

## SCHEDULE A: Applications with Recommendation

13/0409

Item No: 16

Date of Committee: 30/08/2013

**Appn Ref No:**  
13/0409

**Applicant:**  
Mr & Mrs Harris

**Parish:**  
Wetheral

**Date of Receipt:**  
31/05/2013

**Agent:**  
Green Design Architects

**Ward:**  
Wetheral

**Location:**

Edenhurst, Waterside Road, Wetheral, Carlisle,  
CA4 8HA

**Proposal:** Raising Of Existing Roof To Provide Additional Living Accommodation  
Within Existing Roof Space Together With Installation Of Dormer And  
Internal Alterations; Creation Of New Access At First Floor Level

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### REPORT

**Case Officer:** Barbara Percival

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Impact of the development biodiversity and the Site of Special Scientific Interest
- 2.2 Impact of the proposal on the living conditions of neighbouring residents
- 2.3 Impact of the proposal on the Wetheral Conservation Area
- 2.4 Impact of the development on the developed floodplain

#### 3. Application Details

##### The Site

- 3.1 Edenhurst is a detached bungalow located on a long narrow plot immediately adjacent to the River Eden within the Wetheral Conservation Area. Riverbank, a two storey dwelling is located to the north of the application site whilst Ferryholme, a single storey dwelling with rooms in its roof space lies to the south. The topography of the area is such that the access road, which

runs along the western boundary of the site, is approximately 8 metres above the river bank level.

## **The Proposal**

- 3.2 The proposal seeks Full Planning Permission for the raising of the roof by 2.1 metres to provide additional living accommodation together with installation of dormer, balcony and internal alterations. The proposal also incorporates the creation of a new access at first floor level.
- 3.3 The accommodation provided would comprise of a living area, 1no. ensuite bedroom, 2no. bedrooms, bathroom, utility, hallway and garage with kitchen/dining room, pantry, living room, w.c., entrance lobby, 1no. ensuite bedroom and study/bedroom above. The proposed materials would be render, black concrete roof tiles with aluminum windows and doors. The level access would be finished in steel with a glazed balustrade.

## **4. Summary of Representations**

- 4.1 This application has been advertised by the direct notification of the occupiers of four neighbouring properties and the posting of Site and Press Notices. Verbal concerns were raised to the original scheme by a neighbour occupier in respect of overlooking.

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

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objection in principle. However, the proposed walkway must be simply supported (i.e. one end supported on the garage and the other on the property) with in intermediate supports to ensure that there is sufficient manoeuvring space within the yard;

Clerk to Wetheral PC: - no observations;

Natural England - relating to protected species, biodiversity & landscape: - This application is in close proximity to the River Eden & Tributaries Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which this site has been notified;

Conservation Area Advisory Committee: disappointed that contextual information still not provided e.g. section through site showing relationship to neighbours; disappointed that materials schedule still included heavy concrete tiles at this prominent site in the CA; observed that increased prominence of roof warranted a higher standard of material (Plus likely that CA designation post-dates building). Recommendation – the scheme should not be approved in its present form.

## **6. Officer's Report**

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP7, CP1, CP2, CP5, H11, LE2, LE19 and LE26 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Impact Of The Development On The Site Of Special Scientific Interest (SSSI) and Biodiversity
- 6.2 The application site is located adjacent to the River Eden which is identified as both a European Natura 2000 Site and SSSI, as such, proposals have to be carefully assessed against the likely impact on nature conservation. English Nature has been consulted and provided that the works are undertaken in strict accordance with the details submitted, advise that it is not likely that the proposal would have a detrimental impact on nature conservation. In such a context, it is appropriate that a condition be imposed ensuring that during construction works no storage or mixing of materials shall take place on the eastern side of the site fronting the River Eden.
2. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 6.3 The originally submitted drawings illustrated floor to ceiling windows on the northern and southern elevations at first floor level which would have had a significant adverse impact on the living conditions of the occupiers of adjacent properties through overlooking. Revised drawings have subsequently been received which overcome these objections. Accordingly, given the position of the proposed extension in relation to neighbouring residential properties, the proposal will not have a detrimental impact on the living conditions of adjoining occupiers on the basis of loss of light, overlooking or over dominance.
3. Impact Of The Proposal On The Wetheral Conservation Area
- 6.4 The application site is located on the northern periphery of Wetheral Conservation Area as such Policy LE19 of the Local Plan is relevant. LE19 seeks to ensure that any new development or alterations to existing building should harmonise with their surroundings and be in sympathy with the setting, scale, density and physical characteristics of conservation area, and protect important views into or out of such areas.
- 6.5 The Conservation Area Advisory Committee (CAAC) has been consulted on the originally submitted drawings and again on the revised drawings. As early outlined in the report CAAC recommend refusal of the scheme in its present form citing the use of concrete tiles on its roof.
- 6.6 In consideration of the application, it is evident that the two properties

