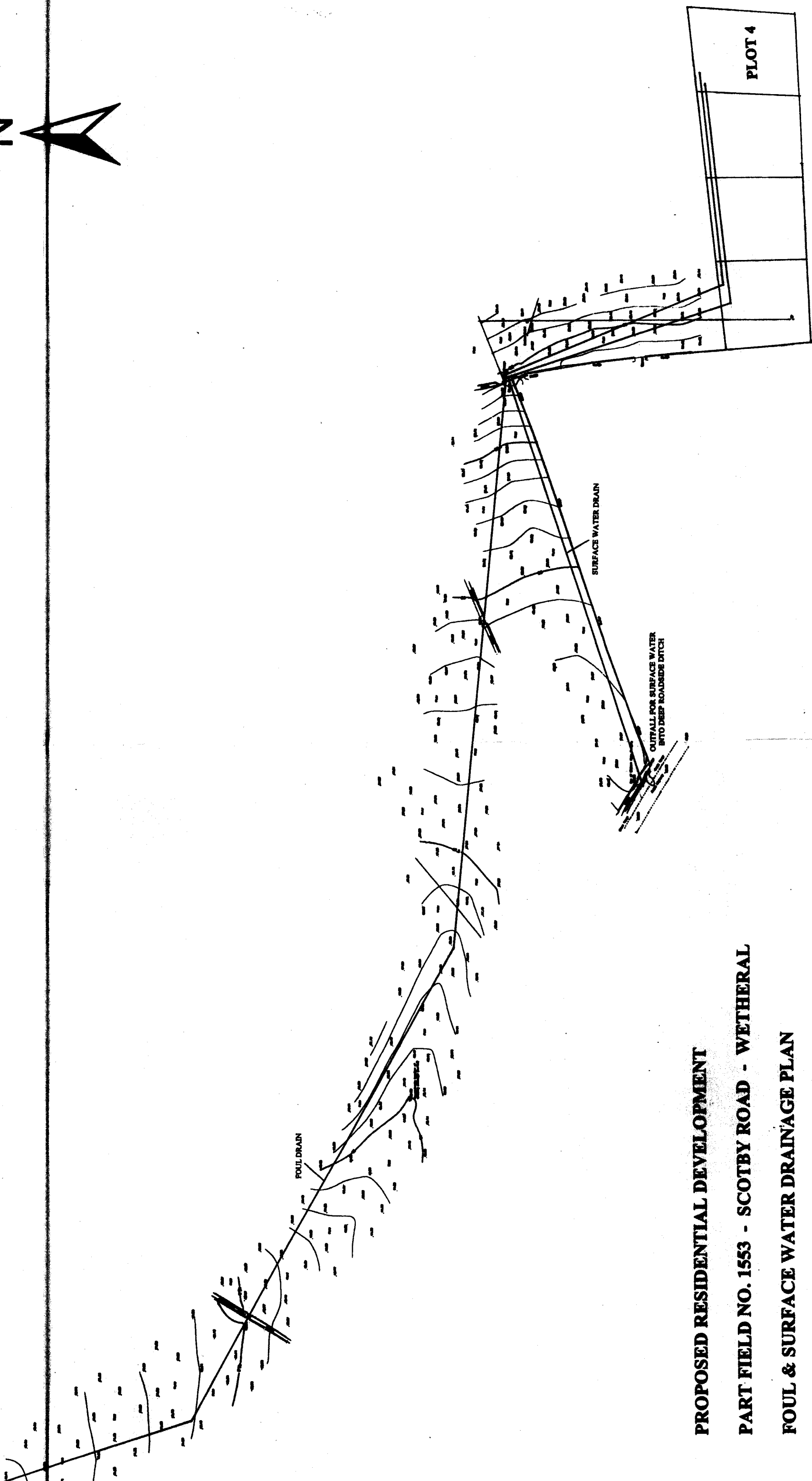
SCOTBY ROAD - WETHERAL

SITE PLAN

DRG. NO. 3023/3D

SCALE : 1-200

