

SCHEDULE A: Applications with Recommendation

18/0207

Item No: 11

Date of Committee: 08/06/2018

Appn Ref No:
18/0207

Applicant:
Mr Shepherd

Parish:
Brampton

Agent:
Tsada Building Design
Services

Ward:
Brampton

Location: Moat Villa, Moat Street, Brampton, CA8 1UJ

Proposal: Erection Of Two Storey Extension To Provide Utility And En-Suite
Bedroom On Ground Floor With Study/Dayroom Above

Date of Receipt:
09/03/2018

Statutory Expiry Date
04/05/2018

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Scale And Design Would Be Acceptable
- 2.2 Impact On The Brampton Conservation Area
- 2.3 Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.4 Other Matters

3. Application Details

The Site

- 3.1 Moat Villa is a detached two-storey rendered property that lies within the Brampton Conservation Area. A single-storey stone lean-to, which has a monopitch slate roof, is attached to the rear of the property and the rear boundary of this adjoins the road to the rear. The road to the rear rises uphill from west to east.

- 3.2 A parking area lies directly to the east of Moat Villa and this sits at a higher level than the dwelling. A timber fence separates the parking area from Moat Villa. A brick bungalow lies to the east of the parking area and this has a rear elevation which faces the east elevation of Moat Villa.
- 3.3 Moat Villa has a large front garden beyond which lies Spring Cottage. Moat Street adjoins the site to the west, beyond which lies 11 Moat Street, which has a front elevation facing the west elevation of Moat Villa. Residential properties also lie to the north of Moat Villa and are separated from the dwelling by a road.

The Proposal

- 3.4 The proposal is seeking planning permission to add a first floor to the existing lean-to that is attached to the rear elevation of the dwelling. The extension would have a catslide roof with dormer windows at eaves level. It would be finished in render under a slate roof, to match the existing dwelling. The dormers would contain white upvc sliding sash windows with lead cheeks and lead flat roofs. The east elevation of the extension would contain a triangular bay window at first floor level, half of which would be glazed and half of which would be solid timber.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to five neighbouring properties. In response two letters of objection have been received.
- 4.2 The letters of objection make the following points:
- concerned about the effect on 11 Moat Street, the front of which is east facing and already gets reduced light;
 - the proposed alterations will reduce further the light into 11 Moat Street making the kitchen and living room very dark - it will make it like living in a cave;

5. Summary of Consultation Responses

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

Brampton Parish Council: - objects under Policy HO8 - the extension may cause a loss of amenity to at least one neighbouring property;

Northern Gas Networks: - no objections.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be

assessed are Policies HO8, SP6 and HE7 of the Carlisle District Local Plan 2015-2030.

The proposals raise the following planning issues:

1. Whether The Scale And Design Would Be Acceptable
- 6.2 The original plans showed two gables being provided above the lean-to and these had ridge heights of 6.1m and 6.9m (these varied due to the land rising uphill from west to east). The occupier of 11 Moat Villa objected to the proposal which he considered would lead to a loss of light to the front of his property. The Conservation Area Advisory Committee and the Council's Heritage Officer also raised concerns about the scale of the double gable and the adverse impact that this has on the existing dwelling.
- 6.3 The application has been amended to replace the two-gables with a catslide roof with dormer windows at eaves level. This has reduced the height of the extension and the width has also been reduced with a single-storey monopitch section being attached to the western elevation.
- 6.4 The extension would be finished in render under a slate roof, to match the existing dwelling. The dormer windows would contain white upvc sliding sash windows with lead cheeks and a lead flat roof. The east elevation would contain a triangular bay window at first floor level, half of which would be glazed and half of which would be solid timber.
- 6.5 The Council's Heritage Officer has been consulted on the received plans and has raised no objections to the scale and design of the extension, which is in line with his recommendations and those of the Conservation Area Advisory Committee.
- 6.6 In light of the above, the scale and design of the proposed extension would be acceptable.
2. Impact Of The Proposal On The Brampton Conservation Area
- 6.7 Section 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of conservation areas. This states "*with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*".
- 6.8 Policy HE7 (Conservation Areas) of the adopted Local Plan requires new development within conservation areas to preserve or enhance the special character and appearance of the conservation area and its setting.
- 6.9 The proposal would add a first floor to an existing rear lean-to. This would have a catslide roof to reduce its scale and dormer windows at eaves level. The extension would be finished in render under a slate roof, to match the existing dwelling. The dormer windows would be sliding sash and would have

lead cheeks and a lead roof.

