

SCHEDULE A: Applications with Recommendation

14/0627

Item No: 08

Date of Committee: 03/10/2014

Appn Ref No:
14/0627

Applicant:
Mr & Mrs Ken Smith

Parish:
Wetheral

Agent:
Johnston & Wright

Ward:
Great Corby & Geltsdale

Location: Orchard Lodge, Great Corby, Carlisle, CA4 8NE

Proposal: Demolition Of Extension And Garage; Two Storey Rear Extension To Provide Additional Accommodation on Ground Floor With Garden Room And Balcony Above

Date of Receipt:
23/07/2014

Statutory Expiry Date
17/09/2014

26 Week Determination

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Proposal Is Appropriate To The Dwelling Together With Impact Upon The Grade II Listed Building And Great Corby Conservation Area
- 2.2 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.3 Impact Upon Trees
- 2.4 Impact Upon Biodiversity
- 2.5 Impact Upon Public Footpaths
- 2.6 Impact Upon Highway Safety
- 2.7 Other Matters

3. Application Details

The Site

- 3.1 Orchard Lodge is a single storey Grade II Listed property situated close to the centre of Great Corby on the eastern side of the road which leads from the crossroads in the middle of the village towards the primary school. The dwelling, formerly an entrance lodge for Corby Castle, is set back from the adjacent road and is constructed from dressed red sandstone walls under a slate roof. The property has a prominent segmental plan porch on Tuscan columns located on the south-west elevation and a modern brick extension with a felted roof (constructed in the 1970s) located on the south-east elevation. An existing detached modern brick garage is also situated at the back of the property adjacent to the 1970s extension.
- 3.2 The typography of the application site is varied resulting in the dwelling and its garden area to the front of the site being located at a higher level to the road leading through Great Corby. The raised level extends back into the site to accommodate the dwelling and courtyard with a further raised garden area located to the south-east. The surroundings are wholly residential with 2no. two storey dwellings (Inglenook and Green Croft) located to the north-east and two storey dwellings located at "The Orchard" to the south-west. Due to the difference in levels surrounding the site the dwellings to the north-east are located at a slightly lower level to Orchard Lodge and the dwellings located to the south-west are located at a significantly higher level.
- 3.3 The property falls within Great Corby Conservation Area and there is a public footpath which runs along the track to the north-east of the site which separates Orchard Lodge from the adjacent residential properties.

The Proposal

- 3.4 The proposal seeks full planning permission to demolish the existing 1970's extension and modern garage and to construct a new extension on the south-west elevation of the property to accommodate 3no. bedrooms, utility, WC and bathroom on the ground floor with a garden room above in the new roof space. A balcony from the garden room is proposed with steps leading down onto the raised garden area to the rear of the site.
- 3.5 Members should be aware that the original plans submitted showed the proposed extension with a higher ridge height than the existing building with no differentiation between old and new build. The plans have since been significantly amended with the ridge height of the extension now corresponding with the existing building. The extension is now separated from the original dwelling by a glazed entrance hall and a new sandstone faced screen wall which will be formed round the new extension in the existing courtyard. The remaining part of the extension will be constructed from brick walls, vertically sliding timber windows with stone surrounds under a lakeland slate roof. The balcony is to be constructed from hardwood with glazed balustrades. A full height timber screen will however be located on the north-eastern side of the balcony to protect the living conditions of adjacent properties.
- 3.6 A number of internal alterations in the existing building are also proposed

consisting of removing a previously built up doorway to form a larger opening between the living room/dining room, opening up the ceiling to the living room to its original profile, building up an existing doorway in the living room and rebuilding a fireplace.

- 3.7 It is also proposed to reslate the existing roof and repair the lead work. Existing stonework will be repaired and repointed in hydraulic lime mortar. Windows will be renewed with slim line double glazed timber sashes of traditional proportions. The existing timber floor will be repaired and insulated. External walls will also be lined internally with insulation and finished in lime plaster to replace the previous cement plaster.
- 3.8 New painted metal railings and gates to the existing sandstone gate pillars are also proposed. The entrance courtyard and access drive is to be resurfaced with gravel and new sandstone entrance steps to the existing porch and entrance screen is proposed due to the difference in site levels.

4. Summary of Representations

- 4.1 This application has been advertised by the display of a site notice, press notice and by means of notification letters sent to 8 neighbouring properties. In response to the original plans submitted 5 letters of objections from 4 separate households have been received.
- 4.2 The letters of objection raise a number of issues which are summarised as follows:
1. Object to the use of brick and zinc cladding;
 2. Extension should be constructed from sandstone to match the existing property;
 3. Extension will be out of character with its surroundings;
 4. Size and scale of the extension in relation to the Listed Building and Conservation Area;
 5. Impact upon the living conditions of Inglenook and Green Croft in terms of overshadowing, overlooking and loss of privacy;
 6. Proposal doesn't include reference to the large conifer tree to the rear of the site;
 7. Loss of conifer tree would have a negative impact upon the Conservation Area.
- 4.3 As stated in paragraph 3.5 of this report revised plans have since been received significantly altering the design of the proposed development. No further comments have been received from third parties during the

reconsultation period.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority - Footpaths): - no objection subject to the imposition of one condition;

Ramblers Association: - no response received during the consultation period;

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objection;

Clerk to Wetheral PC, Downgate Community Centre: - Members originally raised concerns regarding the height of the extension and use of materials. Revised plans have however since been received and Members of the Parish Council have now confirmed that they are pleased to see their comments noted and approved of the revised plans submitted;

Northern Gas Networks: - no objections, advisory note received regarding apparatus in the area;

Conservation Area Advisory Committee - originally raised concerns regarding the height and design of the proposed extension in relation to the original building. Revised plans have however since been received and the Conservation Area Advisory Committee have subsequently raised no objections.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which this application is required to be assessed are Policies CP1, CP2, CP3, CP5, H11, LE12, LE13, LE19, LC8 and T1 of the Carlisle District Local Plan 2001-2016. The National Planning Policy Framework is also a material planning consideration. The proposals raise the following planning issues:

1. Whether The Proposal Is Appropriate To The Dwelling Together With Impact Upon The Grade II Listed Building And Great Corby Conservation Area

- 6.2 Section 66 (1) of the Planning (Listed Buildings and Conservations Areas) Act 1990 states "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting*".
- 6.3 The relevant planning policies seek to ensure that applications for alterations to Listed Buildings have regard to the scale, proportions, character and

detailing of the existing building, and, the physical characteristics of conservation areas. Paragraph 133 of the NPPF states that Local Planning Authorities should refuse consent for any development which would lead to substantial harm to or total loss of significance of designated heritage assets.

- 6.4 Orchard Lodge is Grade II Listed, the listing details are as follows:

"House, formerly lodge for Corby Castle. Probably 1812-17, for Henry Howard. Dressed red sandstone, slate roof with leaded hips, C20 brick chimney stack. Segmental plan porch on Tuscan columns: heavily moulded and dentilled cornice carried round sides and extension: porch has entrance to right of porch, has small sash window with single glazing bars. Entrance lodge until 1844 when a new road through the grounds of the castle necessitated a new wall and entrance gates."