OUTFALL FROM TREATMENT PLANT
INTO TRIBUTARY OF POW MAUGHAN BECK



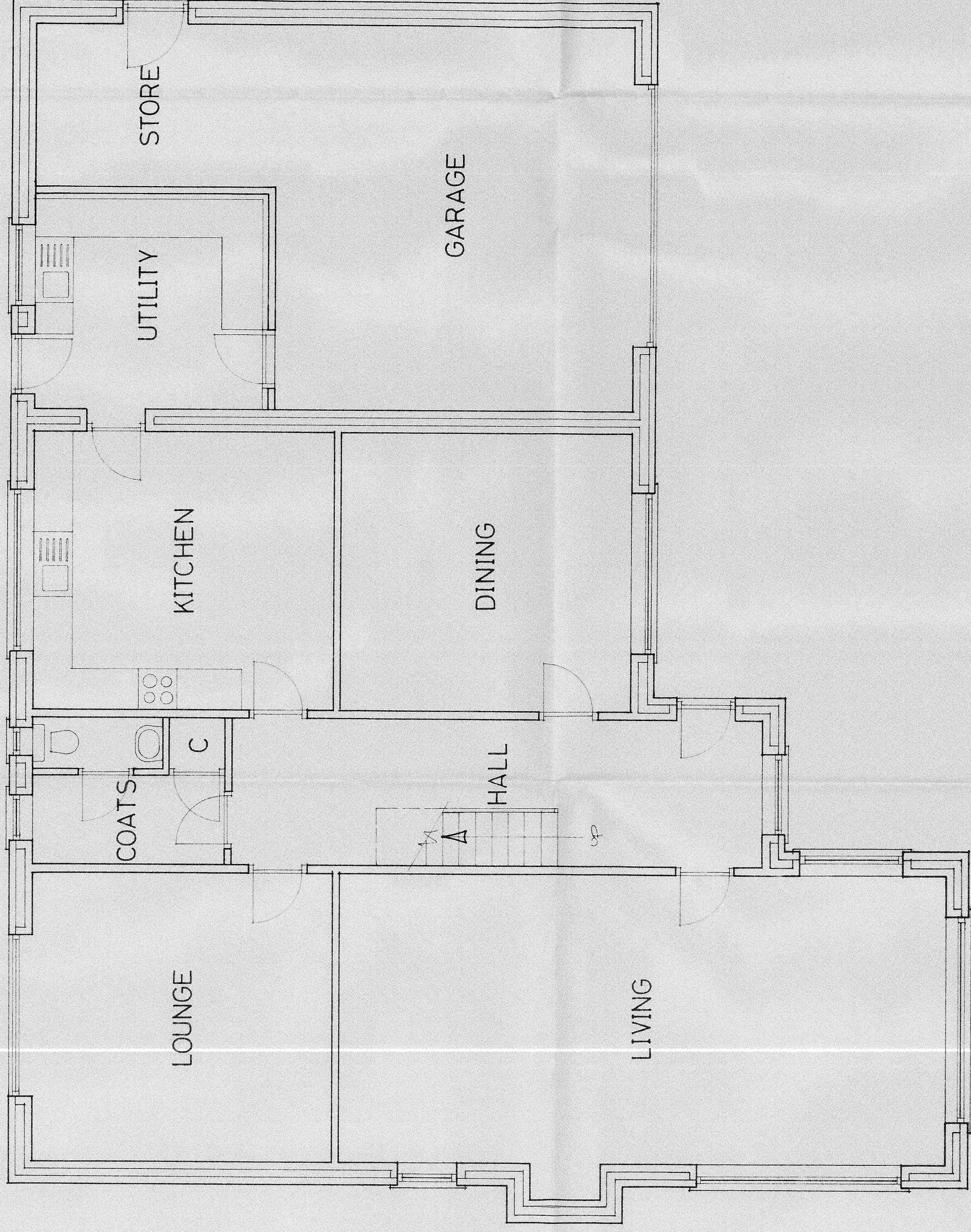
PROPOSED RESIDENTIAL DEVELOPMENT

