

CARLISLE CITY COUNCIL

Report to:- **Development Control Committee**

Date of Meeting:- **1st February 2002**

Agenda Item No:-

A3

Public	Operational	Delegated: Yes
--------	-------------	----------------

Accompanying Comments and Statements

	Required	Included
Environmental Impact Statement:	No	No
Corporate Management Team Comments:	No	No
City Treasurers Comments:	No	No
City Solicitor & Secretary Comments:	Yes	No
Head of Personnel Services Comments:	No	No

Title:- **MINOR AMENDMENT TO APPLICATION NUMBER
01/1001 FOR SINGLE STOREY EXTENSION TO 6
LONGLANDS ROAD, STANWIX, CARLISLE**

Report of:- **Director of Environment & Development**

Report reference:- **EN.0008/02**

Summary:-

This report relates to number 6 Longlands Road, Stanwix, Carlisle.

Recommendation:-

It is recommended that the amendment be allowed.

Contact Officer: **Andrew Evans**

Ext: **7176**

M Battersby

Director Environment and Development

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

**Report to the Chairman and Members of the
Development Control Committee**

EN.008/02

1. This report relates to a proposed amendment to planning permission 01/1001, which was dealt with under delegated powers.
2. This property to which the amendment relates is a two storey semi-detached dwelling located within the Stanwix Conservation Area. On the 3rd December 2001 planning permission was granted for a single storey kitchen extension. The proposed kitchen extension is to be constructed of materials to match the existing house. The adjacent properties, numbers 4 and 8 were notified, in conjunction with advertisement by means of a site notice and press notice. No objections were made to the original proposal.
3. Between numbers 4 and 6 Longlands Road is a wooden panel fence, approximately 1.4 metres high. The properties are approximately 8 metres apart. The kitchen extension has dimensions of 3.1 metres x 3.4 metres giving an area of 10.54 square metres. The kitchen extension is to be located some 1.1 metres from the boundary. The wooden shed, shown in the photographs after this report, is to be removed to create room for the kitchen extension. The existing detached garage is to be retained.
4. On the 3rd January 2002, the applicants' agent submitted an amendment to the original scheme. The proposed amendment seeks to reposition the back door of the kitchen extension from the north elevation of the extension to the west elevation. In the new position, the door will face onto the side of number 4 Longlands Road. The door would be approximately 1.1 metres from the boundary.
5. The neighbouring property, No.4 Longlands Road, was sent a consultation letter on the proposed amendment. In response to this consultation, the occupier, Mrs Adams sent in a written objection to the proposed amendment.
6. Mrs Adams suggests alternative locations for the door, namely on the south elevation of the extension, opening into the back garden; or alternatively to form patio door in the living room, which would also open into the back garden. It should be noted that at present, both numbers 4 & 6 Longlands Road have doors that open on the side of the house. Neither property's "back door" is at the rear of the house. It would seem highly unlikely that an unreasonable loss to amenity

would occur from the repositioning of the approved position of the door in accordance with the minor amendment as applied for.

7. The kitchen extension was originally considered against Policies H14 and H17 of the Carlisle District Local Plan. It was felt to accord with these policies. The amended proposal, when considered against these policies, is also felt to be acceptable.

Recommendation

It is therefore recommended that the amendment be allowed.

2001/1001

AND ASSIGNED

This application has been Approved
the above Act and Regulations in accordance with the official Notice of Approval

200-11001

2001

~~- 3 DEC 2001~~

6 Longlands Rd

Department of Environment & Development
Planning Services
Director : Ms. Joy C. Dela Cruz
Head of Planning Services : Ms. Arlene D. Dela Cruz
Chief Planner : Ms. Arlene D. Dela Cruz