immediately adjacent to the site, Riverbank and Ferryholme both have concrete roof tiles. It should also be noted that the adjacent property Riverbank, a two storey dwelling, is at a higher level than Edenhurst and is also closer to the public highway. Furthermore, the scale and massing of the roof of Riverbank is greater than that proposed at Edenhurst. Policy LE19 advises that proposals should not have an unacceptable impact on the townscape or landscape and protect views into or out of Conservation Areas. The topography of the area together with existing boundary and landscape features is such that only glimpses of the proposed raised roof would be visible from public viewpoints. Any potential visual impact would also be mitigated as the roof would be viewed in the context of adjoining properties which have concrete roof tiles.

- 6.7 The views of the CAAC are respected; however, in light of the foregoing assessment, the proposal would not form such a discordant feature in the streetscene of the Conservation Area to warrant refusal of the application.

#### 4. Impact Of The Development On The Developed Floodplain

- 6.8 The property is in Flood Zone 2 and 3 of the Environment Agency's Flood Map. The Environment Agency, therefore, request that applicants acknowledge such and provide a simple Flood Risk Assessment (FRA). The applicant has provided the FRA and acknowledged that there is a Flood Risk; however, it is felt that this proposal will not significantly affect the Flood Zone.

### Conclusion

- 6.9 In overall terms, the proposal would not have a detrimental impact on the biodiversity or the SSSI. There would be no significant impact on the living conditions of adjacent properties by poor design, unreasonable overlooking and unreasonable loss of daylight or sunlight. The scale, design and choice of materials would not form a discordant feature within the Wetheral Conservation Area. In all aspects the proposal is compliant with the objectives of the relevant adopted Local Plan policies.
- 6.10 In overall terms, the proposal is considered to be compliant with the relevant Local Plan policies. Accordingly, the application is recommended for approval.

### 7. Planning History

- 7.1 There is no relevant planning history.

### 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 21st May 2013;
2. the Design and Access Statement received 31st May 2013;
3. the Flood Risk Assessment received 31st May 2013;
4. the location and block plan received 21st May 2013 (Drawing Number 12/2163/00);
5. the existing plan and elevations received 15th August 2013 (Drawing Number 12/2163/12A);
6. the proposed location, site, ground and first floor plans and elevations received 15th August 2013 (Drawing Number 12/2163/13C);
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.