- 6.5 It is not considered that the demolition of the non-original 1970s extension and modern garage would have an adverse impact upon the historic character of the existing Grade II Listed Building or the character/appearance of Great Corby Conservation Area. With regard to the proposed extension it is noted that there will be a glazed link between the existing property and the new extension as well as a sandstone faced screen wall which will be formed around the new extension. The glazed link (which will be stepped back from the building line of the existing property) and the new sandstone screen wall will allow the old and new build to be clearly distinguished. The proposed extension to the rear of the property will be set down approximately 990mm into the ground which reduces its scale and keeps the ridge height of the proposal the same as the ridge height of the existing roof. The proposed extension will be constructed from brick walls with sandstone quoin's, under a lakeland slate roof. All new windows will be constructed from timber and roof-lights will be of a Conservation Style.
- 6.6 The proposed extension has features (glazed link and a sandstone wall faced round the new extension) which clearly defines the old and new build allowing the proposed extension to be of a design sympathetic to the historic character and design of the Grade II Listed Building and the character/appearance of Great Corby Conservation Area. The balcony to the rear of the property, which will have a timber screen to the east elevation and glazed balustrades to the remaining elevations, would allow the building to reconnect to its raised garden area. Subject to the imposition of appropriate conditions requesting samples of the proposed brick to be used in the extension together with a sample section of materials it is considered that the proposed materials of the proposed extension would complement the Grade II Listed Building.
- 6.7 Furthermore, the internal alterations to the existing building have regard to the scale, proportions and detailing of the existing doorways/openings within the building. The changes would respect the historic character of the property and would also not have an adverse impact upon its fine features.
- 6.8 Whilst the City Council's Conservation Officer and the Conservation Area Advisory Committee originally raised concerns regarding the scale and design of the proposed extension as first submitted both consultees have since

raised no objections to the amended plans as currently proposed.

- 6.9 Members should however be aware that The Georgian Group have objected to the associated Listed Building Consent Application (reference 14/0648) on the grounds of scale and design. The Group consider that the size of the extension would be damaging to the special interest and setting of the Listed Building. The Group also consider that the new roof would have a highly damaging impact on the appearance of the western facade of the listed building with its elegant Tuscan portico. With regard to the objections received by The Georgian Group it is noted that the glazed link part of the extension would be set back by approximately 0.4 of a metre from the south-western elevation of the original building and the remaining part of the extension would project forward by 0.4 of a metre. The element of the extension which projects slightly further forward would however be set down into the ground by 990mm with a lower eaves height than the cornice level of the existing building. As stated in paragraph 6.6 it is considered that the old and new build is clearly defined by the glazed link, the sandstone wall and the extension being either set back or at a lower level to the existing building. Furthermore the new pitched roof replacing the previous flat roof sits behind the parapet of the original building. The roof also slopes back and away from the elegant Tuscan Porch on the south-western elevation. In such circumstances it is considered on balance that the proposal would not have an adverse impact upon the special historic features of the Grade II Listed Building.
- 6.10 Overall it is therefore considered that the proposed extension/ alterations to the property would allow the building to be brought back into active residential use, providing modern living accommodation whilst respecting the fine features of the Grade II Listed Building and the character/appearance of Great Corby Conservation Area. Relevant conditions regarding materials and sample details have been imposed within the associated Listed Building Consent application 14/0648.

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

- 6.11 The two residential dwellings to the north-east of the site (Inglenook and Green Croft) raised concerns to the original plans submitted with regard to overlooking, loss of light and over dominance.
- 6.12 With regard to overlooking it is noted that there will be three sets of windows (serving a utility room, WC and stairway) partially obscured by existing boundary treatment which will face towards Inglenook and Green Croft. None of these windows are however regarded as primary windows as they do not serve habitable rooms. Furthermore there will be a full height hardwood screen along the north-east elevation of the balcony which would prevent any overlooking. In such circumstances it is not considered that the proposal would have an adverse impact upon the living conditions of Inglenook or Green Croft in terms of loss of privacy.
- 6.13 With regard to over dominance and loss of light it is acknowledged that

majority of the extension will be off-set from the primary windows of Green Croft. The elements of the extension that will be in front of the building line of Green Croft will have a separation distance of approximately 11 metres. Given the height of intervening boundary treatment between the application site and Green Croft, the scale of the buildings which are to be demolished to accommodate the proposed development, the typography and orientation of the application site together with the design of the proposed extension (with a roof that slopes away from neighbouring properties) it is not considered that the proposal would have a sufficient adverse impact upon the occupiers of Green Croft on the grounds of over dominance or loss of light to warrant refusal of the application on this basis.

- 6.14 The extension will also be located approximately at a distance of 10 metres or more from the occupiers of Inglenook. Given the height of intervening boundary treatment between the application site and Inglenook, the scale of the buildings which are to be demolished to accommodate the proposed development, the typography and orientation of the application site, together with the design of the proposed extension (with a roof that slopes away from neighbouring properties) it is not considered that the proposal would have a sufficient adverse impact upon the occupiers of Inglenook on the grounds of over dominance or loss of light to warrant refusal of the application on this basis.
- 6.15 The proposal is compliant with the separation distances outlined in the Council's Achieving Well Designed Housing Supplementary Planning Document from all other neighbouring properties. In such circumstances the proposal will not have an adverse impact upon the living conditions of any other residential properties surrounding the site in terms of overlooking, over dominance or loss of privacy.

3. Impact Upon Trees

- 6.16 There are three existing tall conifer trees and apple trees located on the raised garden area to the rear of the site. Given the location of the proposed balcony from the conifer trees it is inevitable that the conifer trees will require some pruning in order to accommodate the balcony and steps. The Council's Tree Officer has been consulted on the proposed development and has raised no objections to the proposed development. The Tree Officer has however indicated that an application under Section 211 of the Town and Country Planning Act would be required to prune the Conifer Trees. It is not considered that the pruning of a conifer tree would have an adverse impact upon the landscape character of the surrounding area or the character/appearance of Great Corby Conservation Area to warrant refusal of planning permission.

4. Impact Upon Biodiversity

- 6.17 The Council's GIS Layer has identified that the site has the potential for a range of species to be present. As stated in paragraph 6.14 the proposal may involve the pruning of a conifer tree. In such circumstances a relevant condition has been imposed within the Decision Notice ensuring that no

works to the conifer tree take place during the breeding bird season. Subject to the imposition of this condition it is not considered that the proposed development would harm a protected species or their habitat.

5. Impact Upon Public Footpaths

- 6.18 Public Footpath 138017 runs adjacent to the north-eastern boundary of the site. The County Council's Footpath Officer has raised no objections to the proposal subject to the imposition of one condition ensuring that there is no interference with the public footpath during or after development. A relevant condition has been imposed within the Decision Notice. In such circumstances it is not considered that there is any policy conflict.

6. Impact Upon Highway Safety

- 6.19 The proposal seeks to retain the existing access and incurtilage car parking arrangements. The Highways Authority has been consulted on the proposed development and has raised no objections. In such circumstances there is no policy conflict.

7. Other Matters

- 6.20 Article 8 and Article 1 Protocol 1 of the Human Rights Act are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.21 In overall terms, the proposal is acceptable in principle. The development would not have an adverse impact upon Great Corby Conservation Area; the historic character of the Grade II Listed Building, protected species or highway safety. 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. In all aspects, the proposals are considered to be compliant with the objectives of the relevant adopted Local Plan policies and the application is recommended for approval.

7. Planning History

- 7.1 There is no relevant planning history on this site.

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 approved documents for this Planning Permission comprise:

1. the submitted planning application form received 23rd July 2014 (including part 8 of the application form received 18th September 2014);
2. the site location plan received the 23rd July 2014 (Drawing No.11605);
3. the site/block plan as proposed received 4th September 2014 (Drawing No.11605-06B);
4. the existing floor plans, roof plan and elevations received 18th September 2014 (Drawing No.11605-01A);
5. the proposed floor plans and elevations received 4th September 2014 (Drawing No.11605-04F);
6. the conservation statement with design and access statement received 4th September 2014 (Revision A- September 2014);
7. the 3D sketch view 1 received 4th September 2014 (Drawing No.11605-SK01);
8. the 3D sketch view 2 received 4th September 2014 (Drawing No.11605-SK02);
9. the 3D sketch view of the balcony received 4th September 2014 (Drawing No.11605-SK03);
10. the 3D sketch view of the rear vantage point received 10th September 2014 (Drawing No.11605-SK04);
11. the 3D sketch view - front vantage point received 10th September 2014 (Drawing No.11605-SK05);
12. the Notice of Decision; and
13. any such variation as may subsequently be approved in writing by the Local Planning Authority.