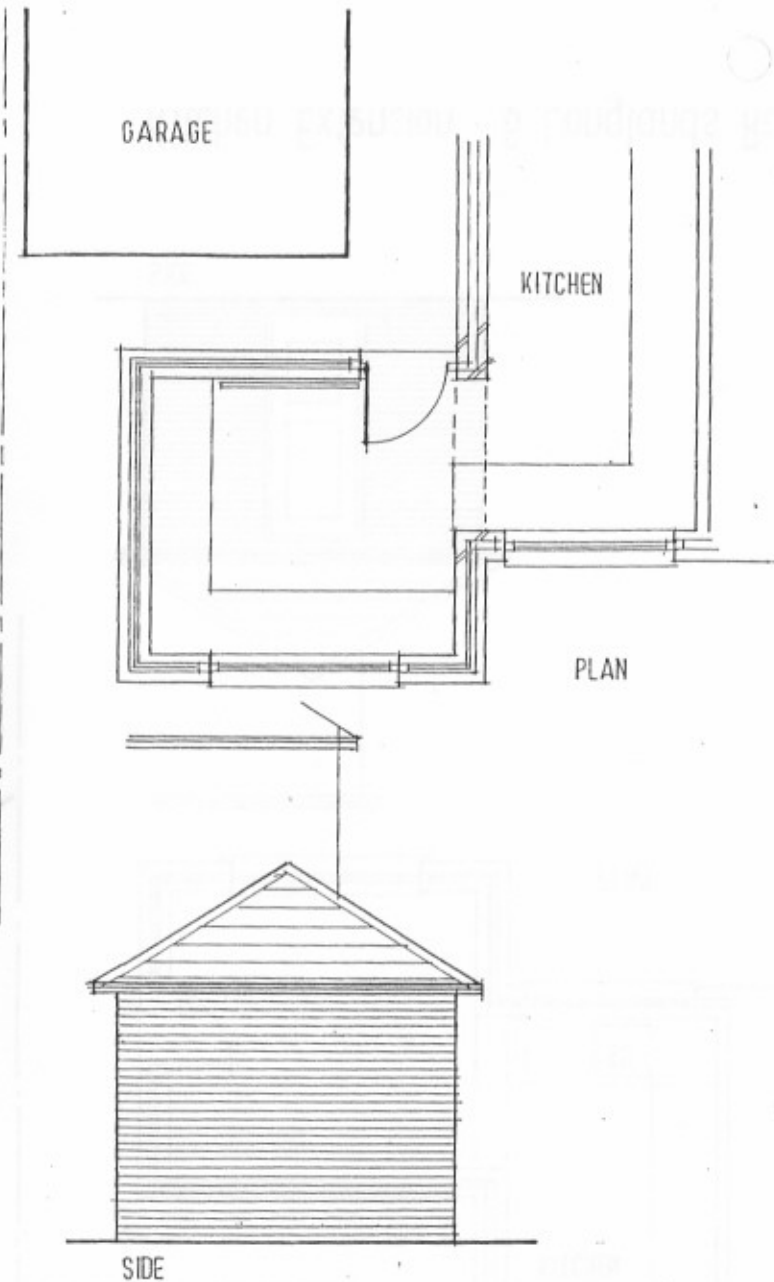
Telephone : (01228) 817000
Fax : (01228) 817199

© Crown Copyright. All rights reserved. Carlisle City Council
Licence Number LA077429, 2001.