PART FIELD NO. 1553 - SCOTBY ROAD - WETHERAL

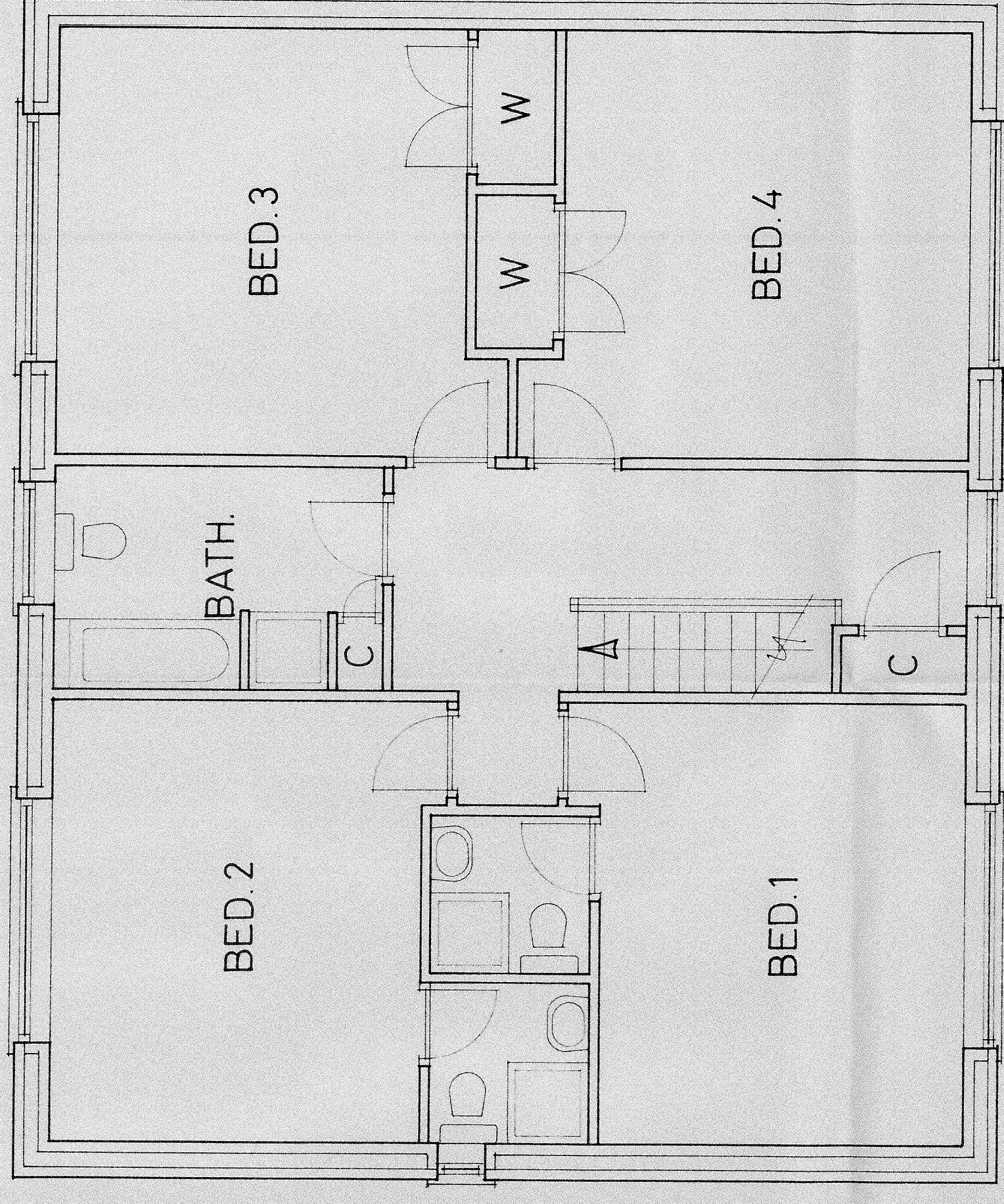
FOUL & SURFACE WATER DRAINAGE PLAN