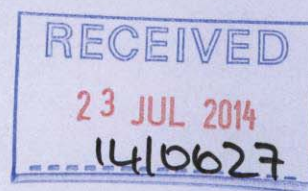
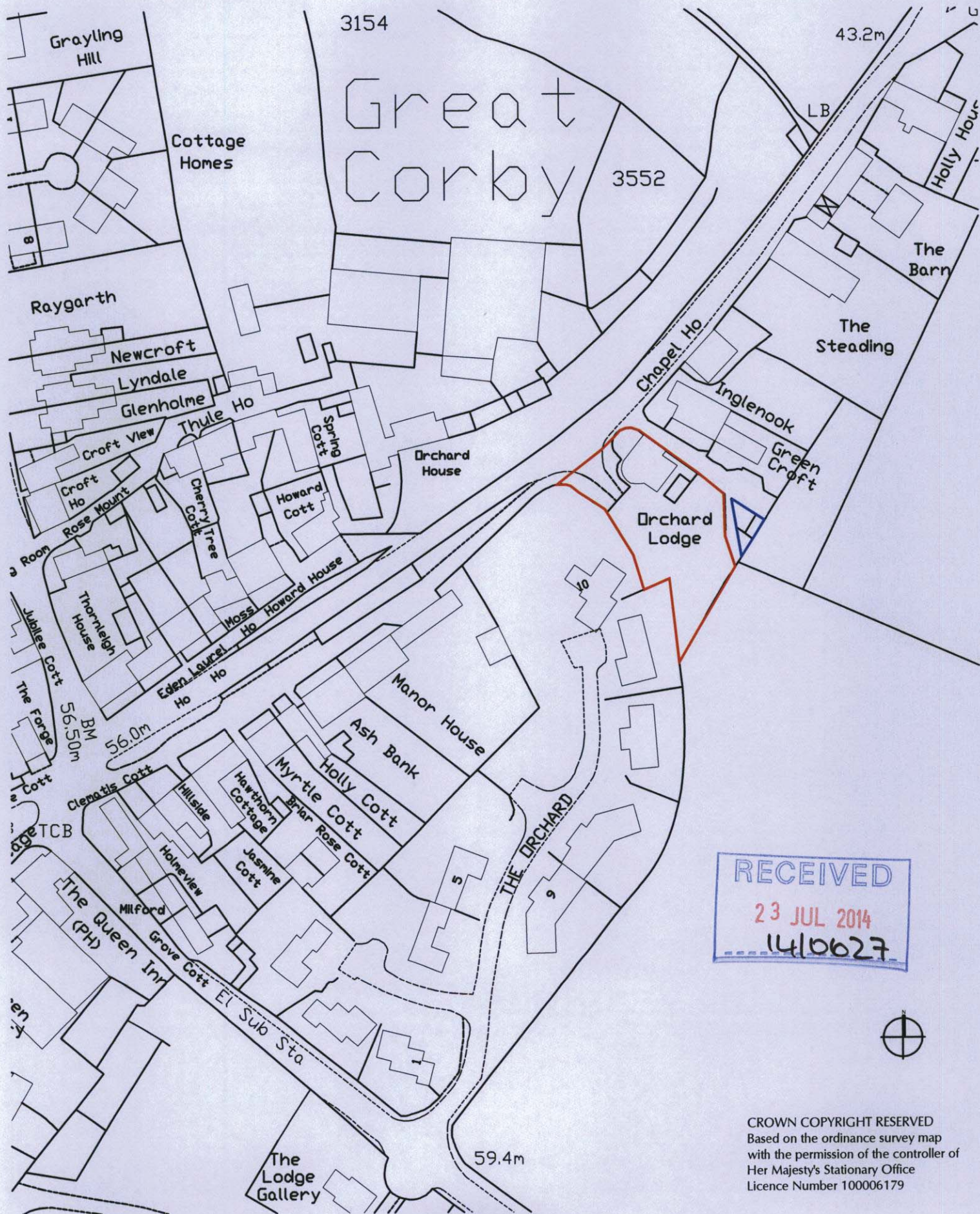
Reason: To define the permission.

3. No works to existing conifer trees shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect nesting birds in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

4. There shall be no interference with the public's right of way over Public Footpath No. 138017 during or after development

Reason: In order to prevent any obstruction to a public right of way in accordance with Policy LC8 of the Carlisle District Local Plan 2001-2016.



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Project Proposed Restoration of Orchard Lodge, Great Corby