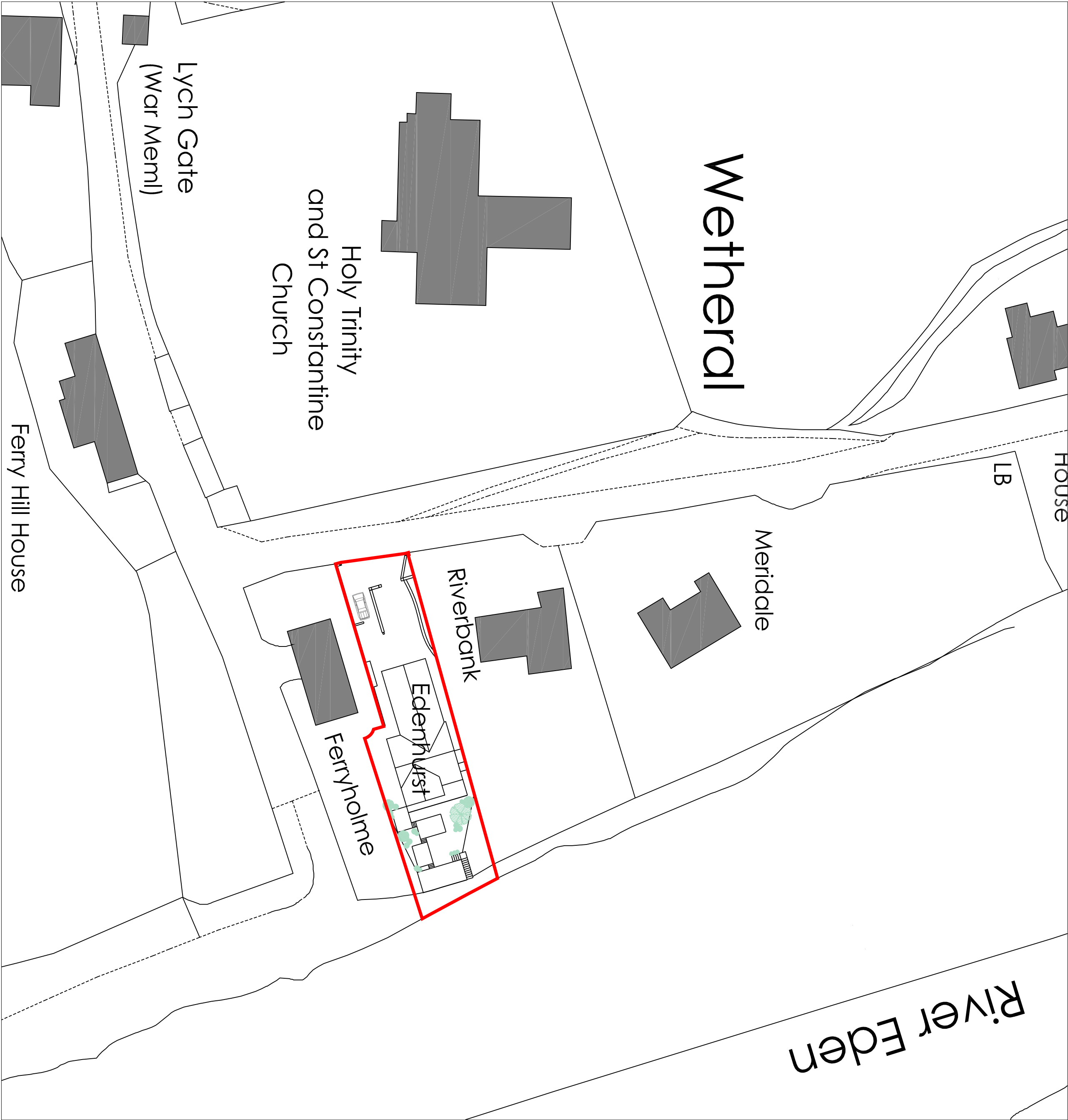
3. At no time shall the storage of materials or the mixing of materials be allowed to take place on the eastern side of the site fronting the River Eden during the construction of the works hereby approved as indicated on Drawing Number 12/2163/13C.

**Reason:** To protect the biodiversity and water quality of the River Eden SSSI.

4. Notwithstanding any description of the roofing materials in the application no development shall be commenced until samples or full details of the roofing materials on the dwelling have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

**Reason:** To ensure that materials to be used are acceptable and in accordance with Policy CP5 and Policy LE19 of the Carlisle District Local Plan 2001-2016.