DRG. NO. 3023/2D

SCALE : 1-1250



GROUND FLOOR

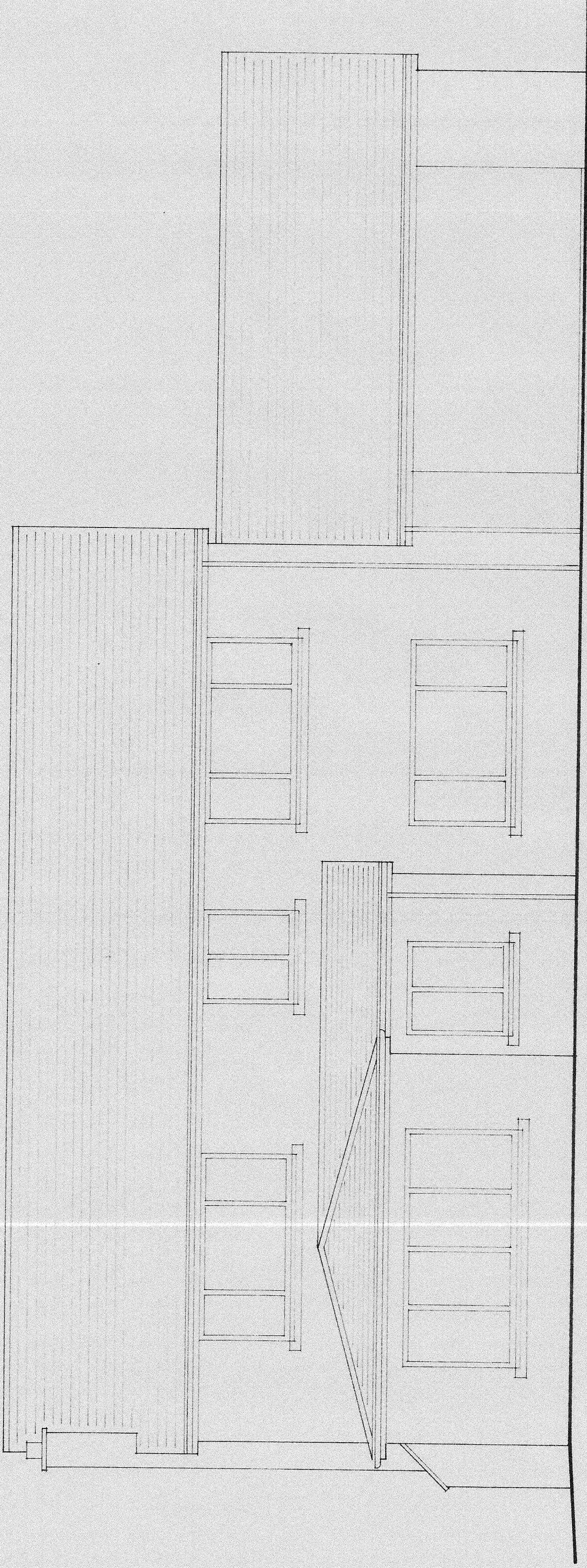


FIRST FLOOR