- 6.10 The area contains a range of properties which are predominantly render and stone, with a brick bungalow also adjoining Moat Villa. Slate roofs are common in the vicinity of the site. The use of render and slate is, therefore, appropriate and the Council's Heritage Officer has confirmed that he has no objections to the proposal.

- 6.11 In light of the above, the proposal would not have an adverse impact on the Brampton Conservation Area.

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

- 6.12 The occupier of 11 Moat Street has raised concerns about the impact of the originally submitted plans on his dwelling due to loss of light. The Parish Council has also objected on the basis that the extension might cause a loss of amenity to at least one neighbouring property.

- 6.12 The proposal has been revised and the height and width of the extension has been reduced and the occupier of 11 Moat Street has confirmed that he has no objections to the revised scheme. The two-storey section, which would have a maximum height of 6m, would have a side elevation 11m away from the front elevation of 11 Moat Street. Given the height of the extension, this distance is considered to be acceptable and the extension would not have an adverse impact on the living conditions of the occupiers of 11 Moat Street.

- 6.13 The ground floor window in the east elevation of the extension would be screened by an existing fence. The first floor window in the east elevation has been changed to a triangular bay window so that it does not face the rear elevation of the bungalow that lies to the east. Half of the window would be glazed and this would face The Motte, with half being infilled with timber.

- 6.14 The dormers windows would face the rear elevation of 1 Moat Terrace but these would be over 35m away.

- 6.15 The occupier of 1 Moat Terrace has raised concerns about access to the garage to the rear of the property during construction works. This is a civil matter and will need to be addressed by the applicant/ builder.

4. Other

- 6.16 The Local Highway Authority has confirmed that it has no objections to the proposal which would not have a material affect on existing highway conditions.

Conclusion

- 6.17 The scale and design of the extension would be acceptable. The extension would not have an adverse impact on the Brampton Conservation Area or on the living conditions of the occupiers of any neighbouring dwellings through loss of light, loss of privacy or over-dominance. In all aspects, the proposal is compliant with the relevant policies in the adopted Local Plan.

7. Planning History

- 7.1 There is no planning history relating to 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).

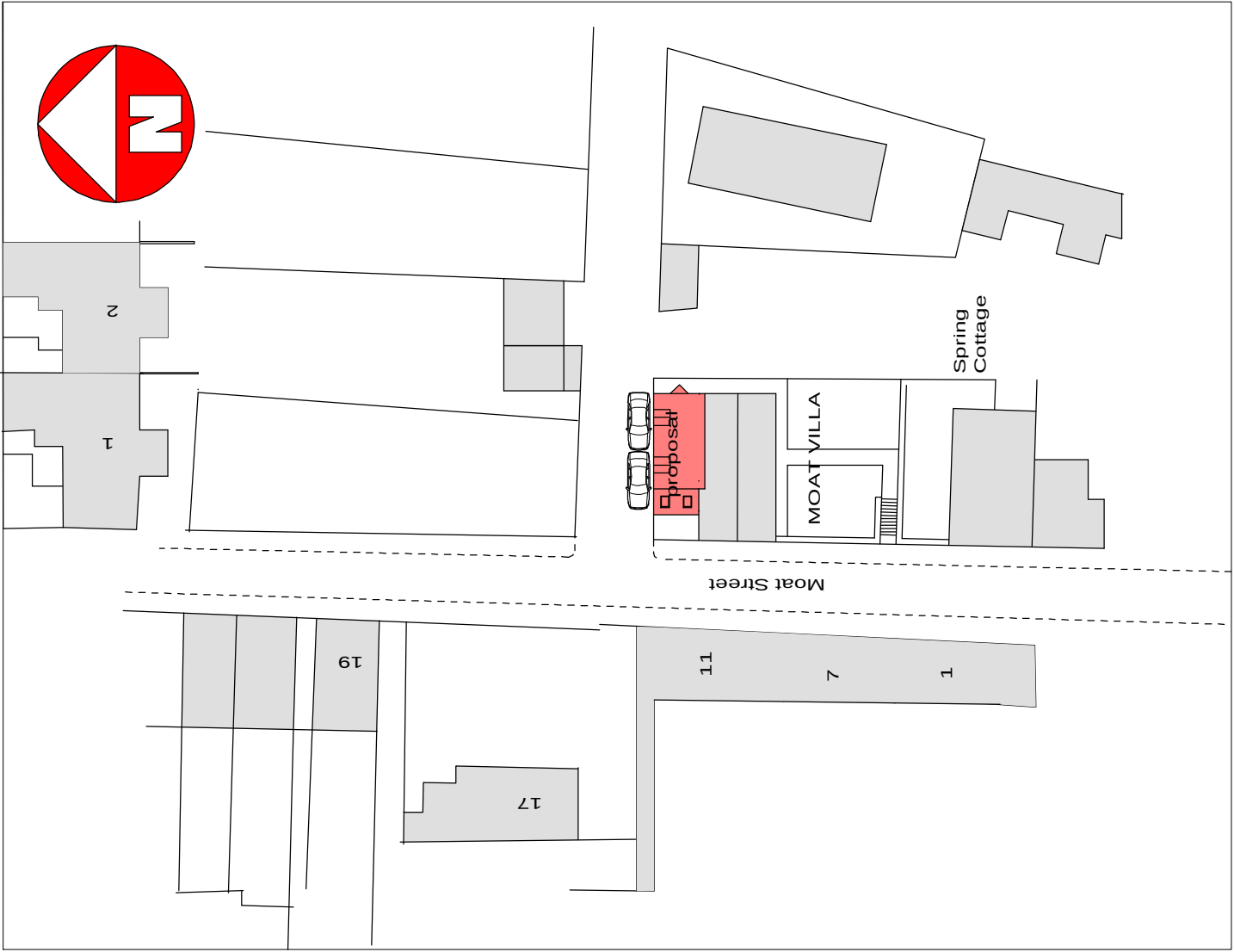
2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form, received 6th March 2018;
2. Heritage Statement, received 9th March 2018;
3. Location Plan/ Block Plan/ Existing Floor Plans & Elevations, received 6th March 2018 (Dwg No. 60/2016/1);
4. Proposed Floor Plans and Elevations, received 10th May 2018 (Dwg No. 60/2016/2D);
5. the Notice of Decision; and
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