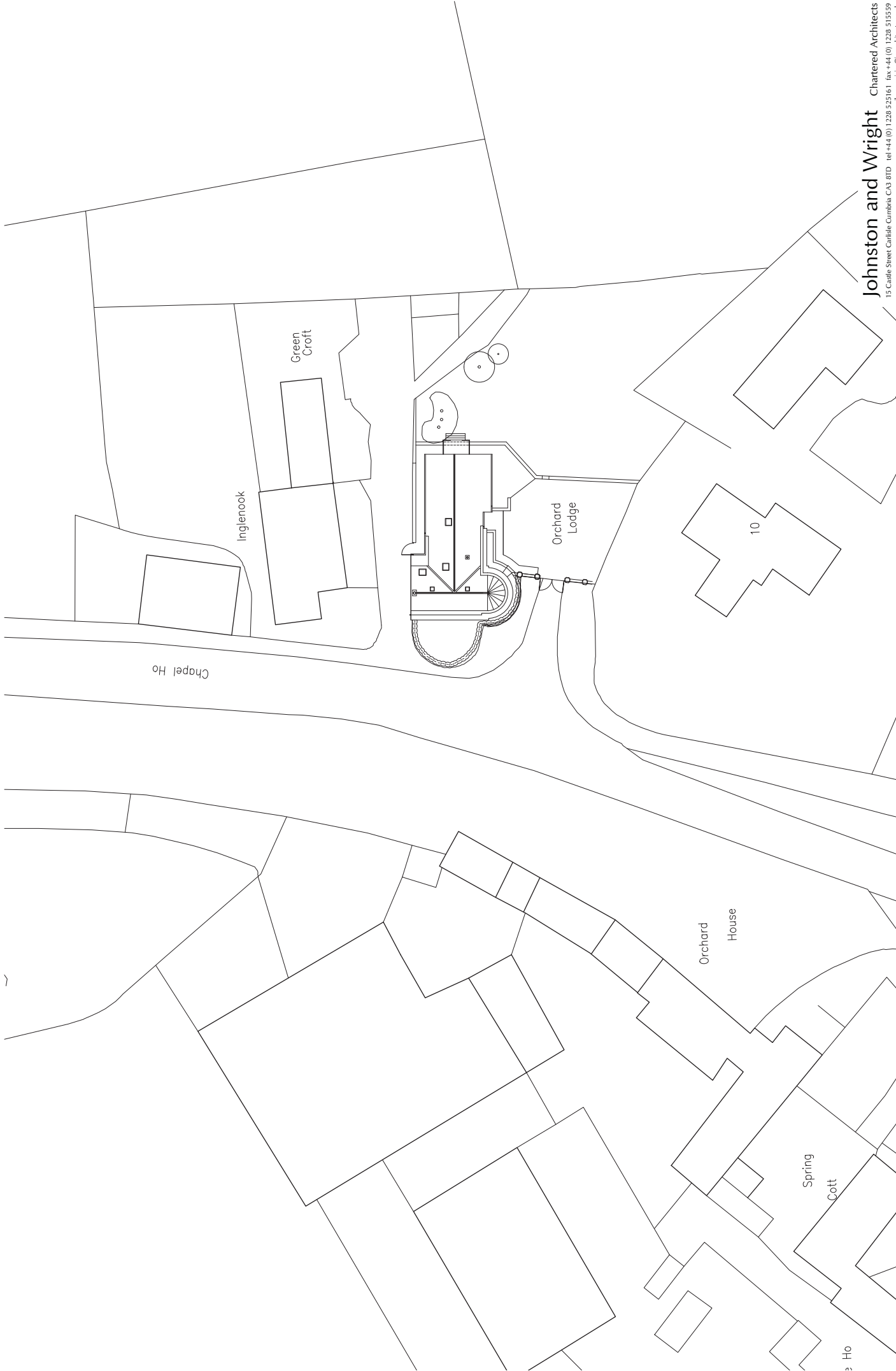
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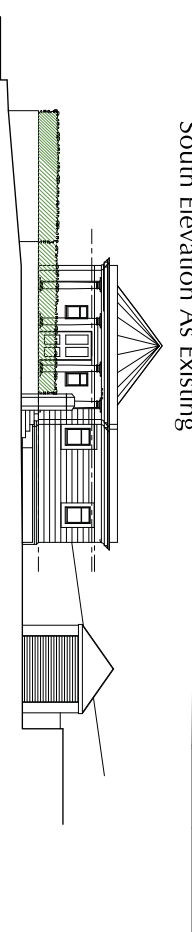
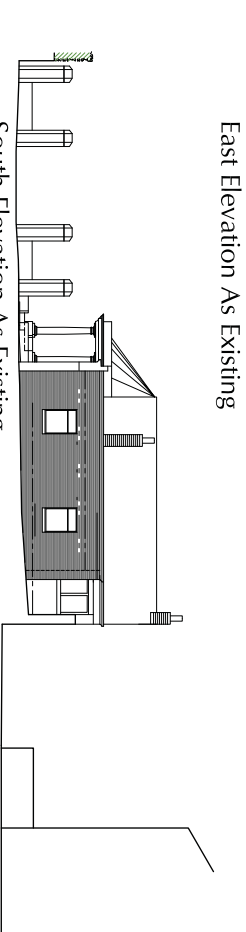
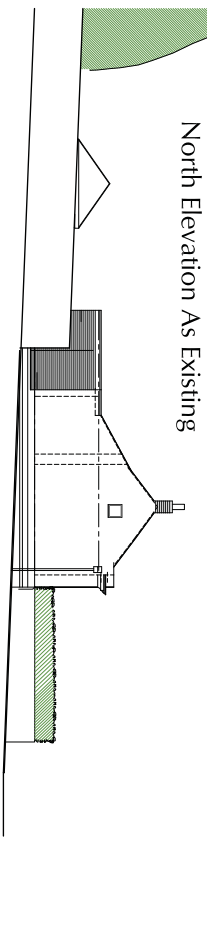
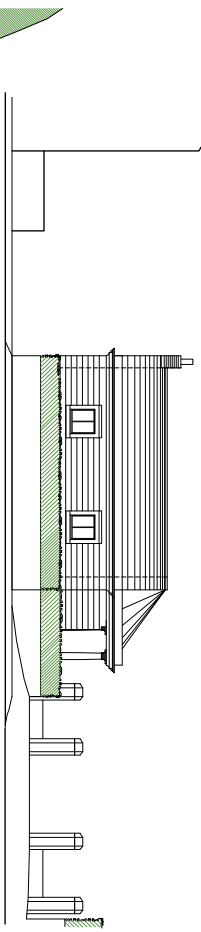
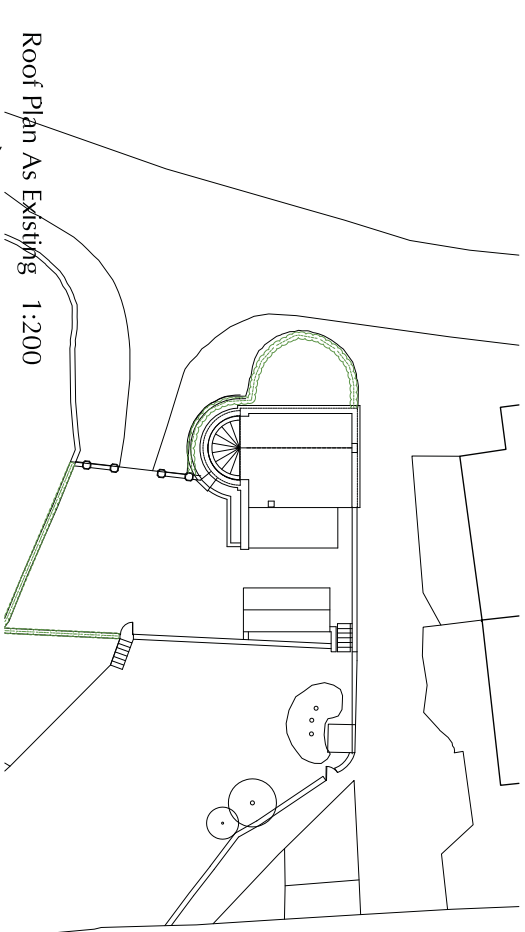


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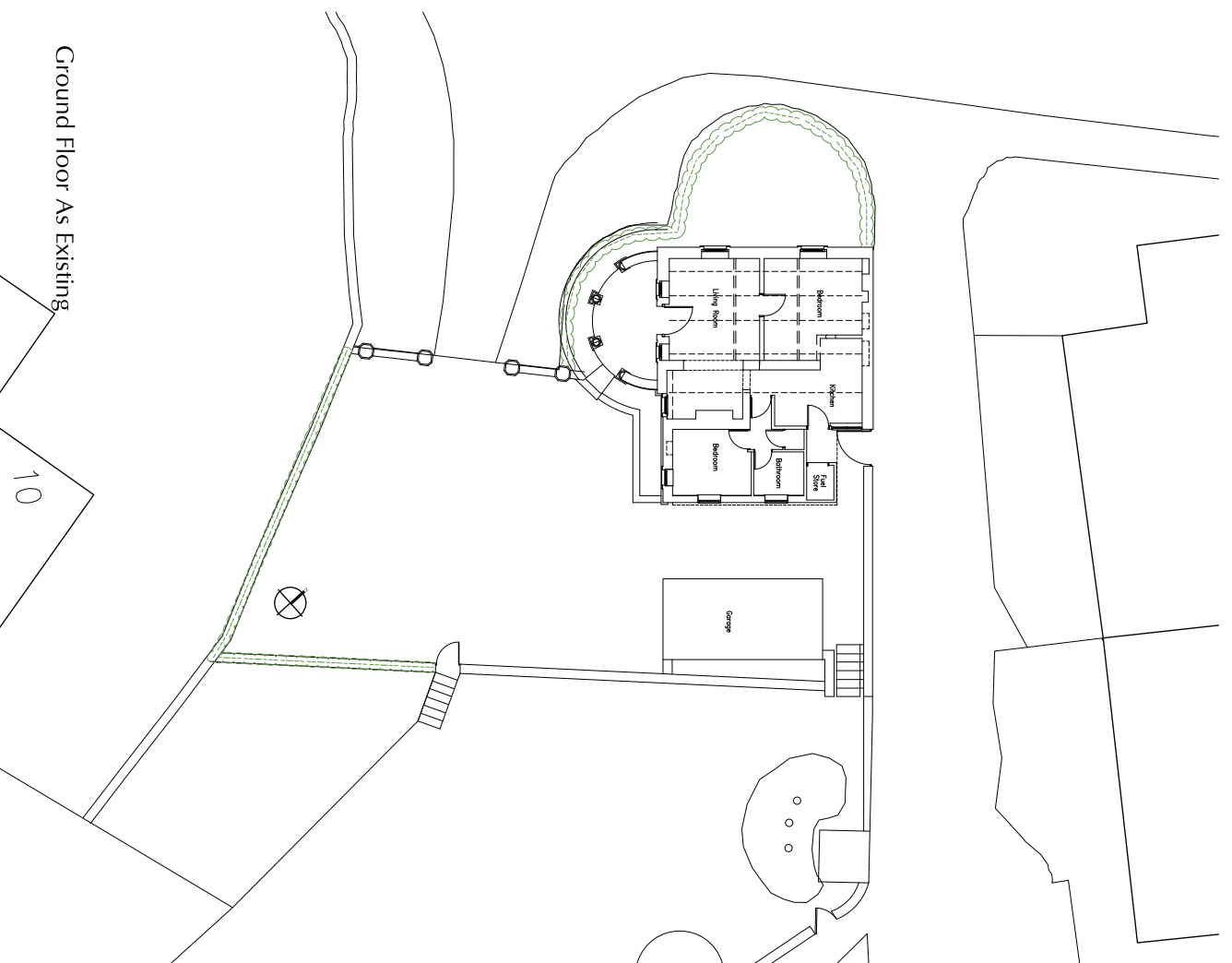
Project Proposed Restoration of Orchard Lodge,
Great Corby
Drawing Site/Block Plan, As Proposed

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Revisions: A 07/14 Roof Plan updated.
B 09/14 Trees added to Block Plan.