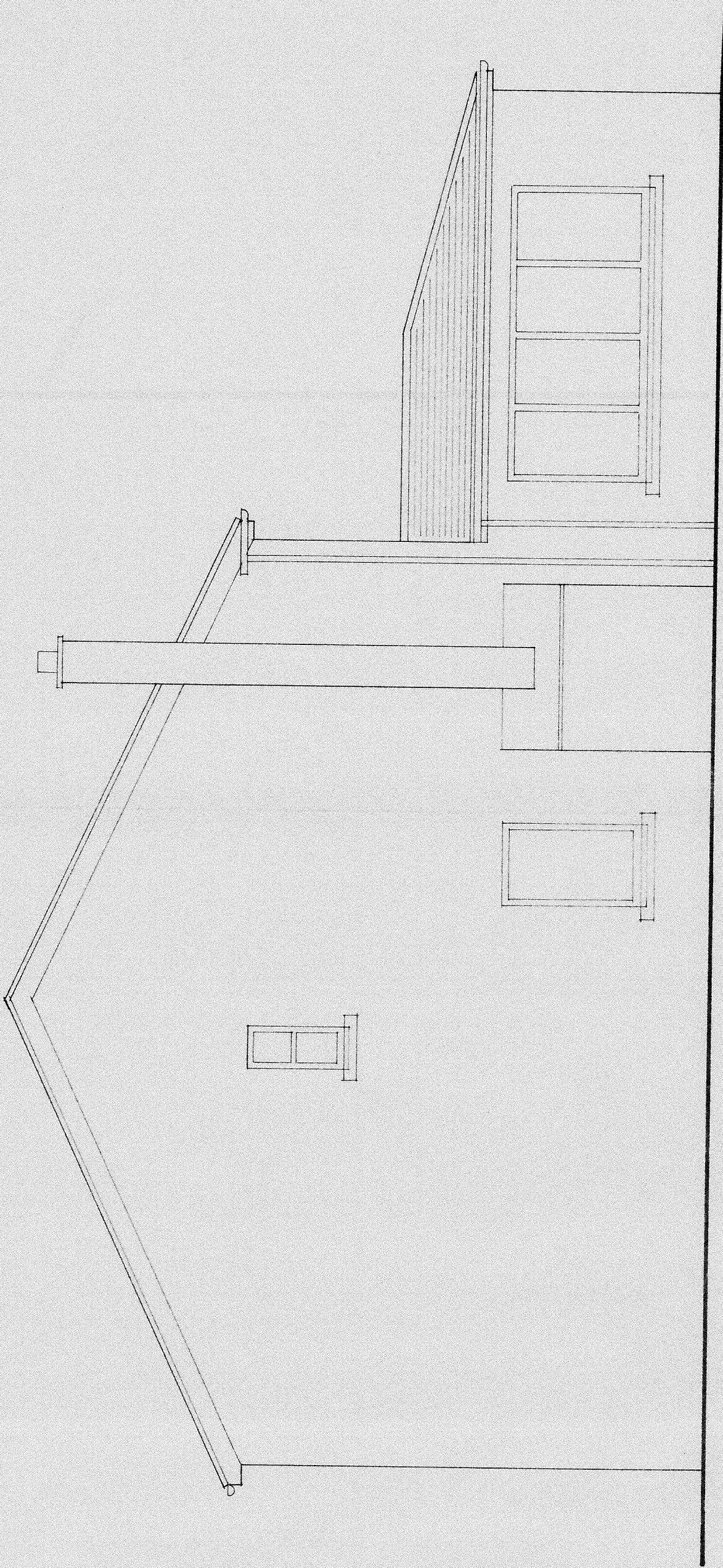
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08 JUL 2016
16/06/25