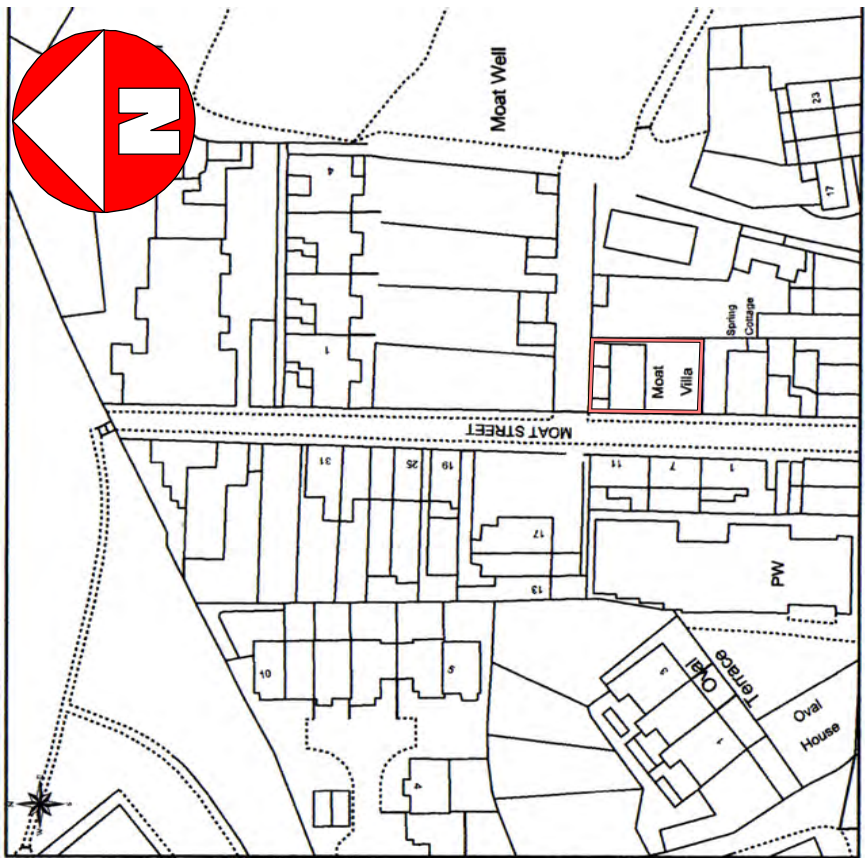
Reason: To define the permission.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policies LE7 and SP6 of the Carlisle District Local Plan 2015-2030 are met and to ensure a satisfactory external appearance for the completed development.