West Elevation As Existing



Ground Floor As Existing

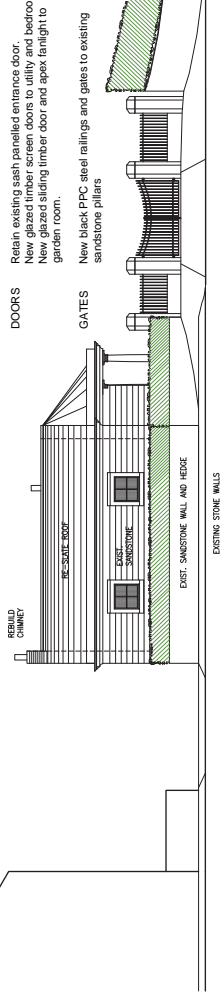
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Project Proposed Restoration of Orchard Lodge
 Great Corby
 Drawing Plans, Sections, Elevations as Existing

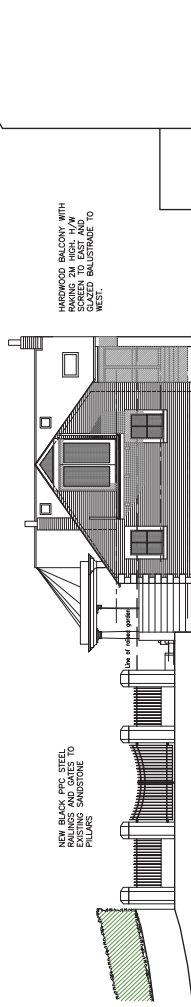
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SCHEDULE OF MATERIALS AS PROPOSED:

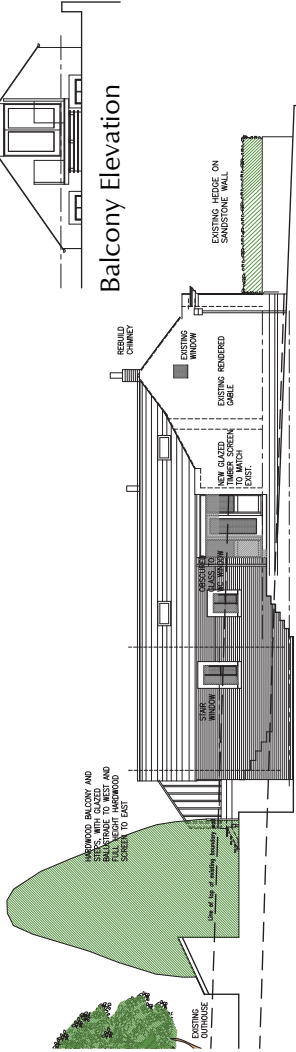
- WALLS** Masonry construction, red brown facing brick with sandstone ridges
- ROOF** Lakeland Slate, to match existing
Conservation style roof-ridges
- RAINWATER GOODS** Black PPC Aluminium
- WINDOWS** Generally new 2x2 pane painted vertically sliding timber windows, colour to match existing.
- DOORS** Retain existing sash profiled entrance door.
New glazed timber doors to utility and bedroom.
New glazed sliding timber door and apex skylight to garden room.
- GATES** New black PPC steel railings and gates to existing sandstone pillars