1:1,250

22/10/2001

5

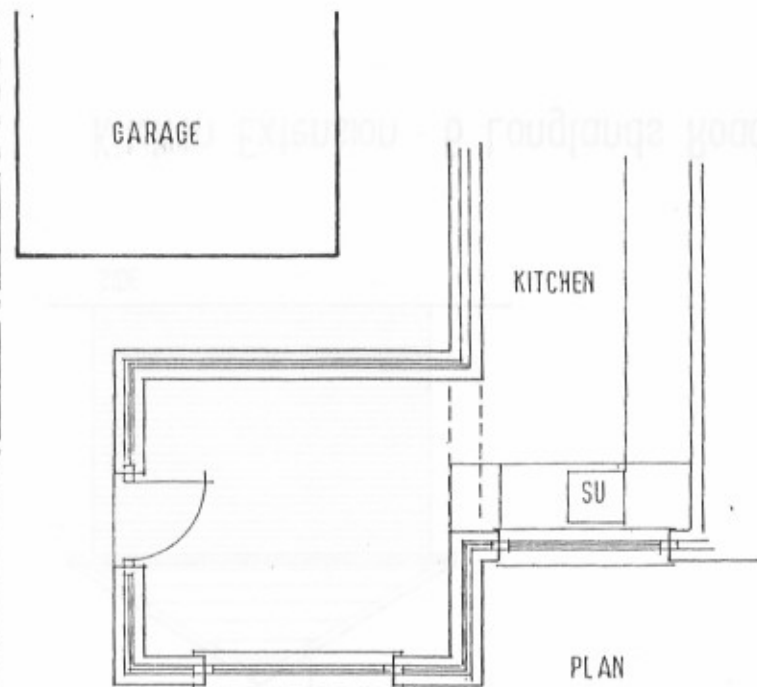


TOWN & COUNTRY
AND ASSOCIATED CHARTERS
THEREBY
This application has been Approved
the above Act and Regulations in front of
of the official Notice of Approval
Application
Reference No: 2001/1001
Date: 2 DEC 2001

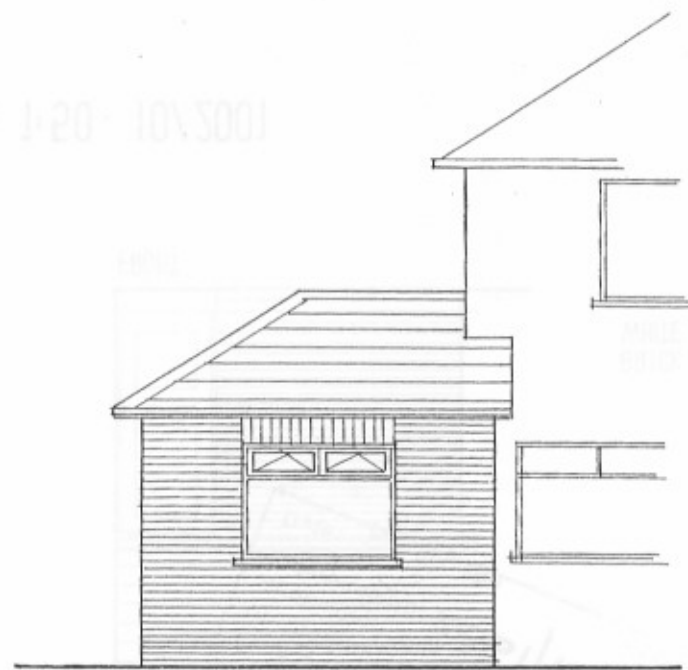
RECEIVED
- 5 NOV 2001
2001/1001

BRICK AND SLATE TO MATCH
WHITE UPVC FRAMES

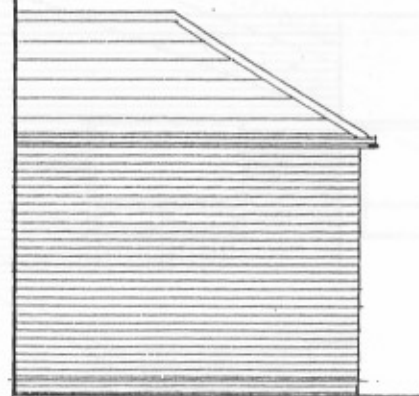
Kitchen Extension · 6 Longlands Road, Carlisle · Scale 1:50 · 10/2001