BLOCK PLAN 1.500



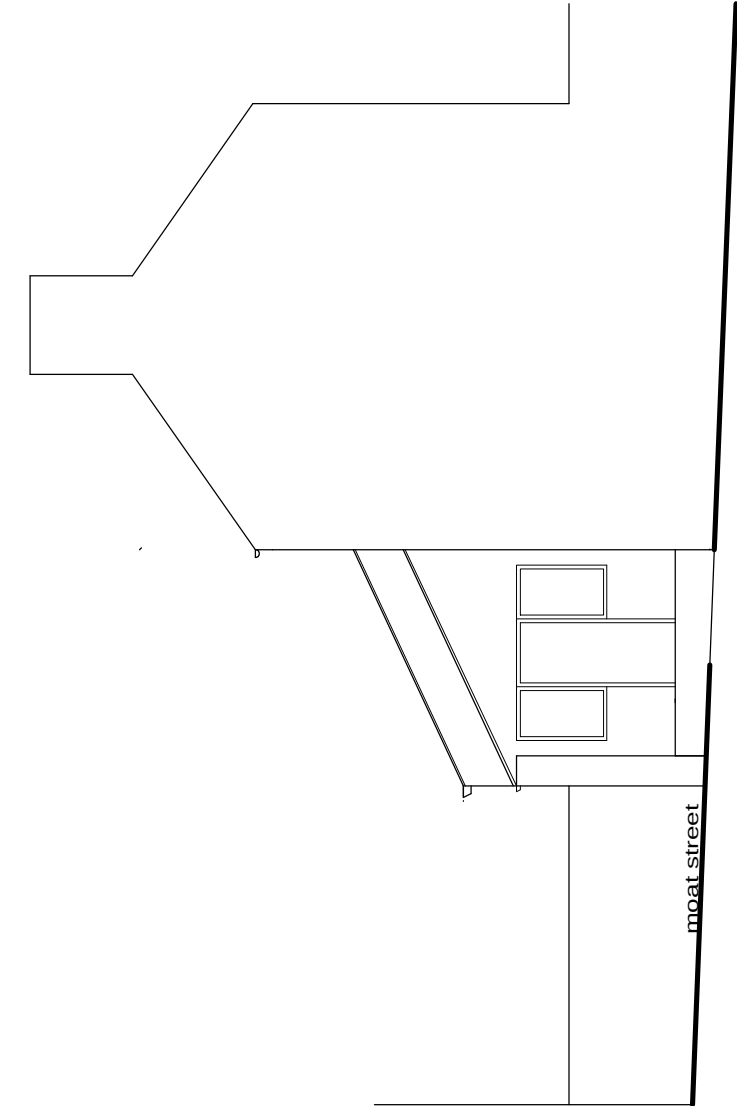
LOCATION PLAN 1.1250

TSADA BUILDING DESIGN SERVICES

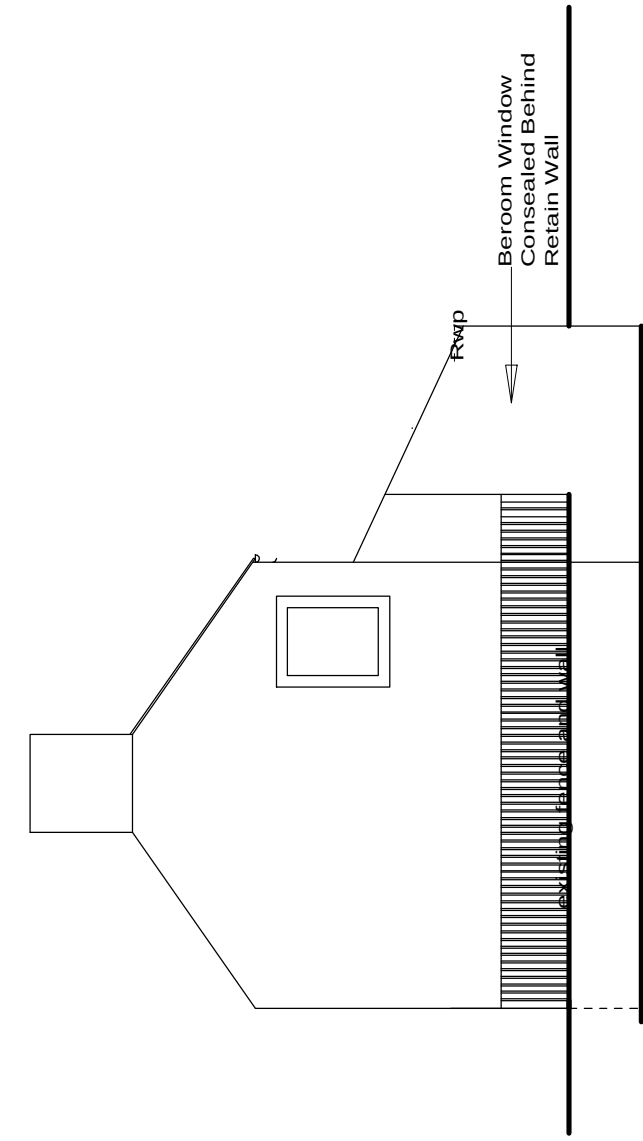
Croft House ,Newtown Irthington, Carlisle,Cumbria. CA6 4PF
Telephone: (01228) 791807
Mobile : 07436801368