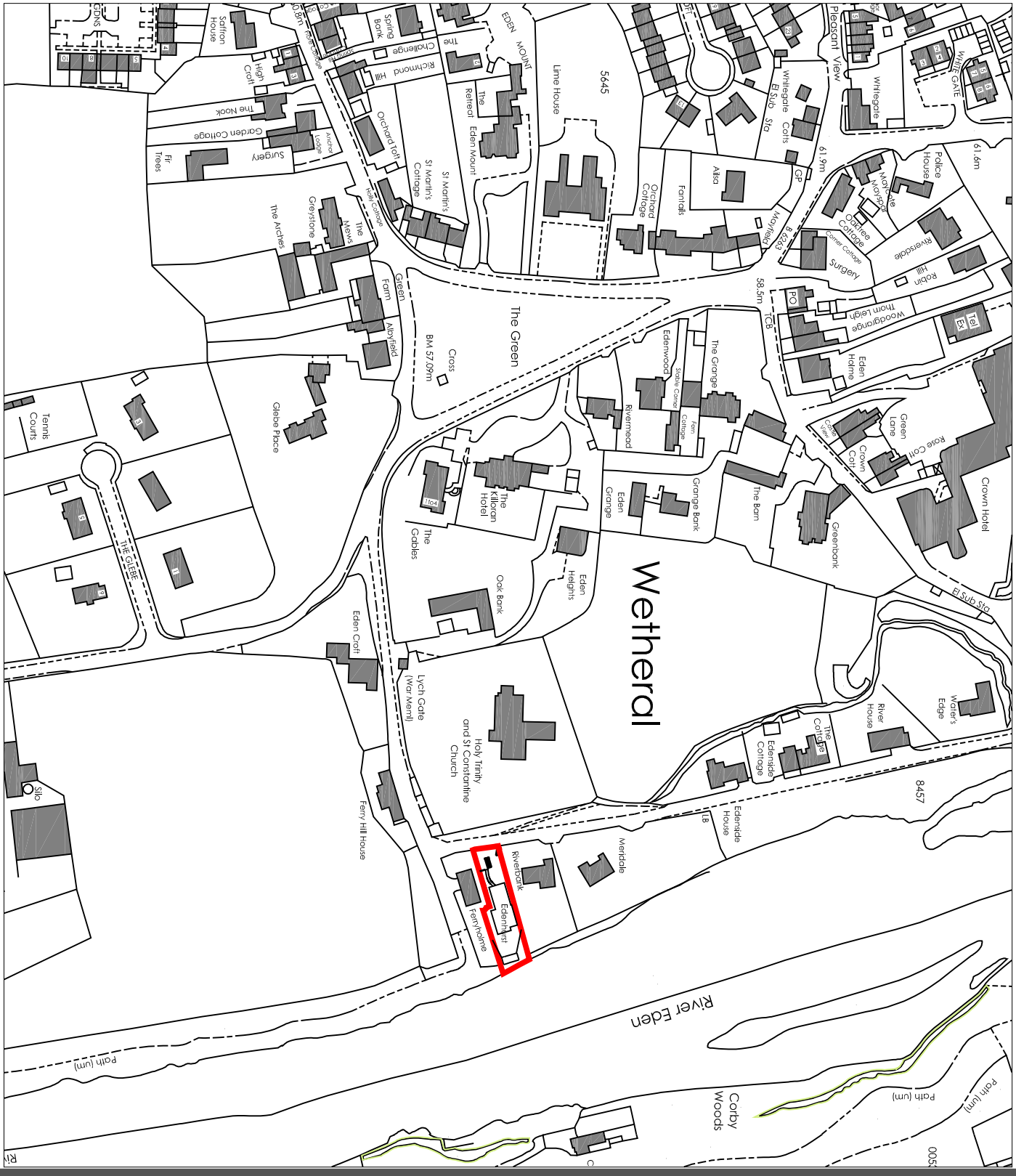
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BLOCK PLAN