SIDE



REAR



FRONT

RECEIVED
17 JAN 2002
200.1.001

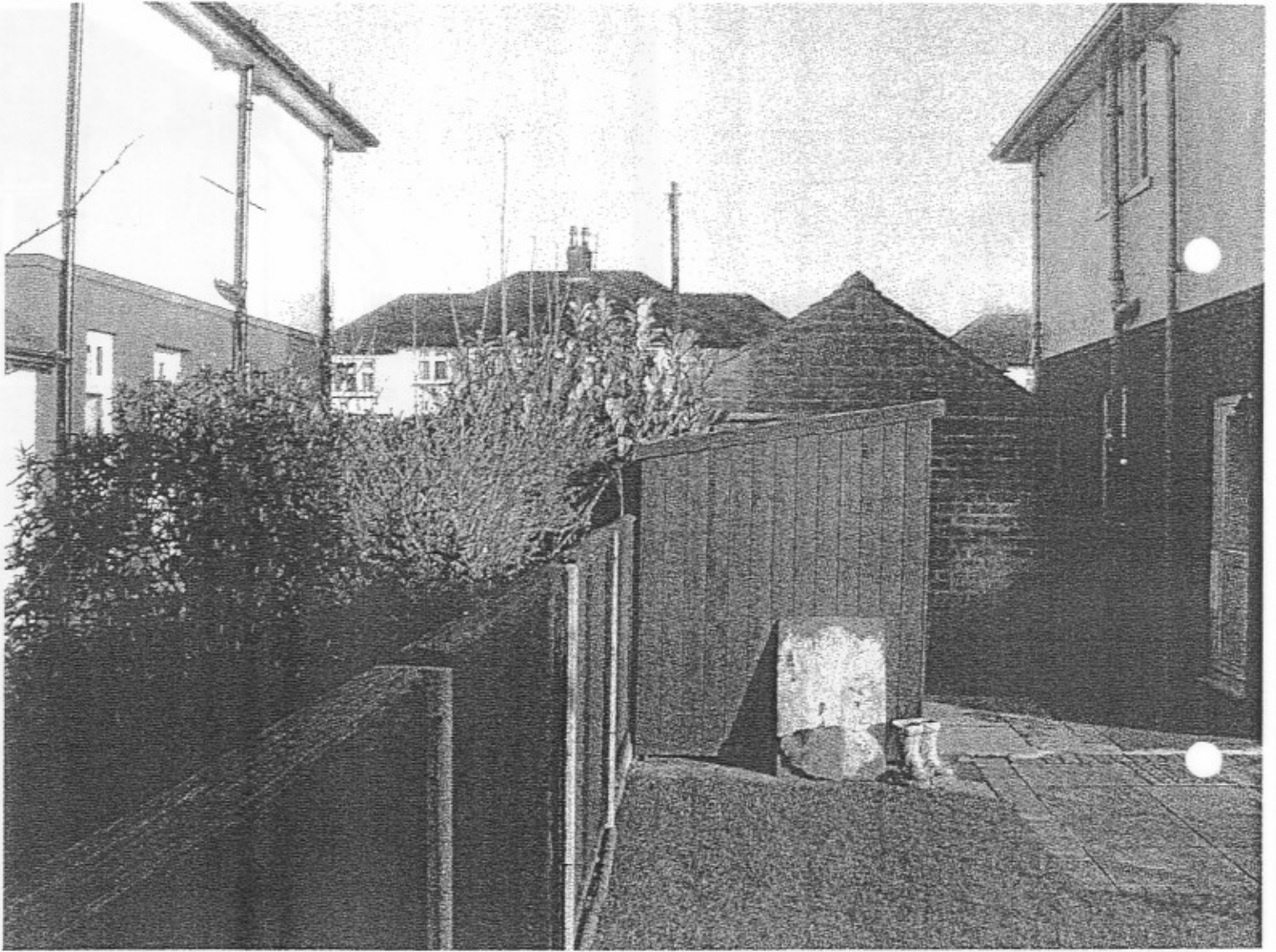
BRICK AND SLATE TO MATCH.
WHITE UPVC FRAMES



RECEIVED

22 JAN 2002

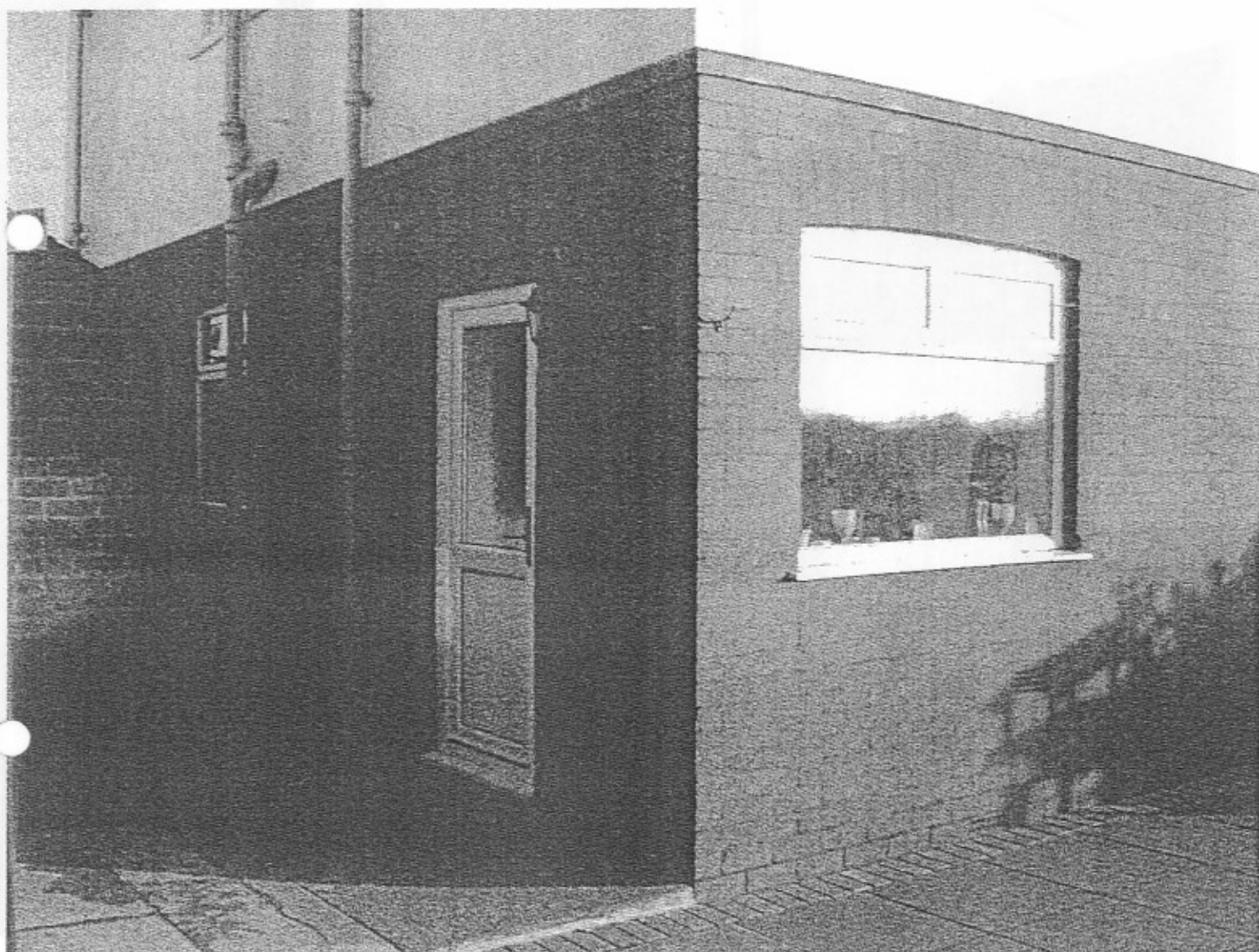
2001/1001



BERKELEY

22 JAN 2002

2001/1001



RECEIVED

27 JAN 2002

2001/1001



B E G E K S W

22 JAN 2002

Zoo: 1001



RECEIVED

22 JAN 2002

2001/1001



22 JAN 2002

2001/1001

22267
ACKNOWLEDGED
15 JAN 2002

PLANNING SERVICES
REF 01/1001
1001
PB
AE
1

14-1-02

Yours ref. AE/DC/01/1001

Placing the back door of No. 6. Longlands Rd much closer to my property does not please me. The back doors are close enough already.

I have tried to look at the situation from their point of view and have talked with Wendy and David Martin and suggested alternatives. Both of which go back to the approved plan with back door facing down the side of their house into Longlands Rd.

Not. to replace the window with a double glazed door giving lots of light and easy access and keeping out the wind and rain. If however, they still wish for a sink there with window above

No 2. A patio door in the sitting room
I have one and it has made such a
difference for me. They have a nice patio
and such a window would make the
place seem so much bigger.

The idea that the back door at the side would avoid the strong winds we get sometimes is quite mistaken. Those winds which blew down the fence I have between stand 6 at the side came from the S. side not the Park.