Job title
As Existing Floor Plans & Elevations
Block And Location Plan
Moat Villa ,Brampton

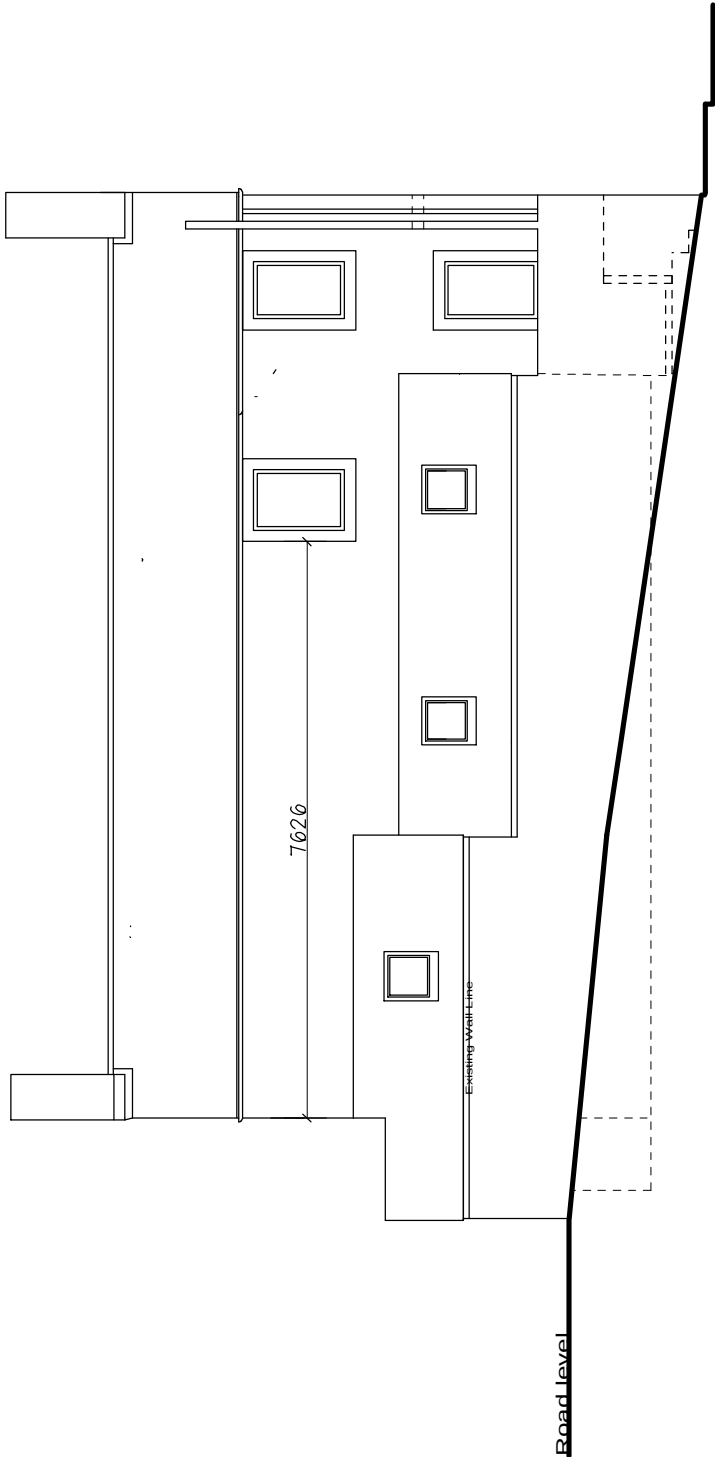
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SOUTH WEST