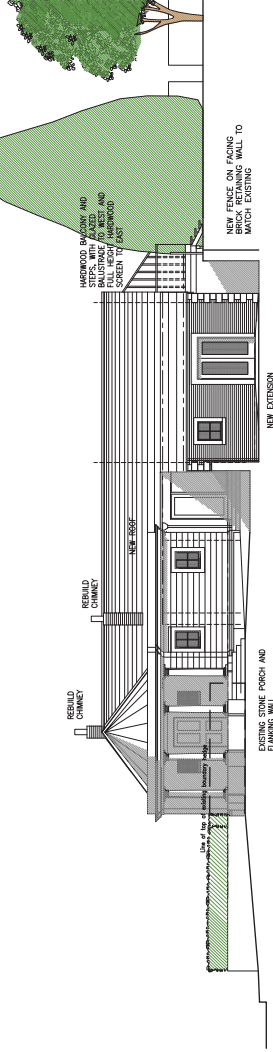
North Elevation



South Elevation

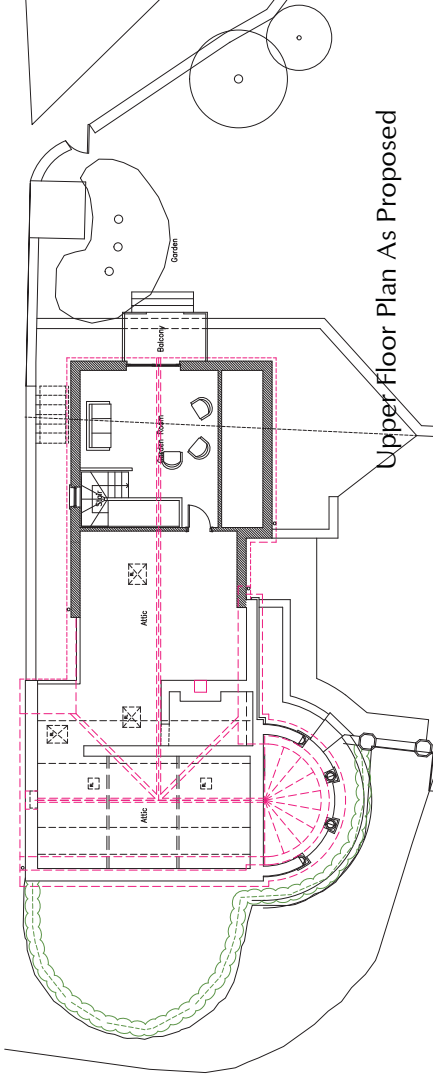


East Elevation

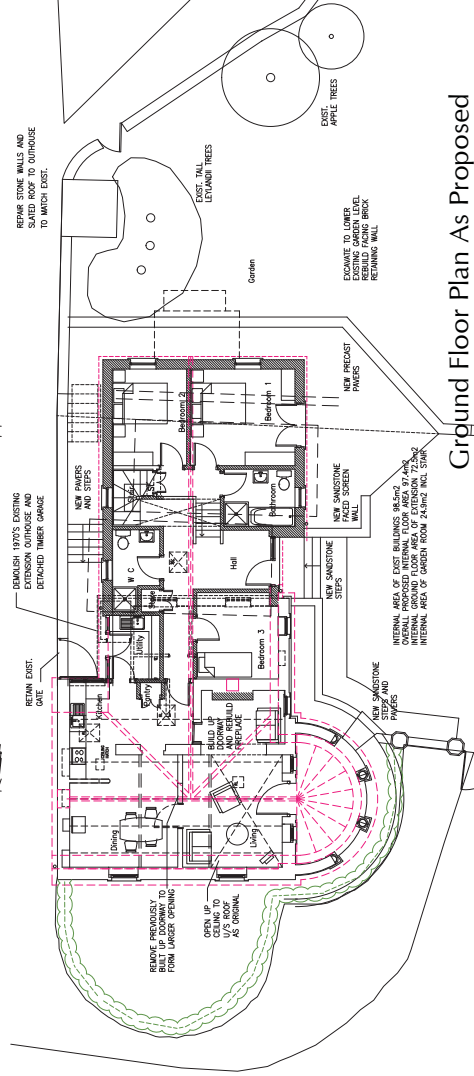


West Elevation

Roof Plan As Proposed



Upper Floor Plan As Proposed



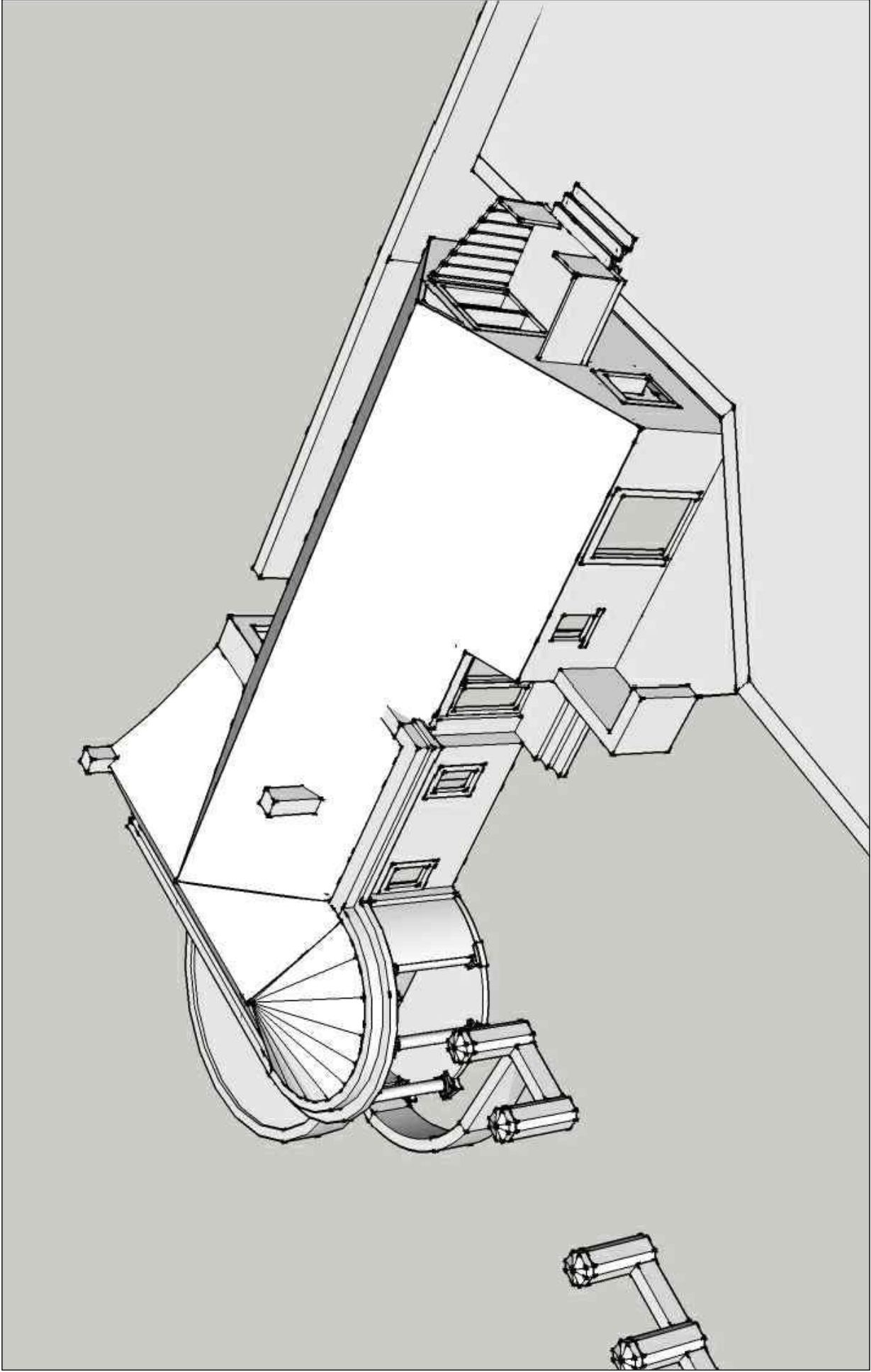
Ground Floor Plan As Proposed

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Project Proposed Restoration of Orchard Lodge
Great Corby
Plans and Elevations, As Proposed
Drawing

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Revisions:
A 05/14 Roof amended
B 07/14 Balcony railing
C 07/14 Bal right position updated. Partitions updated.
D 08/14 Partitions updated
E 08/14 Drawing revised following meeting with planners
F 09/14 Roof plan updated. Balcony amended. Notes updated.