scale 1:500

|             |      |
|-------------|------|
| D           | C    |
| RV          | DATE |
| DESCRIPTION |      |



LOCATION PLAN

scale 1:2500

GREEN DESIGN ARCHITECTS

CHARTERED ARCHITECTS AND DESIGNERS

www.greendesigngroup.co.uk

Location and Block Plan

Alterations to Bunglow at Wetheral

for Mr & Mrs M Harris

SCALE 1:2500 & 1:500

April 2013

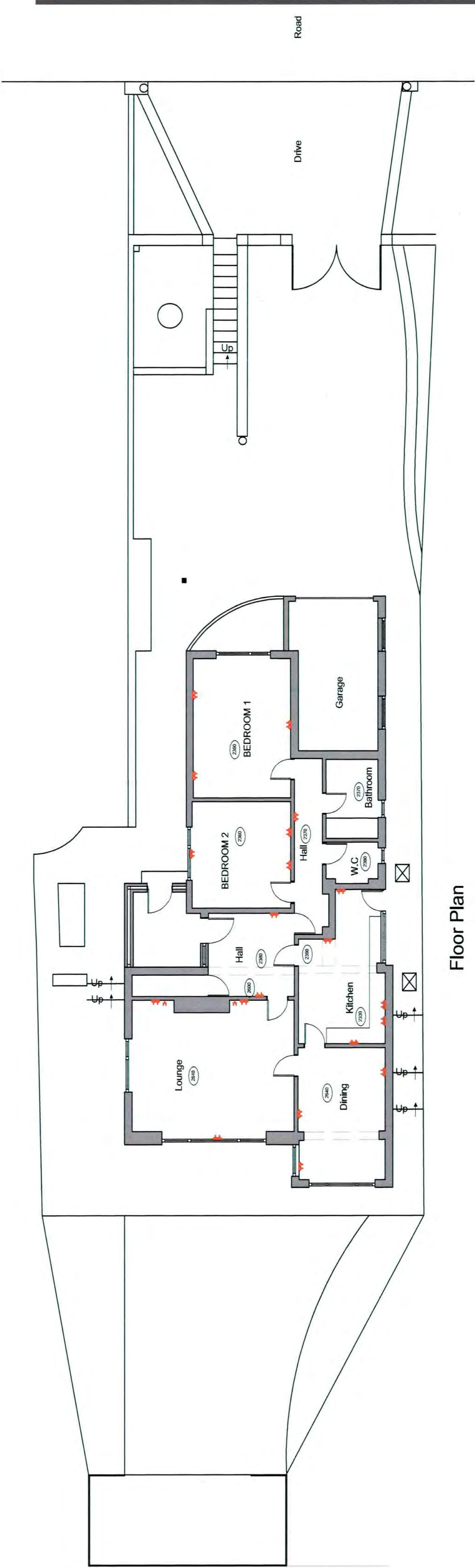
12/2163/00

MARKET PLACE   BRAMPTON   CUMBRIA   CA8 1RW   TEL:016977 3730

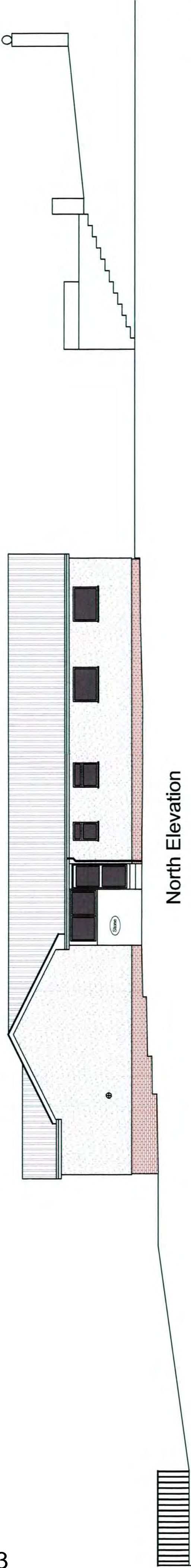
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SUTTON HOUSE DOVENBY HALL ESTATE COCKERMOUTH CUMBRIA CA13 0PN   TEL:01900 822945