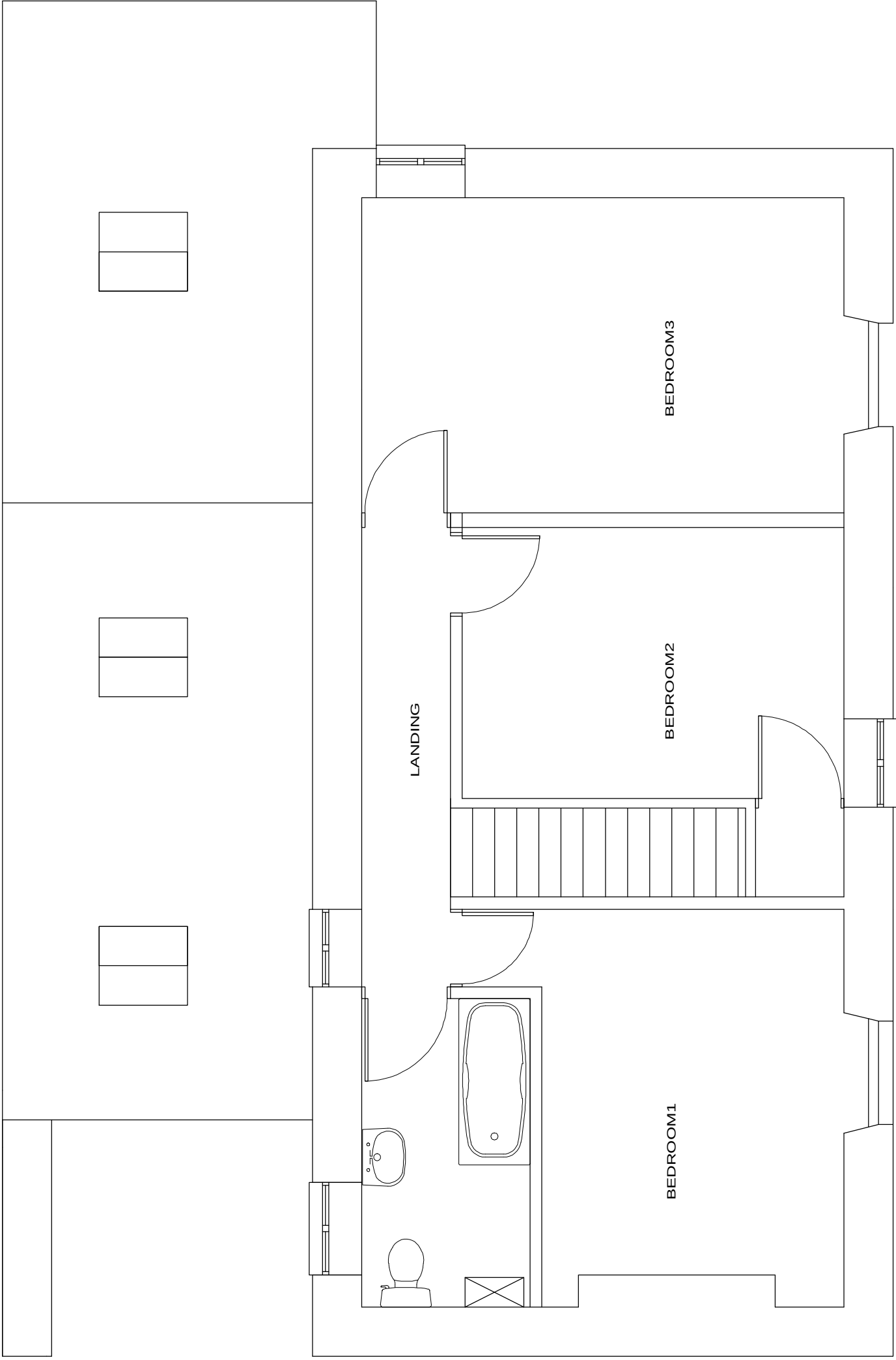


NORTH EAST

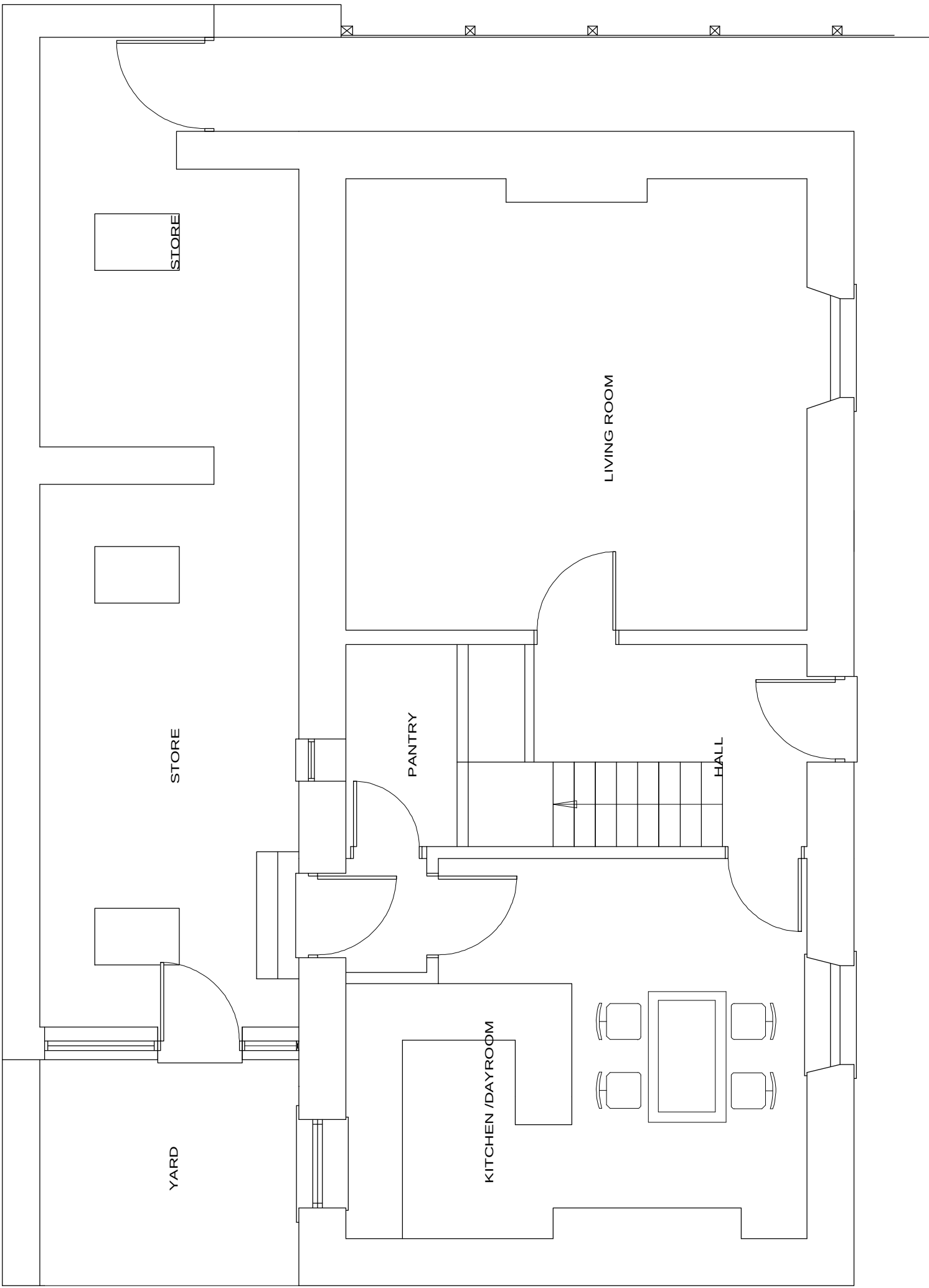


NORTH WEST

ELEVATIONS 1.100



AS EXISTING FIRST FLOOR PLAN



AS EXISTING GROUND FLOOR PLAN

FLOOR PLANS 1.50

Drawing by		Amendments		Client
W.R.FAULDER		A	23/5/2018	
Date		Block Plan Amended		MR D SHEPHERD MOAT VILLA MOAT STREET BRAMPTON CA6 1UJ
29/12/2016				Drig No. 60/2016/1a Scale As Shown@ A1