FLOOR PLANS

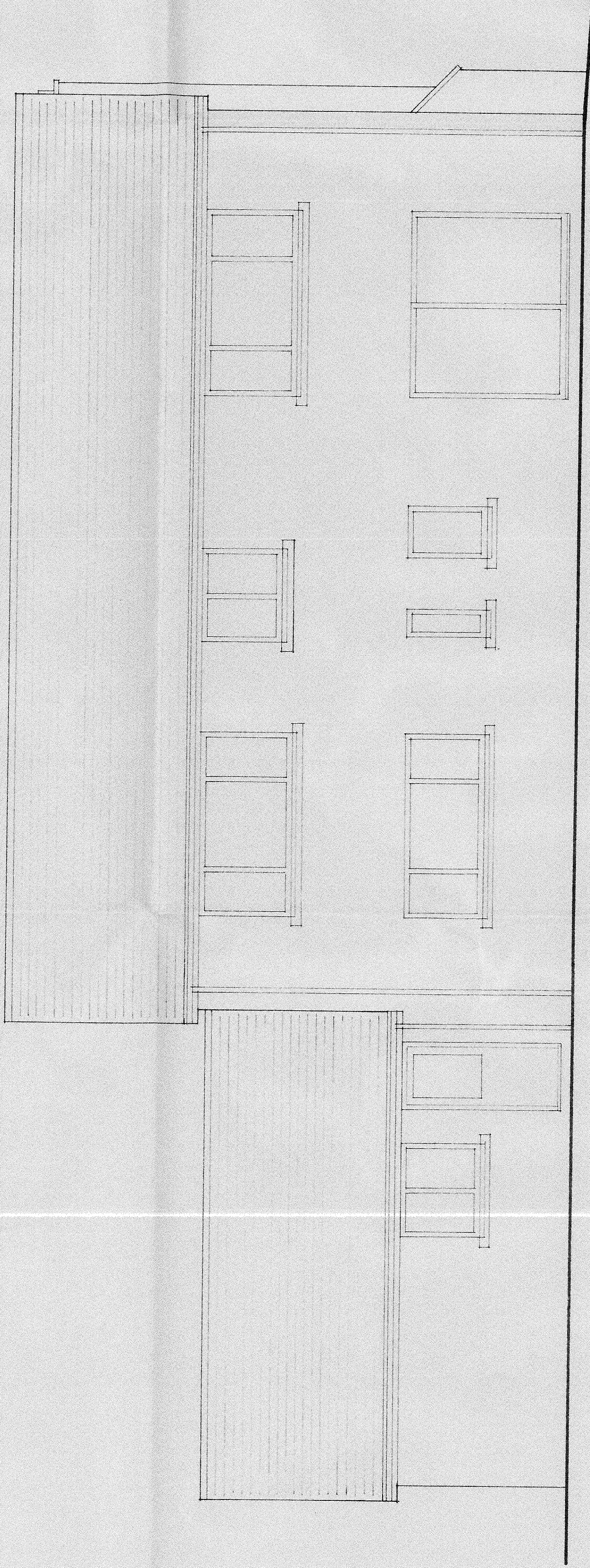
PROPOSED DETACHED DWELLING PLOT 4 - PART FIELD NO.1553 SCOTBY ROAD - WETHERAL	
DRG. No. 3023/4	JOCK GORDON ARCHITECTURAL SERVICES
SCALE: 1-50	47 SCOTLAND ROAD CARLISLE CA3 9HS
DATE: MAY 2016	TEL: 01228 543289



FRONT ELEVATION (SOUTH)