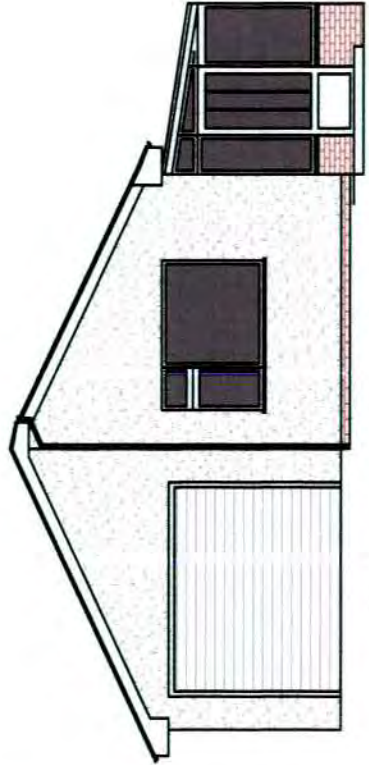




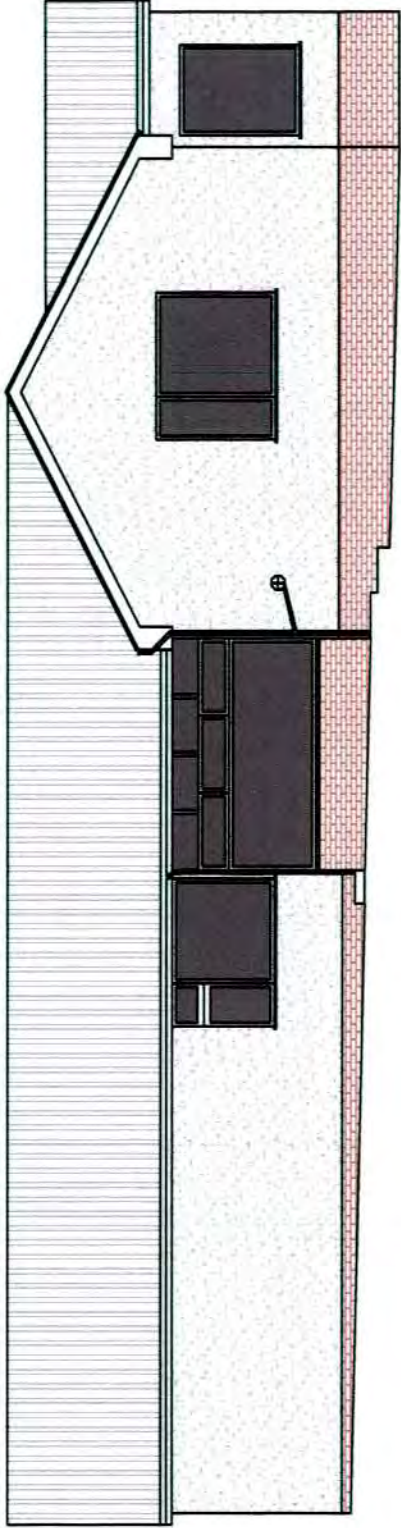
Floor Plan



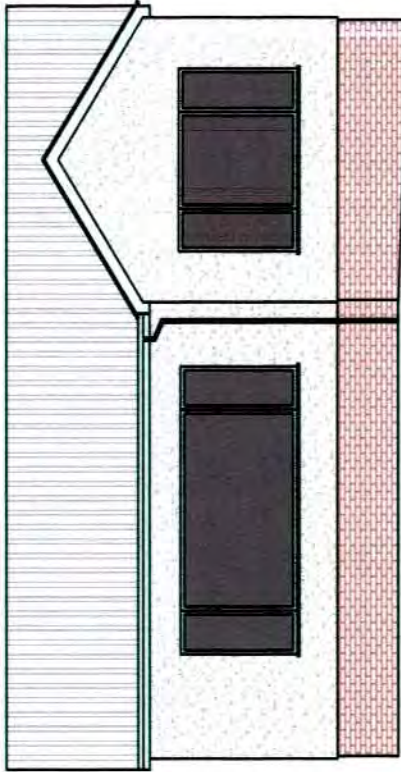
North Elevation



West Elevation



South Elevation



East Elevation

GREEN DESIGN ARCHITECTS

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RECEIVED  
15 AUG 2013  
2013/0408

MARKET PLACE  
BRAMPON  
CUMBRIA  
CAB1 1RW  
TEL: 016977 3730

Alterations to Bungalow  
at Wetheral  
Existing Plan and  
Elevations  
For Mr & Mrs Harris  
April 2013  
SCALE 1:100 @ A2  
12/2163/124

| D | C | RV | DATE       | DESCRIPTION                |
|---|---|----|------------|----------------------------|
|   |   | A  | 15.08.2013 | Elevation titles corrected |