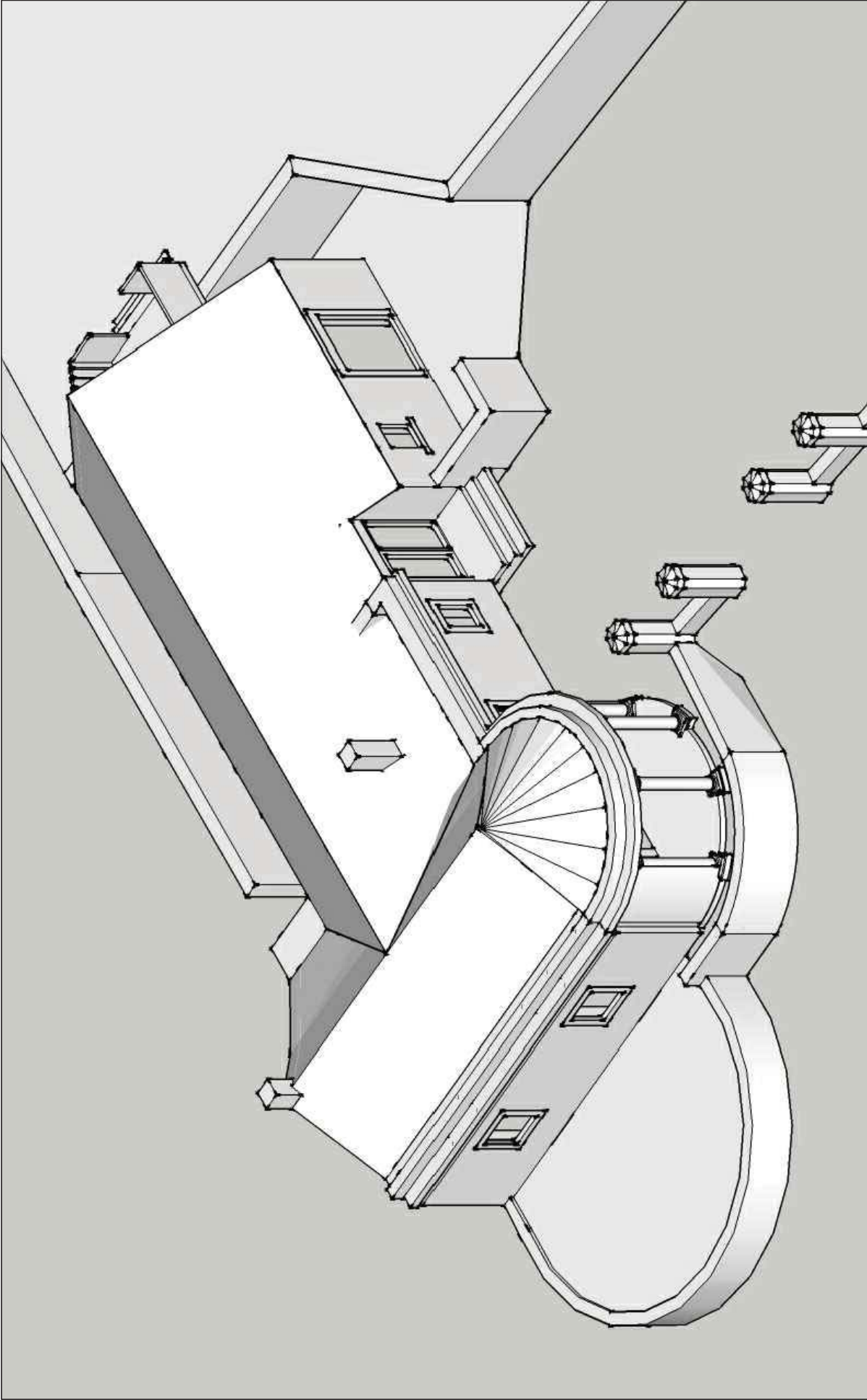


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Project Proposed Restoration of Orchard Lodge
Great Corby
Drawing 3D Sketch View 1

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Revisions:

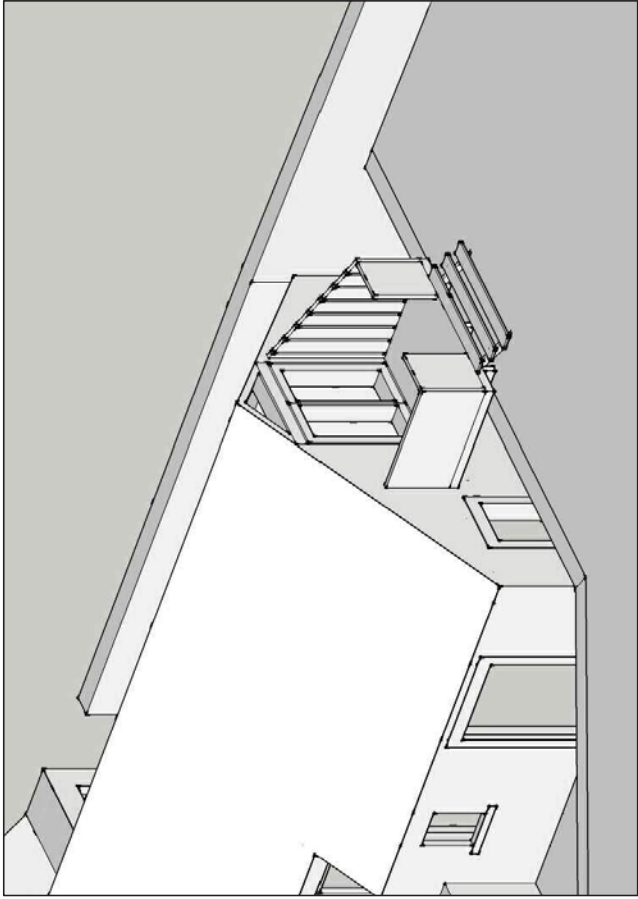
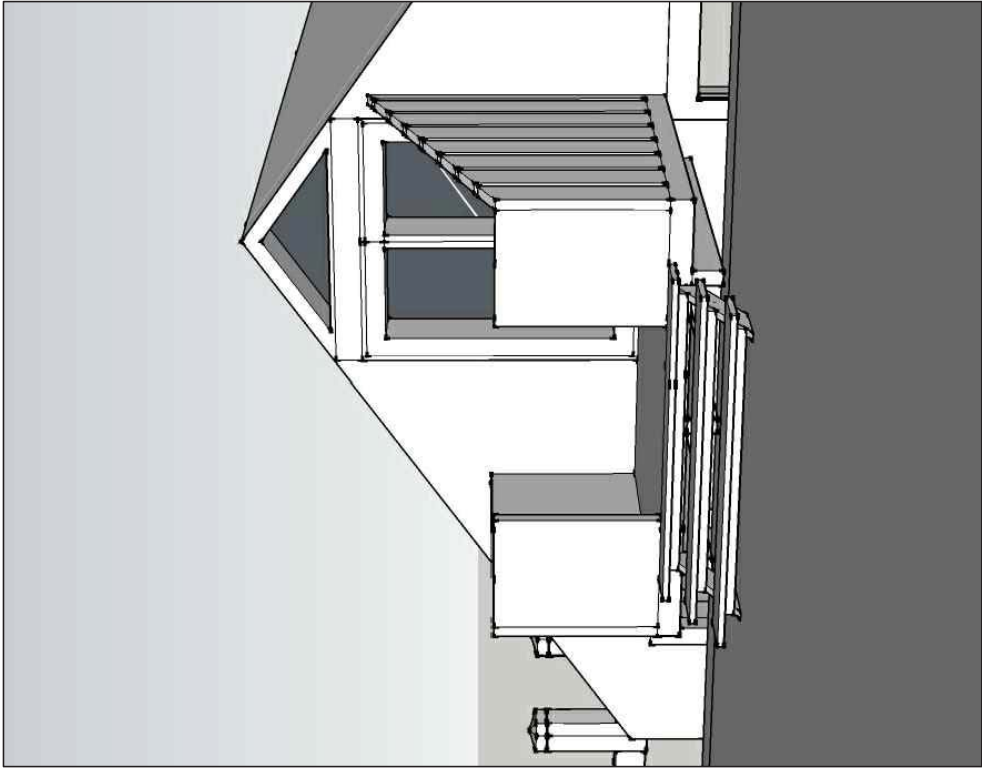
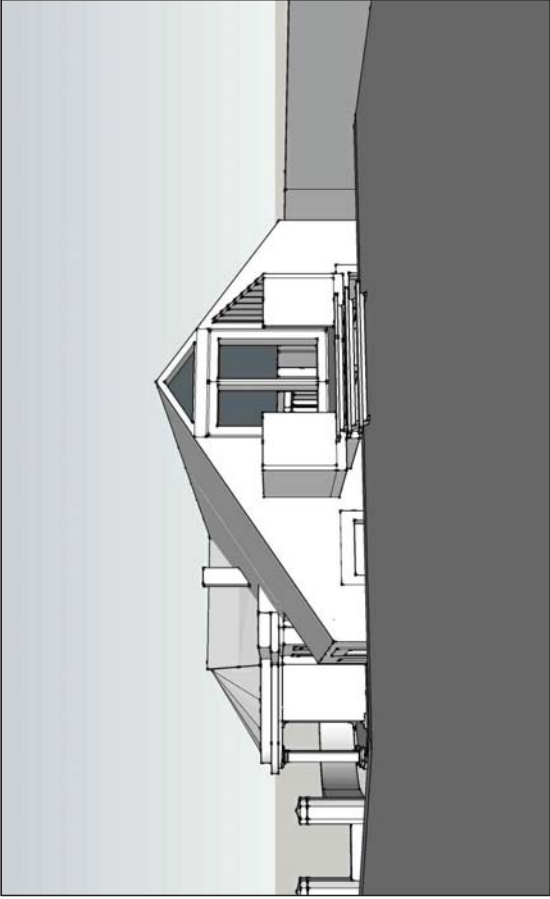