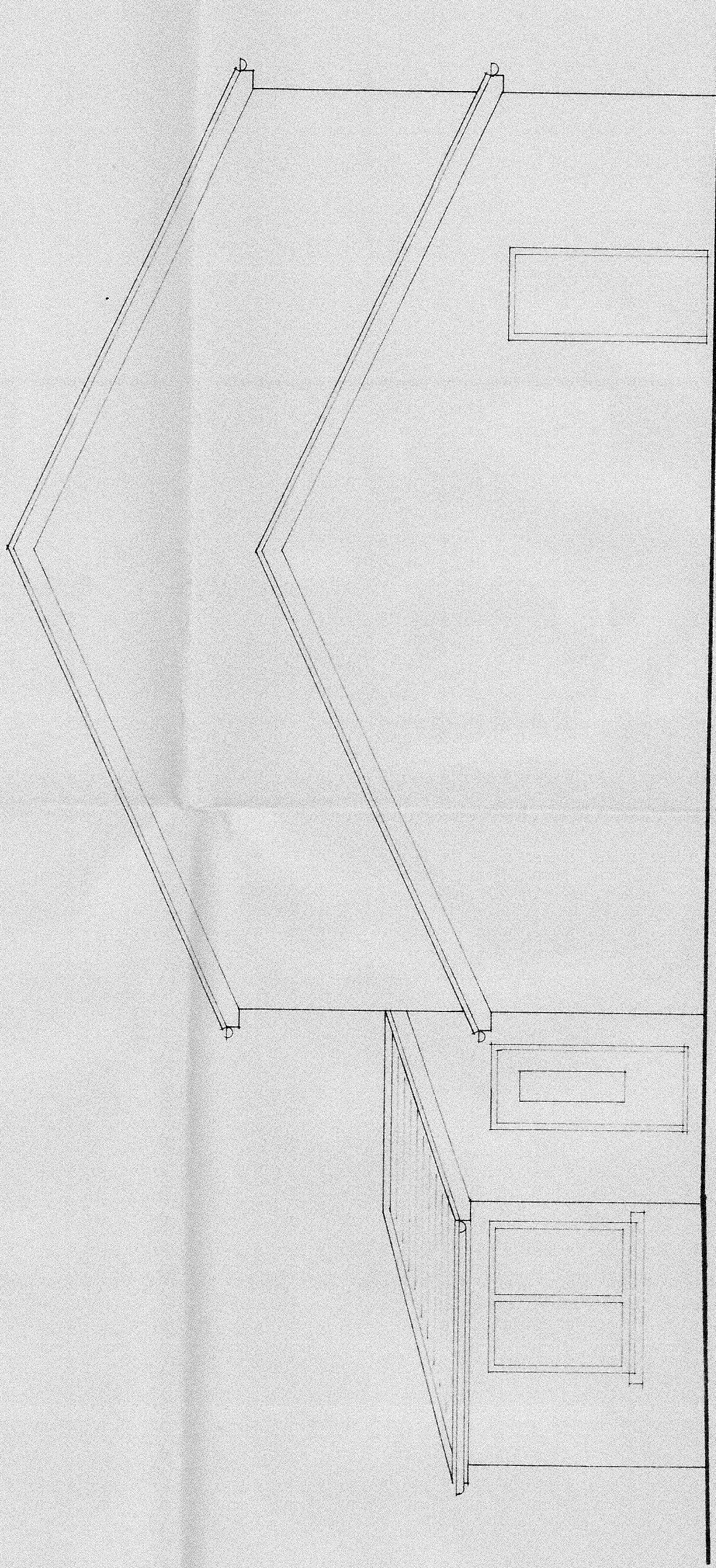


SIDE ELEVATION (WEST)

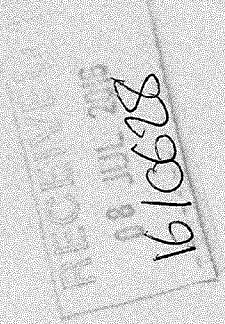


REAR ELEVATION (NORTH)

MATERIALS.
Roof : Redland Cambrian slate grey interlocking slates
Walls : Marshalls Queens Eved brick Anteflex gills
Windows & Doors : Light brown PVCU

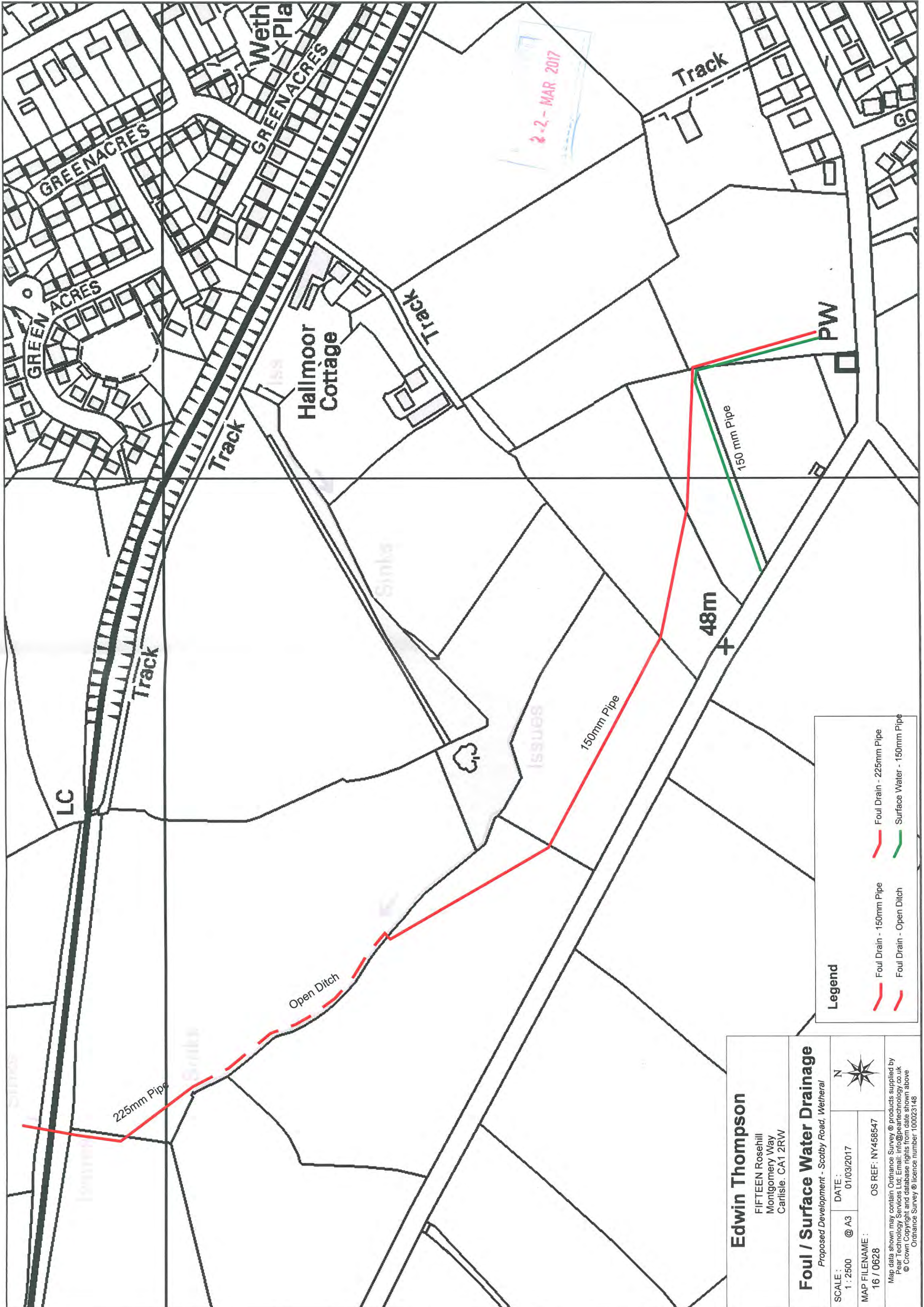


SIDE ELEVATION (EAST)



ELEVATIONS

PROPOSED DETACHED DWELLING PLOT 4 - PART FIELD NO.1553 SCOTBY ROAD - WETHERAL	
DRG. No. 3023/5	JOCK GORDON ARCHITECTURAL SERVICES
SCALE: 1-50	47 SCOTLAND ROAD CARLISLE CA3 9HS
DATE: MAY 2016	TEL: 01228 543289



Legend

- Foul Drain - 150mm Pipe
- Foul Drain - 225mm Pipe
- Surface Water - 150mm Pipe
- Foul Drain - Open Ditch

Edwin Thompson

FIFTEEN Rosehill
Montgomery Way
Carlisle, CA1 2RW

Foul / Surface Water Drainage

Proposed Development - Scotby Road, Wetheral

SCALE: 1:2500 @ A3

DATE: 01/03/2017

MAP FILENAME: 16 / 0628

OS REF: NY458547

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