PAID
10 JAN 1961
ACKNOWLEDGED
10 JAN 1961
MAIL ROOM

Yours faithfully
Oliver Adams

Andrew Evans
Environment Dept
Civil Centre
Carlisle.

Copy to 8240
Halsford.

PLANNING SERVICES	
REF	01/1001
22 JAN 2002	
REL	B
SC	
PASSED	AE
ACTION	

4 Longlands Road
CARLISLE
CA3 9AD

21.1.02

© 01228-522267

Your Ref. AE/DC/01/1001

Dear Mr. Taylor,

If the matter of the kitchen extension to 6, Longlands Road reaches the sub committee I would certainly wish to be there to put my point of view. Just think how annoying all those people you mention would be to know what was to happen to the back door.

I hereby give notice that I would wish to speak.

There is no one at the back or the front or the other side to be affected by this so I hope no 6 Mr. & Mrs. Martin and I can talk it through.

Yours sincerely
Oliver Adams.

A. M. Taylor

Chief Development Control Officer
CIVIC Centre
CARLISLE.

Richard Maunsell

From: Bendywendy519169@aol.com
Sent: 24 January 2002 11:01
To: Richard Maunsell
Subject: objection to proposed extension - 6 longlands road carlisle ca3 9ad

richard,

24/1/02

as per our telephone call, i only found out thru a letter from Mr Lyon (architect) today about this objection. so pls accept this email with my apologies for its lateness.

to help you to see things from our position i would say that the wind coming across from rickerby park sometimes knocks down fences it is so fierce. hence we could not plan to put a door facing the rear garden aspect(although we would have like to do so as a first choice anyway). one of my daughters is registered disabled and is in receipt of disability living allowance. she is very prone to accidents (ie fingers jammed in door casings (she has been to casualty 2 recently with this injury) and we felt a door which would be more prone to slamming in high winds would be more of a hindrance than a help to her and indeed the whole family. our neighbour suggested we install a sliding door but this means we would lose too much space in our proposed new kitchen area and space is of a premium with 3 children. we decided that the original plan submitted by mr lyon meant that the door was too near to our front door and thus would be a long trek to the rear garden for our family.

the door was decided upon due to it being located almost exactly as now but just on the extension perimeter. this means we would be able to re-use our existing smoked glass door which we can't see thru anyway. mrs adams (our neighbour) has large shrubs of over 5ft in height behind the boundary fence and we cannot even see her door from our side of the fence. i do sympathize with her disability but feel she is being somewhat unreasonable. i work and so does my husband and i have 3 school age children so we would not be using the door a great deal anyway.

pls feel free to telephone me or email if i can offer u any further assistance in making your decision.

could you also intimate when we might hear the outcome pls.

many thanks for your co-operation.

wendy martin
6 longlands rd
carlisle

tel 01228 810868

COPY Mr A Evans

RECEIVED
24 JAN 2002
2001/1001

This e-mail has been scanned for all viruses by Star Internet. The service is powered by MessageLabs. For more information on a proactive anti-virus service working around the clock, around the globe, visit:
<http://www.star.net.uk>

John Lyon RIBA MaPS*Chartered Architect and Planning Supervisor*

Burnfoot House, Burnfoot, Wigton, Cumbria CA7 9HR

Mr A Evans
Planning Department
Carlisle City Council
Civic Centre
Carlisle

22 January 2002

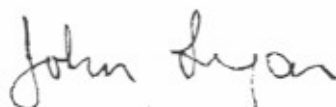
Dear Sir

Re : Extension, 6 Longlands Road, Carlisle

Further to telephone conversations today, I confirm that my Clients intend to re-use their existing rear side door in their extension, which is pvcu and obscurely glazed. It presently occupies the same position and orientation to it's intended re-location, albeit a few metres back from the boundary.

I am not insensitive to matters of disability, my own father was paraplegic for 3 years before his death following a freak accident. I suggest that any problem of overlooking be resolved by the raising of fence height from 1.4m to 2m immediately adjacent to the door position. Otherwise I cannot see that very much changes for what is a very modest single storey extension.

Yours faithfully



John Lyon.

PLANNING SERVICES	
REF	
23 JAN 2002	
RECORDED	AB
SCANNED	
PASSED TO	AE
ACTION	