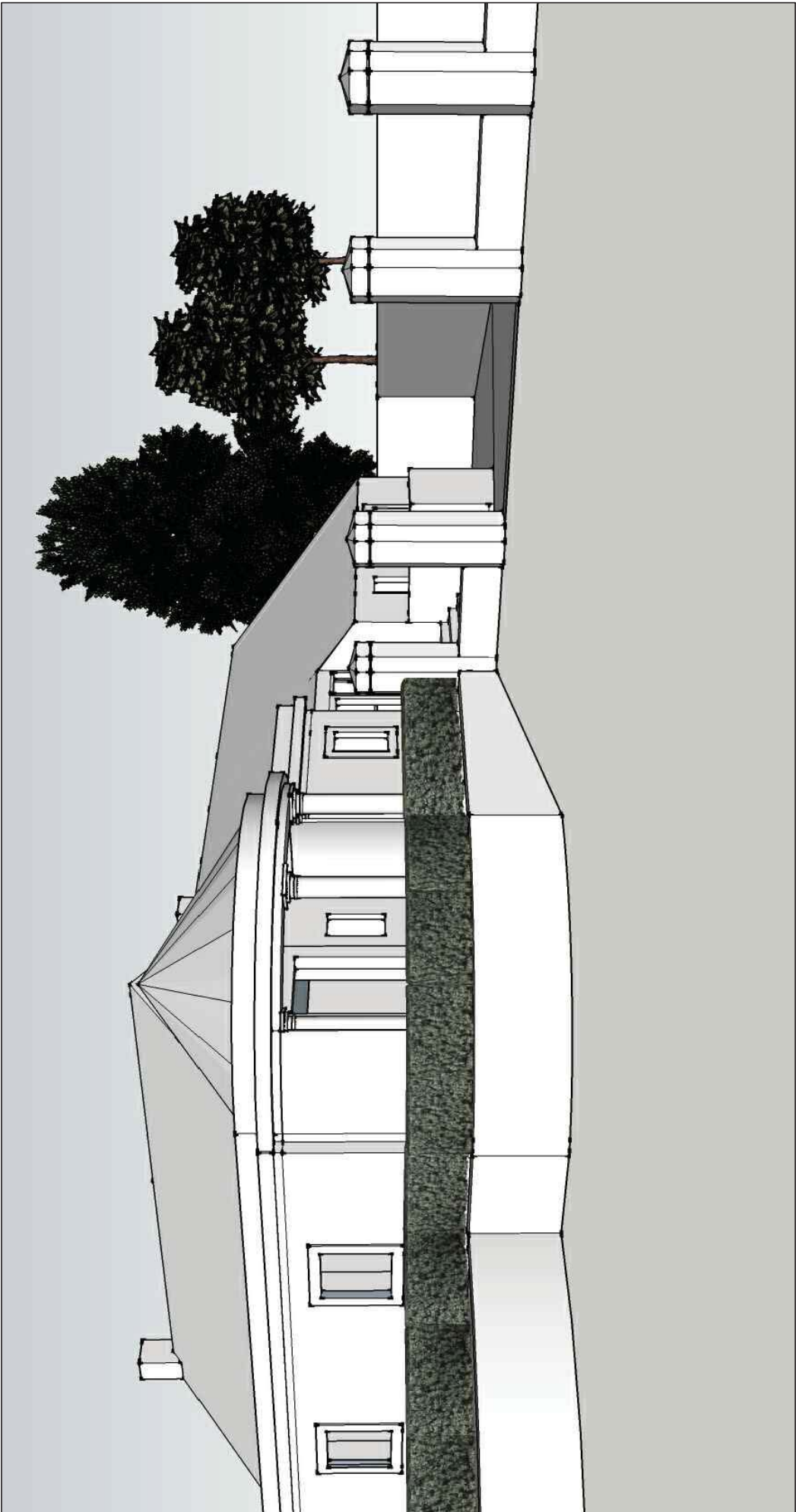
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Project **Proposed Restoration of Orchard Lodge**
Drawing **Great Corby**
3D Sketch View 02

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Revisions:



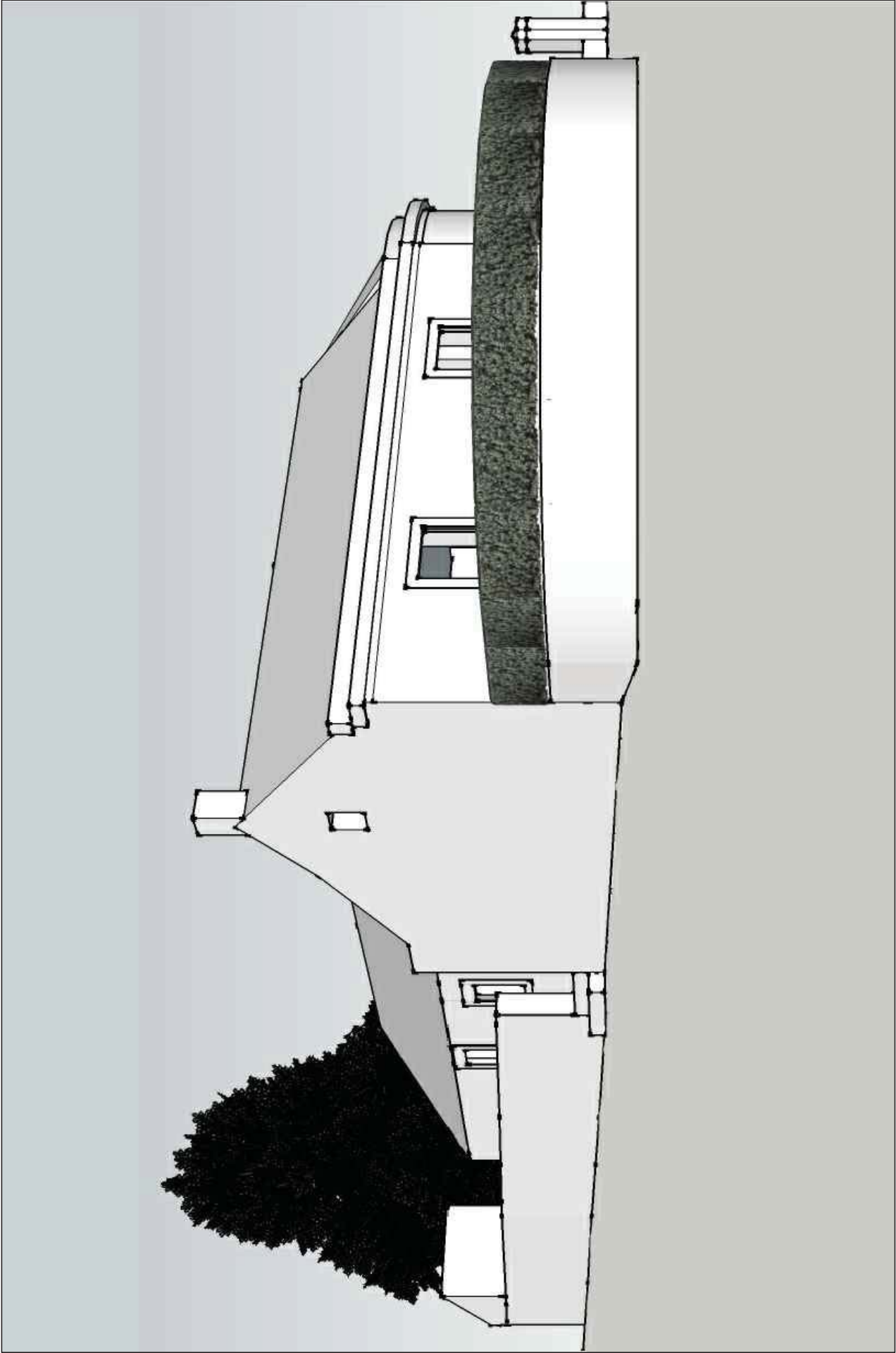


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Project Proposed Restoration of Orchard Lodge
Great Corby
Drawing 3D Sketch View—Front vantage point

Scale mts Date Sep 14 Drawn rt Number 11605—SK05
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Revisions:



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Project **Proposed Restoration of Orchard Lodge**
Drawing **Great Corby**
3D Sketch View—Rear vantage point

Scale **1:100** Date **Sep 14** Drawn **rt** Number **11605—SK04**
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Revisions: