

SCHEDULE A: Applications with Recommendation

16/0831

Item No: 06

Date of Committee: 17/03/2017

Appn Ref No:
16/0831

Applicant:
L & N D Developments Ltd

Parish:
St Cuthberts Without

Agent:
Taylor & Hardy

Ward:
Dalston

Location: Holly House Nurseries, Durdar Road, Carlisle, CA2 4TR

Proposal: Erection Of 9no Dwellings (Reserved Matters)

Date of Receipt:
20/09/2016

Statutory Expiry Date
15/11/2016

26 Week Determination

REPORT

Case Officer: Christopher Hardman

1. Recommendation

- 1.1 It is recommended that this application is approved with conditions and subject to a legal agreement for a commuted sum contribution towards affordable housing.

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 Affordable Housing
- 2.6 Whether the method of disposal of foul and surface water are appropriate
- 2.7 Impact of the proposal on biodiversity
- 2.8 Impact of the proposal on existing trees and hedgerows
- 2.9 Other matters

3. Application Details

The Site

- 3.1 The site is located on land associated with Leslies Nurseries accessed of the

Carlisle to Durdar road on the eastern side to the south of the car parking area used by Carlisle Racecourse. Holly House is at the corner of the access road alongside a small group of residential properties. The parcel of land that measures approximately 0.55 hectares in area.

- 3.2 The land is flat and surrounded by hedgerow boundaries with a number of trees.

The Proposal

- 3.3 The application seeks Reserved Matters approval including details of appearance, landscaping, layout and scale following the grant of outline planning permission (application reference 15/1159). The application seeks permission for the erection of a nine detached dwellings.
- 3.4 The dwellings would be two storey in height with one plot having a single storey garage to the northern boundary of the site. The properties would be served by an existing vehicular access along the southern boundary of the site which links from Durdar Road to Holly House Nurseries.
- 3.5 The scheme will provide two property types, a five bedroomed Lachlan property and six-bedroomed Sutton property with in-curtilage parking and a private rear garden area. Bedrooms five and six are located in the roofspace to maximise the internal use of space in the property. Sufficient parking for three vehicles is shown on the layout for each property.
- 3.6 The proposed materials would be a Hailsham Mixture brick with St Bees Red Sandstone for the stone detailing. Quoins, Plinths, Heads and Cills, Mullions and Stone Banding would be Buff Real or Cast Stone. The roofs would be grey slate. Upvc doors, windows and rainwater goods would also be used in the development.

4. Summary of Representations

- 4.1 Consultation on this application was undertaken by site notice along with notification to 4 neighbouring properties. In response three objections and one comment has been received. The objections make the following points:
- The site has been in productive use integral to the horticultural enterprise yet supporting information states that the application is to enable the applicant to diversify the business.
 - Understand that if approved the site will be sold on the open housing market and bear no relation to the business. Isn't this divesting of land and diminishing the viability of the business rather than diversification?
 - Is this not contrary to the wider planning policy principle of resisting residential development outside of established settlements with any exception made only where it can be demonstrated essential need?
 - Where exception identified the council would insist on a S106 agreement linking the occupation to the enterprise.
 - I urge you to review the impact on neighbouring properties due to increased traffic upon the access

- Concerns arise in relation to drainage. Understand that the foul sewage from the proposed two dwellings was to discharge into septic tank with a high level overflow to a soakaway. The application site is at higher level than existing two properties and already experience problems of standing water. IT is inevitable that this will happen more frequently and last for longer.
- The application for nine is an absurd suggestion that it makes more efficient use of land and that the previous application was a “come on” as there was no limit on dwelling numbers.
- The development of 9 three-storey houses is totally out of character.
- The proposed development would look directly into our bedroom in the adjacent bungalow.
- Our property would be in shadow most of the morning. Did not previously object to bungalows being proposed on the adjacent land.

4.2 Cllr T Allison has made the following comments:

- He has been approached by residents about the application. This is the second occasion where he has been approached where an outline application has been granted where the full application is fundamentally different to the original. In my opinion this is manipulation of the planning system. In this case outline permission was granted for two bungalows now replaced by 9 three storey executive houses. The applicant’s planning statement describes them as two-storey.
- Refer to the County Council response to refuse them on the grounds of inadequate information. Notes that application 16/0989 has recently been submitted for widening the entrance although this is claimed that is not related to this application.
- Drainage – this is an issue. No 389 has already been the subject of flooding. Apparently a number of trees have been removed in preparation for eh development. This would have promoted the permeability fo the ground in the area. Logic suggests run off from 9 houses is significantly greater than the original 2.
- As for the water table a part was filled to make a large car park for the racecourse. Clarification is needed on the foul drainage system. Sewage has emerged from the manhole in the adjacent property. I am separately involved with residents further down Durdar Road who have a long standing problem with flooding of the rear of their properties.
- Policy- this is inconsistent with policy guidelines. Applicant argues that 9 houses are insignificant and will not prejudice delivery of Carlisle Couth. Granting permission at the launch of the Local Plan sets a precedent and will encourage other similar applications. It leaves the door open at some stage for a second phase on the remaining adjoining site. An amendment to the policy may discourage phased developments. This does not contribute to the overall mix of dwellings and types to meet identified local need. I have no evidence of compliance with parts 1, 5 and para 5.17in relation policy HO2. Is this development Zone B or Zone C for affordable housing? Raises the question of car parking provision.
- Concludes that the reserved matters application bears no resemblance to the original outline and sets a precedent at the launch of the Local Plan. Requests the application be referred to Committee.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - No objection and recommend that conditions contained in the earlier outline application be retained for this application.

Local Environment - Environmental Protection: - Advise that a condition regarding any contamination found on site should be reported and dealt with appropriately although none has been currently identified.

Local Environment, Waste Services: - No objection. Please ensure the width of the access road is sufficient for refuse vehicles which currently have to pull up towards Leslies Nurseries entrance and reverse back in to empty bins. If approved the developer would be required to purchase a refuse bin for each property prior to occupation.

St Cuthberts Without Parish Council: - The Parish Council objects to the application on the following grounds:

Foul and Surface Water Drainage – the PC have been informed that properties adjacent to the development have experienced localised flooding due to surface and foul water drainage being unacceptable. Increasing the number of properties would exacerbate this as the land is higher than existing adjacent properties.

Housing Densities – this is too high for the site and differs greatly to that of the original application which was for two single storey dwellings.

The housing design is considered inappropriate and out of character for the site, which borders on open countryside and is adjacent to mainly single storey housing. The proposed three storey properties would adversely affect the residential amenity for the existing residents.

Highway Access – is via a single lane and is considered in-adequate for the increased number of vehicles to access/exit.

S106 Agreement – The PC is currently undertaking a refurbishment of the play area at Blackwell Common and requests that if permission is granted the developer of the site contributes towards this refurbishment as part of the Section 106 Agreement.

Northern Gas Networks: - Advise of a low pressure gas pipe in the vicinity of the site where any digging would be limited.(This is 55 metres to the south of the proposed development)

6. Officer's Report

- 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, SP3, SP6, HO1, HO2, HO4, IP3, IP6, CC5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030.
- 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 2016 (application references 15/1159). Since the previous approval the Carlisle District Local Plan 2015-2030 has been adopted and has some bearing on the consideration of this application particularly regarding the principle of development.
- 6.4 When assessing the application site against the foregoing policies, it is acknowledged that this site is adjacent to a small group of dwellings; however, in the context of the NPPF the site cannot be considered either a village or a settlement. However, Policy H02 of the Carlisle District Local Plan 2015-2030 states that *'in the rural area there are either services in the village where the housing is being proposed, or there is good access to one or more other villages with services, or to the larger settlements of Carlisle, Brampton and Longtown'*. It is considered that this site is well related to both Durdar and Carlisle with good access to both, and as such would be in line with this policy.
- 6.5 Of relevance are applications 13/0651 and 15/0294 which relate to approved applications for dwellings in an exposed location directly to the north of Leslie's Nurseries and application 15/1159 which was previously approved on this site. In the first instance, Members considered that the application, including the principle of development in this location, was acceptable and planning consent was issued for that development. In the consideration of this application, the approval of outline planning permission is a material factor.
- 6.6 Since consideration of those applications the Council's Carlisle District Local Plan 2015-30 has been adopted.
- 6.7 The site lies within the location of Carlisle South as identified in the Key Diagram of the CDLP (2015-2030). Policy SP 3 ("Broad Location for Growth: Carlisle South) of the CDLP 2015-2030 highlights that a broad location for growth for a mixed use urban extension, focusing on housing, is identified on the Key Diagram at Carlisle South. The release and phasing of Carlisle South will be informed by a Development Plan Document (DPD) inclusive of an infrastructure delivery strategy.

"To enable a comprehensive and co-ordinated development approach, piecemeal or unplanned proposals within the area which are likely to prejudice its delivery including the infrastructure required for the area will not be permitted. The development of this area will be in accordance with a masterplan which will be approved as a Development Plan Document."

- 6.8 Carlisle South is intended as a location for a major mixed use development. Policy SP 3 of the CDLP 2015-2030 reads as follows:

"SP 3: A broad location for growth for a major mixed use development, focusing on housing, is identified on the Key Diagram at Carlisle South. The release and phasing of Carlisle South will be informed by a Development Plan

Document inclusive of an infrastructure delivery strategy.

To support the housing development, there will be a requirement for primary and secondary schools, employment and retail sites, community facilities, open space, green and other infrastructure including highways and transport. To enable a comprehensive and co-ordinated development approach, piecemeal or unplanned development proposals within the area which are likely to prejudice its delivery including the infrastructure required for the area will not be permitted.

The development of this area will be in accordance with a masterplan which will be approved as a Development Plan Document. The study area for the masterplan will include the whole of the undeveloped extent beyond the city's southern edge and any existing allocations....."

- 6.9 The City Council has secured infrastructure capacity funding from the HCA to develop an understanding of infrastructure needs at Carlisle South. This ongoing work has highlighted how there will be a need to establish an integrated master planning process from the outset including a clear approach to developer contributions. Hence the 3rd paragraph of Policy SP3 seeks to prevent piecemeal or unplanned development proposals within the area. The ongoing work on the Carlisle South DPD will highlight the need for individual planning applications to demonstrate how they align with the future area wide masterplan in terms of design and layout, and sense of place, and therefore how they will contribute to the delivery of strategic infrastructure.
- 6.10 The completion of a masterplan is a legitimate pre-requisite to any development being brought forward. Failure to do this is considered to be entirely prejudicial to the delivery of sustainable growth in its widest sense. If individual planning applications were to be supported in advance of the master planning process, Carlisle South risks becoming a series of unrelated housing developments with no sense of place or community belonging, and lacking an integrated approach to infrastructure provision.
- 6.11 In this context, an individual ad hoc piecemeal application is at direct odds with the intended comprehensive planned approach to the development of Carlisle South. This application site however is the redevelopment of an existing land use and planning permission has already been granted on this site. Given the site's unique location and specific circumstances it would not prejudice essential infrastructure coming forward as it is well contained within existing development and the principle of development is therefore acceptable.

2. Whether The Scale And Design Of The Dwellings Are Acceptable

- 6.12 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.

- 6.13 The application has been submitted as a Reserved Matters application detailing appearance, landscaping, layout and scale. This raises a number of issues to be considered not least the relationship to the Outline application which indicated only 2 dwellings on the site. The increase to 9 dwellings has been proposed as there was no specific condition on the outline application that restricted numbers and the fact that condition 18 on the Outline Permission stated that should the number of dwellings exceed 5, a S106 Planning Obligation would be required for affordable housing contribution in accordance with the then policy. This was taken as not setting an upper limit on the development. For Members consideration, at the time of Outline applications being considered all matters should be established at that early stage so no new requirements are introduced at the Reserved Matters application stage. Without the combination of a restriction on the number of units and Condition 18 working in combination there is no upper limit set on this site and therefore the number of units can be considered as part of this application.
- 6.14 The NPPF encourages good design and specifically paragraph 58 requires that planning decisions should aim to ensure that developments function well, add to the quality of the area and respond to local character.
- 6.15 The proposal is for a mix of residential detached dwellings which are 9.2 metres high. The internal layouts of the proposed dwellings indicate maximising the available space and building into the attic space so that they can deliver 5/6 bedroom properties. Whilst these appear large, they are of a similar size to two-storey detached dwellings which feature along the Durdar road with a mixture of bungalows. The adjacent property to this site is a bungalow and outline permission 16/0135 on adjacent land has also indicated three bungalows.
- 6.16 The proposed materials would be a Hailsham Mixture brick with St Bees Red Sandstone for the stone detailing. Quoins, Plinth s, Heads and Cills, Mullions and Stone Banding would be Buff Real or Cast Stone. The roofs would be grey slate. Upvc doors, windows and rainwater goods would also be used in the development.
- 6.17 Each property has rear garden areas which provide for private external space. It is noted that the Carlisle South area has been identified as a potential Garden Village however there are currently no parameters set for the relative proportions of garden space to dwellings to ensure that a Garden Village philosophy is translated through the Planning Policy. This would manifest itself through masterplanning and guidance produced for the Carlisle South area which is still in the developmental stage. Existing guidance should therefore be used and at this time no pre-conception of a Garden Village style can be imposed as the Policy does not expand on the required details. It is therefore considered that the current spacing of the units and gardens provided comply with current policies to maximise the use of land without providing too dense a development.
- 6.18 In the context of the scale of housing being comparable to two-storey

dwellings, whilst there may be a more intensive use of internal space, the proposed dwellings would comply with the required Local Plan policies and SPD.

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

- 6.19 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 the 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.
- 6.20 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.

4. Impact Of The Proposal On Highway Safety

- 6.21 The proposal would utilise an existing access onto the County highway. The Parish Council has raised objections about the access and have concerns given the scale of the development. The means of access were considered at the Outline stage and are not a Reserved Matter for this application. The Highway Authority placed a number of conditions on the original Outline permission that need to be complied with although due to existing access arrangements with unlimited vehicle movements the proposed arrangement shown on the layout plan has been accepted. Members should note that an alternative access arrangement is proposed under application 16/0989 which is to be considered at this Development Control Committee meeting. Although a separate Full planning application it may be utilised for this development.

5. Affordable Housing

- 6.22 Policy HO4 recognises that not all housing needs can be addressed on each individual site. The Local Plan also recognises that viability can have an impact on the delivery of development and therefore identifies three zones over the plan area within which affordable housing contributions will be sought. This site falls within Zone A and as such a contribution is required for affordable housing on sites over 6 units. Condition 18 on the original Outline permission 15/1159 refers to this matter and as this Reserved Matters application seeks 9 units a contribution, by way of commuted sum, is payable. This will be undertaken through a S106 legal agreement.

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

- 6.23 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. Conditions were placed on the original Outline application and whilst it is understood that the applicant has undertaken additional work, no details have been provided to discharge those conditions in relation to this application for 9 dwellings. The conditions would therefore still apply and cannot be discharged.

7. Impact Of The Proposal On Biodiversity

- 6.24 A Preliminary Ecological Appraisal has been undertaken and concludes that there is only local ecological value to the site and this is mostly contained within the boundary trees and hedgerows. The report does raise concerns that there may be some species present and advises that further survey work should be undertaken particularly in relation to bats, birds or butterflies. It is proposed that an informative note advising the developer of their responsibilities towards protected species be included in the Decision Notice.

8. Impact Of The Proposal On Existing Trees and Hedgerows

- 6.25 There are existing hedgerows around the site and a Tree and Hedge Report has been submitted with the application. Whilst the report is acknowledged there are no details on how this would be implemented. This is an important issue given the findings of the Preliminary Ecological Appraisal. In addition the scheme is lacking details of the proposed tree planting or hedgerow details as indicated on the layout. In the absence of any details the Outline conditions cannot be discharged.

9. Other Matters

- 6.26 The Parish Council has identified that they are currently undertaking refurbishment of the Play Area at Blackwell Common and request that a commuted sum be payable towards that area. The development of 9 houses is below the threshold for a contribution to play area renewal and could not be justified in this instance.
- 6.27 Environmental Health has advised that there may be unknown risk from contamination on the site. The Outline consent for this site includes the standard condition in relation to discovery of any contamination during site works.

Conclusion

- 6.28 In overall terms, the proposed site is located in a rural location. Given the relationship with nearby properties, the unique location of the site within Carlisle South area and planning consent previously approved on the site these are material considerations that have to be taken into account in the determination of this application. The principle of residential development on the site is therefore considered to be acceptable.

- 6.29 The application seeks Reserved Matters approval including details of appearance, landscaping, layout and scale. The plans show that the properties could be accommodated within the site and the layout does not impact on neighbouring residential properties. The development would be appropriate to the character and appearance of the area. In all other aspects the proposal is compliant with the objectives of the relevant Local Plan policies.
- 6.30 As the application is in Reserved Matters form it is seeking to discharge a number of conditions imposed on the original permission 15/1159. There is however a number of outstanding details which still require consideration and do not form part of this application. In this instance the application is therefore recommended for approval subject to a legal agreement for an affordable housing contribution, but only in the discharge of conditions 2 and 10.

7. Planning History

- 7.1 Outline application 15/1159 for the Erection Of 2no Dwellings was granted permission 09/03/2016.
- 7.2 Application 16/0989 for proposed improvements to the existing vehicular access is the subject of a separate report to this committee.
- 7.3 Outline application 16/0135 on adjacent land to the west was approved in 2016 for residential development of three bungalows.

8. Recommendation: Grant Subject to S106 Agreement

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by conditions 2 and 10 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 19th September 2016;
 2. the Location Plan received 20th September 2016;
 3. the Site Block Plan (dwg RD/LN/SB1 Rev C) received 20th September 2016;
 4. the Site Layout Plan (dwg RD/LN/SP1 Rev C) received 20th September 2016;
 5. the Plot 1-The Sutton Elevations (dwg RD/PLOT1/ELEV1 Rev A) received 20th September 2016;
 6. the Plot 1-The Sutton Floor Plans (dwg RD/PLOT1/FP1 Rev A) received 20th September 2016;
 7. the Plot 2-The Lachlan Elevations (dwg RD/PLOT2/ELEV1 Rev A) received 20th September 2016;
 8. the Plot 2-The Lachlan Floor Plans (dwg RD/PLOT2/FP1 Rev A)

- received 20th September 2016;
9. the Plot 3-The Lachlan Elevations (dwg RD/PLOT3/ELEV1 Rev A) received 20th September 2016;
 10. the Plot 3-The Lachlan Floor Plans (dwg RD/PLOT3/FP1 Rev A) received 20th September 2016;
 11. the Plot 4-The Sutton Elevations (dwg RD/PLOT4/ELEV1 Rev A) received 20th September 2016;
 12. the Plot 4-The Sutton Floor Plans (dwg RD/PLOT4/FP1 Rev A) received 20th September 2016;
 13. the Plot 5-The Sutton Elevations (dwg RD/PLOT5/ELEV1 Rev A) received 20th September 2016;
 14. the Plot 5-The Sutton Floor Plans (dwg RD/PLOT5/FP1 Rev A) received 20th September 2016;
 15. the Plot 6-The Lachlan Elevations (dwg RD/PLOT6/ELEV1 Rev A) received 20th September 2016;
 16. the Plot 6-The Lachlan Floor Plans (dwg RD/PLOT6/FP1 Rev A) received 20th September 2016;
 17. the Plot 7-The Sutton Elevations (dwg RD/PLOT7/ELEV1 Rev A) received 20th September 2016;
 18. the Plot 7-The Sutton Floor Plans (dwg RD/PLOT7/FP1 Rev A) received 20th September 2016;
 19. the Plot 8-The Lachlan Elevations (dwg RD/PLOT8/ELEV1 Rev A) received 20th September 2016;
 20. the Plot 8-The Lachlan Floor Plans (dwg RD/PLOT8/FP1 Rev A) received 20th September 2016;
 21. the Plot 9-The Lachlan Elevations (dwg RD/PLOT9/ELEV1 Rev A) received 20th September 2016;
 22. the Plot 9-The Lachlan Floor Plans (dwg RD/PLOT9/FP1 Rev A) received 20th September 2016;
 23. The Planning Statement received 19th September 2016;
 24. The Preliminary Environmental Risk Assessment Part 1 of 2 received 19th September 2016;
 25. The Preliminary Environmental Risk Assessment Part 2 of 2 received 19th September 2016;
 26. The Preliminary Ecological Appraisal received 19th September 2016;
 27. The Tree and Hedge Report received 19th September 2016;
 28. the Notice of Decision;
 29. any such variation as may subsequently be approved in writing by the Local Planning Authority.

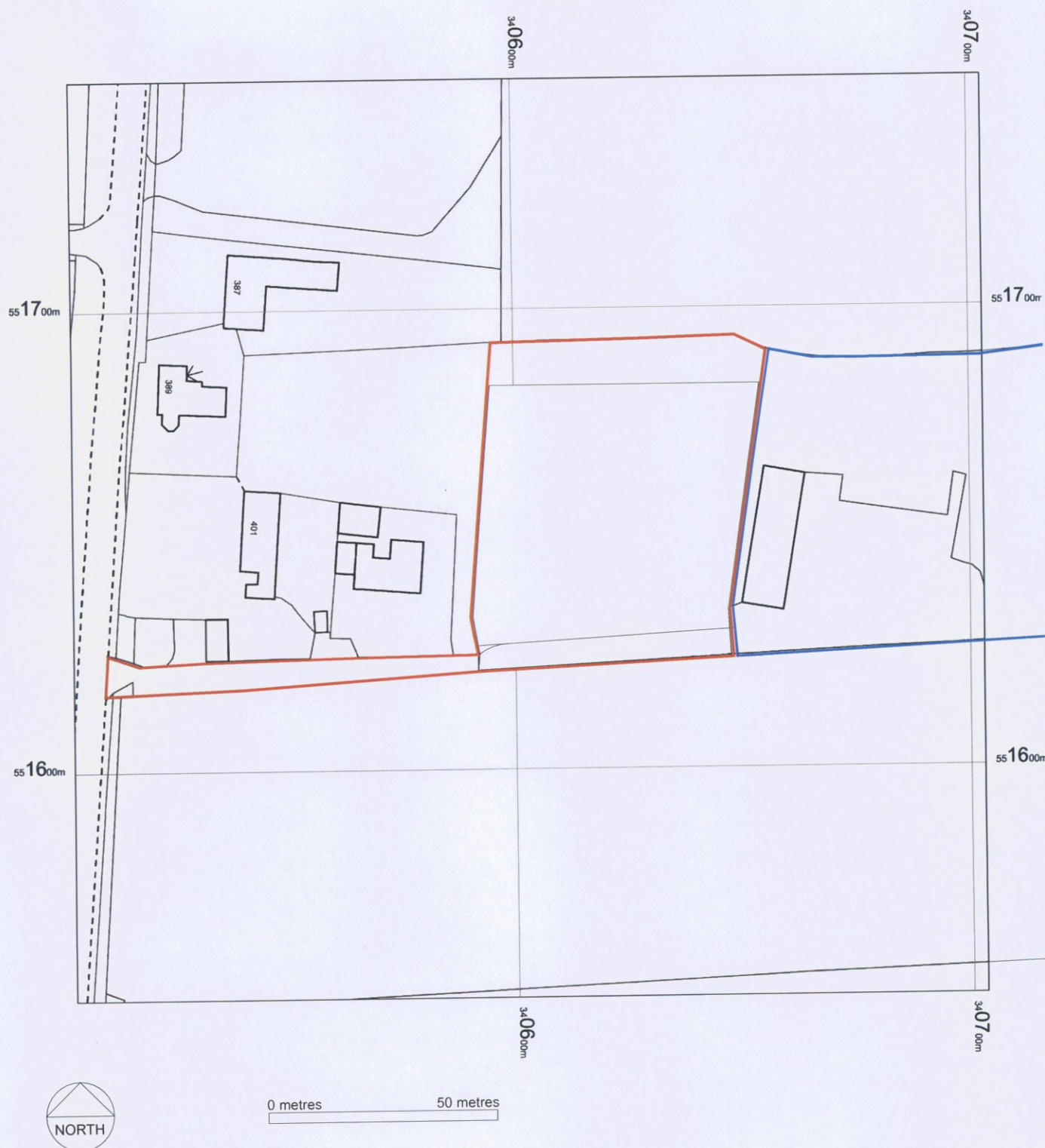
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Project

Outline Application 2 No Houses.

Drawing

**Leslies Nurseries
Location Plan**

Revision

Scale **1:1250**

Job.no.

15-150-01

Date

dec-15

Black Box Architects Limited.
20 Devonshire Street
Carlisle
Cumbria. CA3 8LP
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Leslies Nurseries

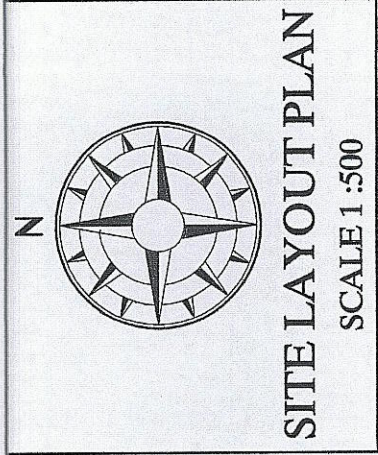
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SITE BLOCK PLAN
SCALE 1:500

Proposed Residential Development (9 No Plots) Land at Leslies Nurseries, Durdar, Carlisle, Cumbria CA2 4TR.		Drawn By	G.Tyler
		Scale	1:500
		Date	11th July 2016
		Drawing No	RD / LN / SBP1
			Rev C
Rev.	Date	Description	
C	14 / 09 / 16	Amended	
B	30 / 08 / 16	Amended	
A	11 / 07 / 16	Original Issue	

Rev.	Date	Description
A	11/07/16	Original Issue
B	09/09/16	Amended Layout



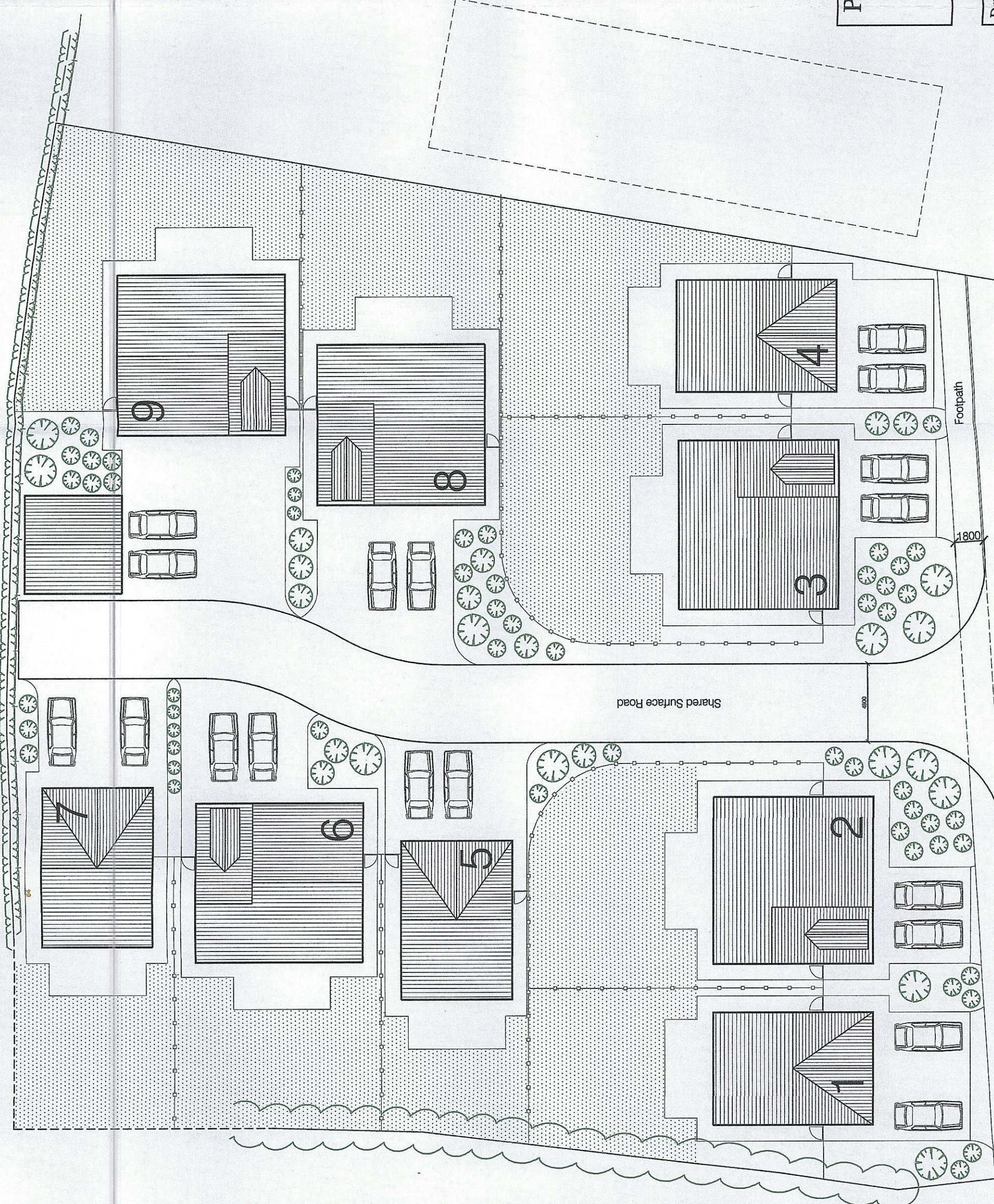
Leslies Nurseries

PLOT No1	The Sutton
PLOT No2	The Lachlan
PLOT No3	The Lachlan
PLOT No4	The Sutton
PLOT No5	The Sutton
PLOT No6	The Lachlan
PLOT No7	The Sutton
PLOT No8	The Lachlan
PLOT No9	The Lachlan

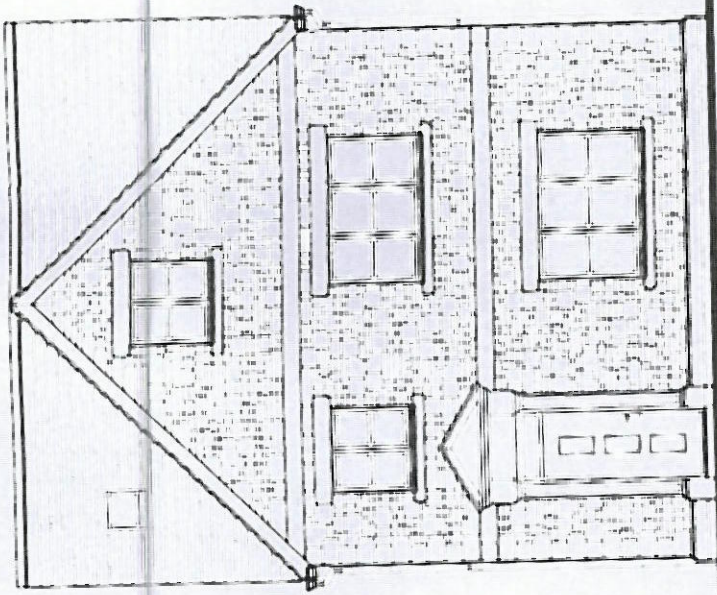
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Proposed Residential Development
(9 No Plots) Land at
Leslies Nurseries, Durdar,
Carlisle, Cumbria CA2 4TR.

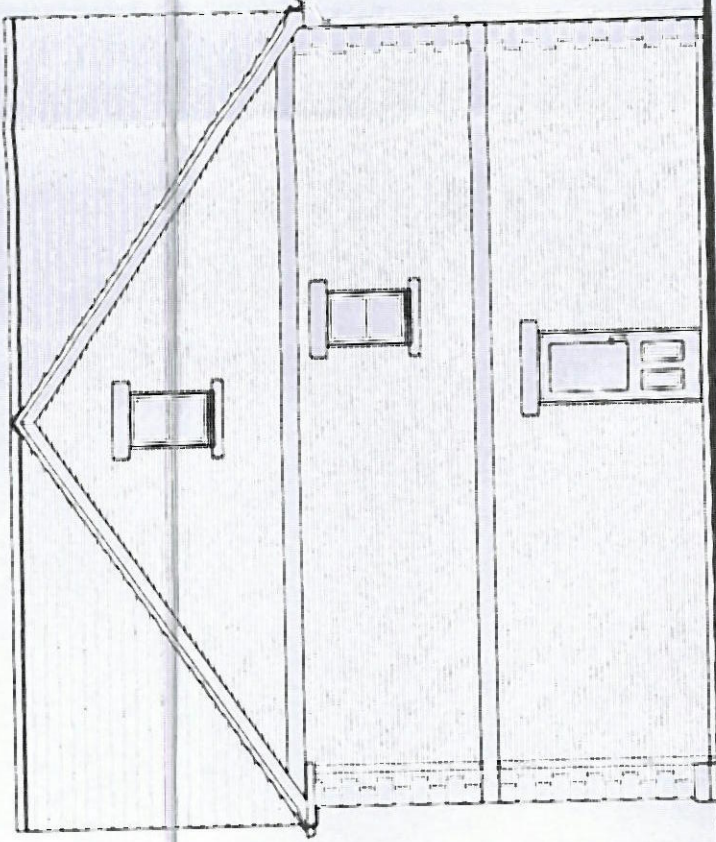
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Date	11th July 2016
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Rev	B



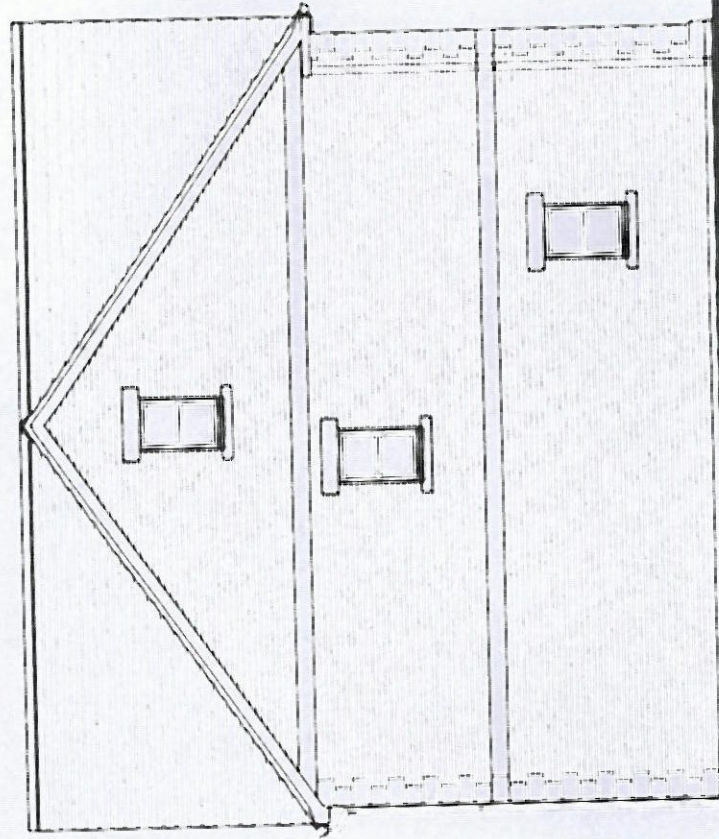
Access to Leslie's Nurseries Retained



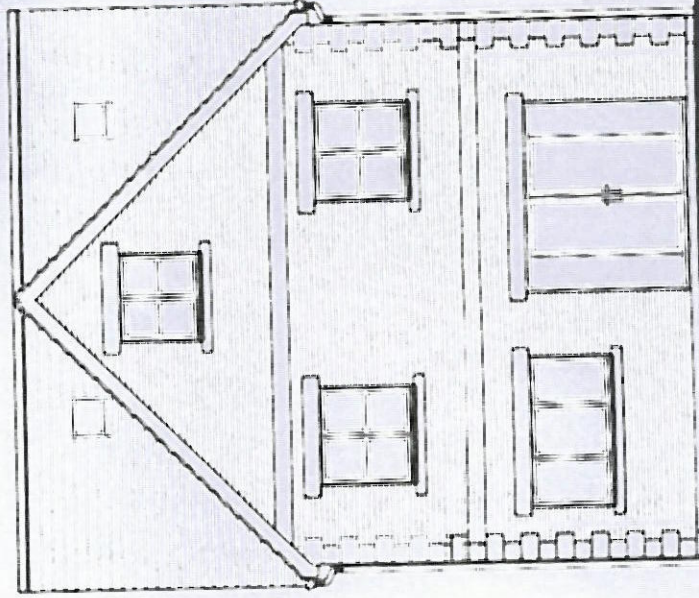
Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation



Proposed Rear Elevation

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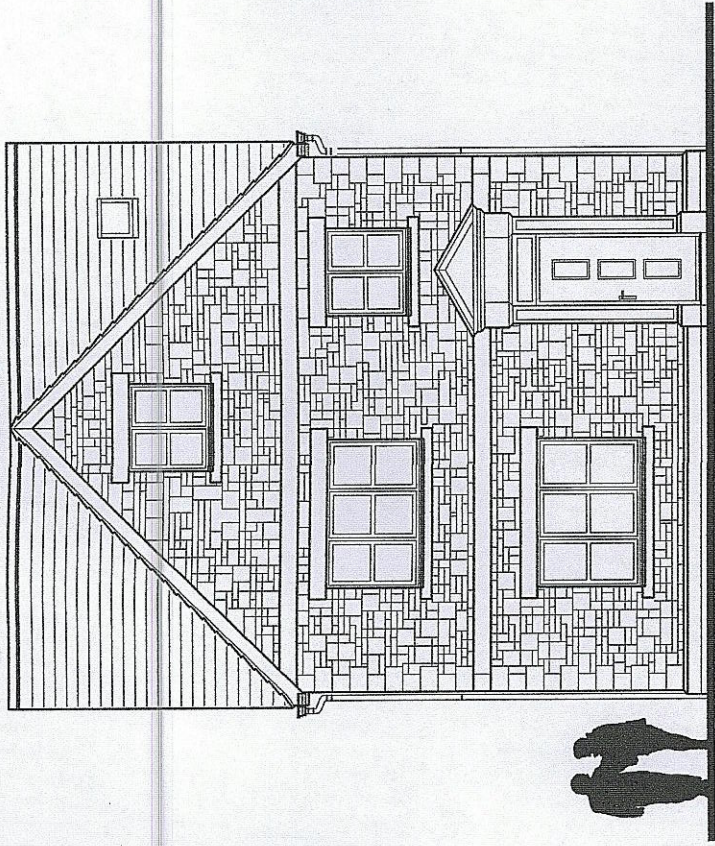
PLOT 1 - THE SUTTON

Plots 1 to 9 - Proposed Residential Development on land
at Leslies Nurseries, Durdar, Carlisle, Cumbria CA2 4TR.

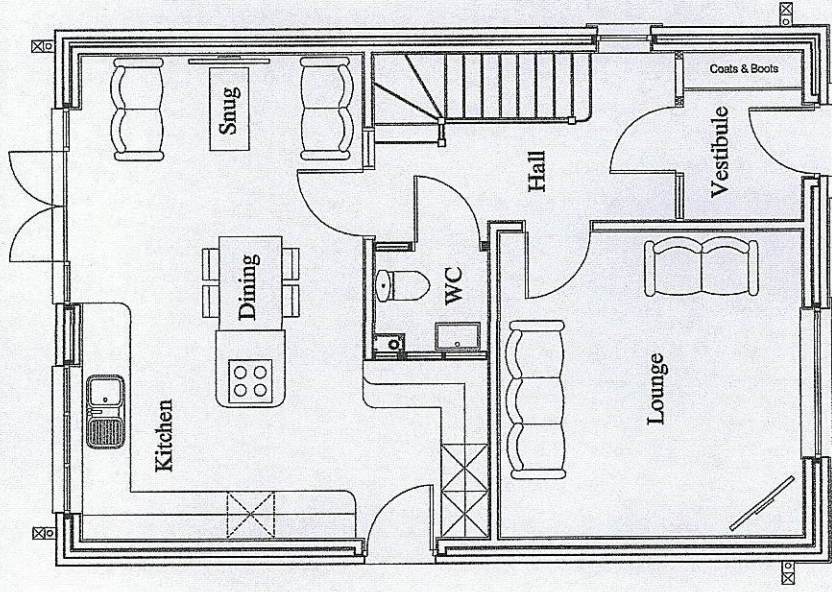
Rev.	Date	Description
A	01/05/16	Original Issue

Drawn By	G.Tyler
Scale	1:100
Date	1st September 2016
Drawing No	RD / PLOT 1 / ELEV1

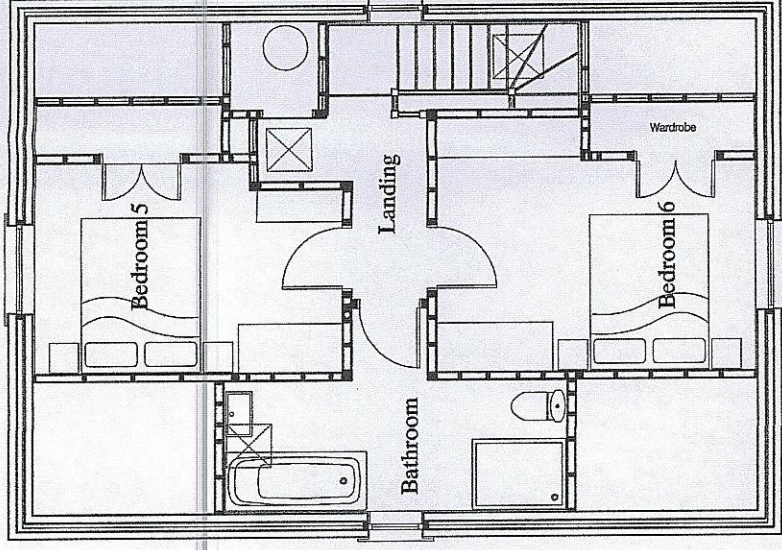
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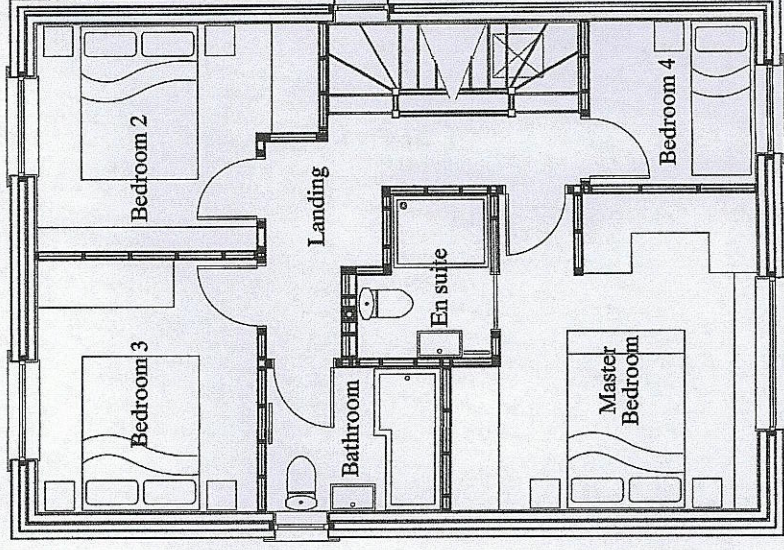
Proposed Front Elevation



Proposed Ground Floor Plan



Proposed Second Floor Plan



Proposed First Floor Plan

ROOF
Slates (Grey)

WALLS
Brickwork (Hailsham Mixture)
Stone Detailing
St Bees Red Sandstone

Quoins Plinths Heads & Cills
Mullions & Stone Banding
to be Buff Real or Cast Stone

DOORS & WINDOWS
Upvc Double Glazed (Grey)

RAINWATER GOODS
Upvc (Grey)

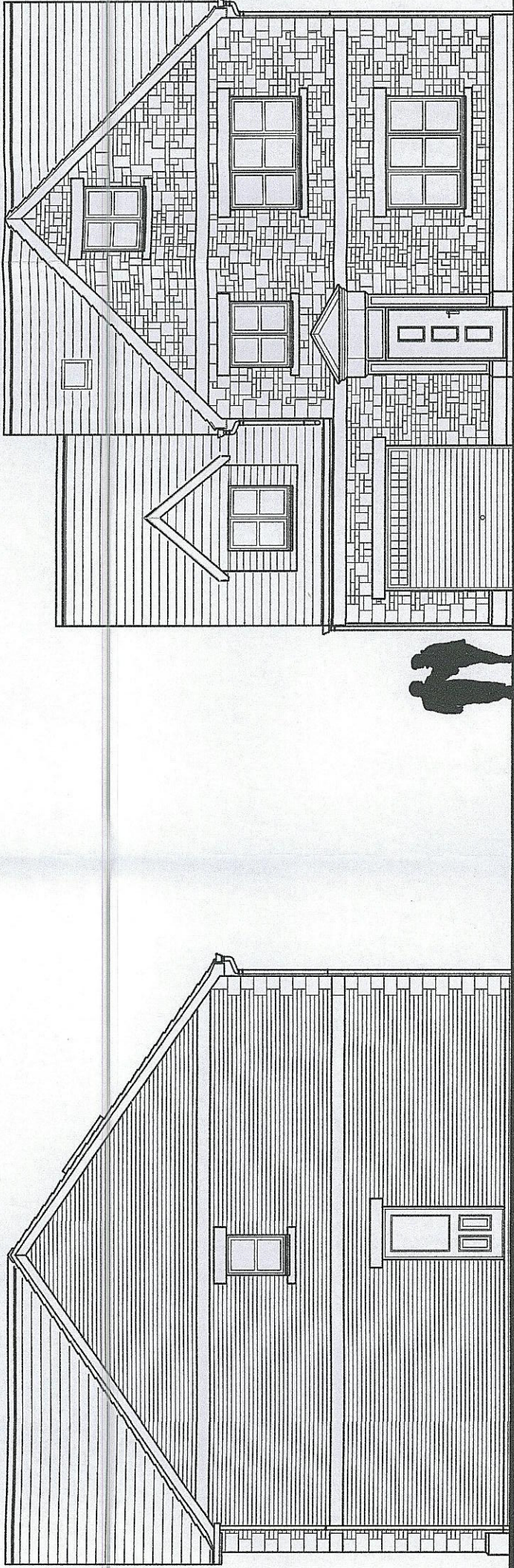
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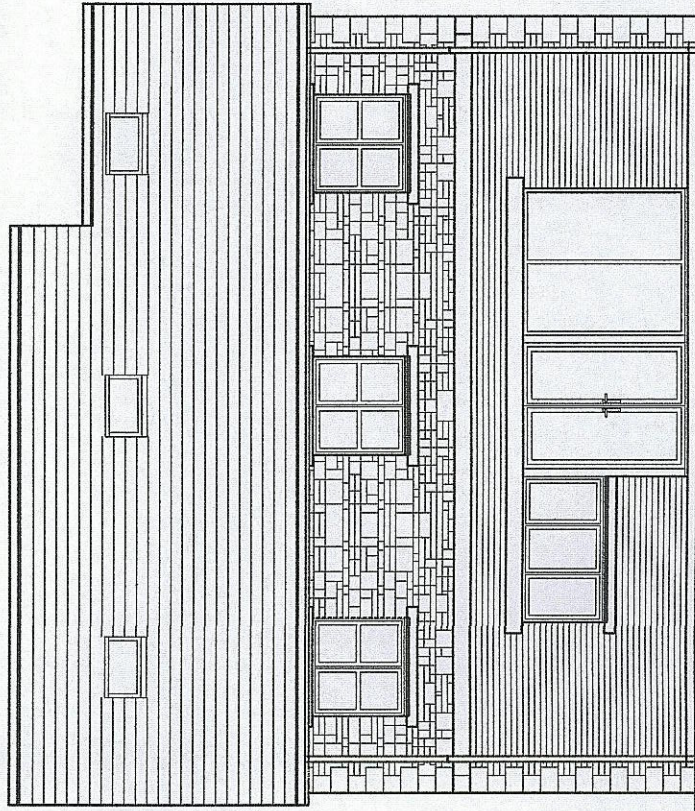
PLOT 1 - THE SUTTON

Plots 1 to 9 - Proposed Residential Development on land at Leslies Nurseries, Durdar, Carlisle, Cumbria CA2 4TR.		Drawn By	G. Tyler
		Scale	1:100
		Date	1st September 2016
		Drawing No	RD / PLOT 1 / FP1
			Rev A

ROOF
Slates (Grey)
WALLS
Brickwork (Hailsham Mixture)
Stone Detailing
St Bees Red Sandstone
Quoins Plinths Heads & Cills
Mullions & Stone Banding
to be Buff Real or Cast Stone
DOORS & WINDOWS
Upvc Double Glazed (Grey)
RAINWATER GOODS
Upvc (Grey)

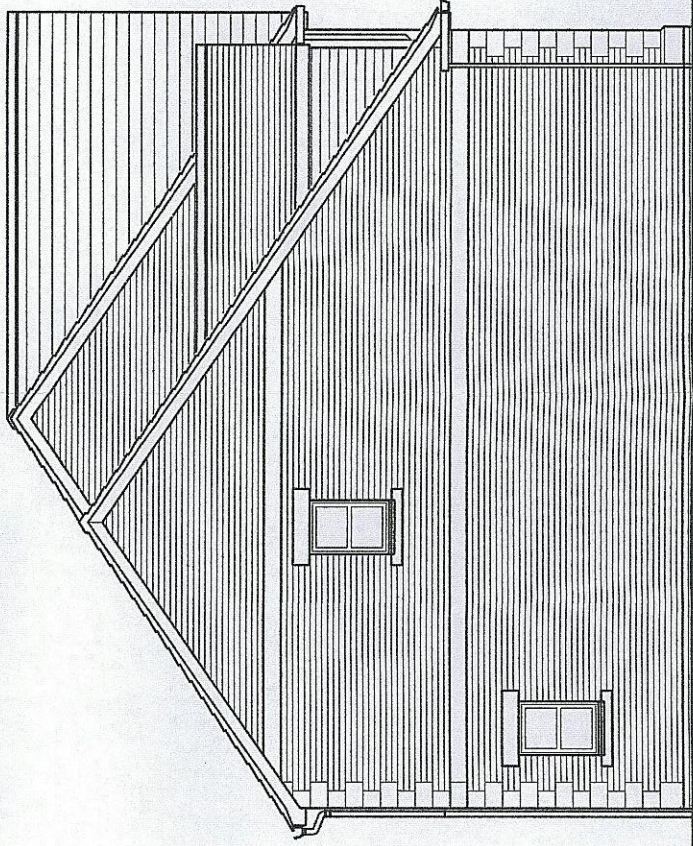


Proposed Side Elevation



Proposed Rear Elevation

Proposed Front Elevation



Proposed Side Elevation

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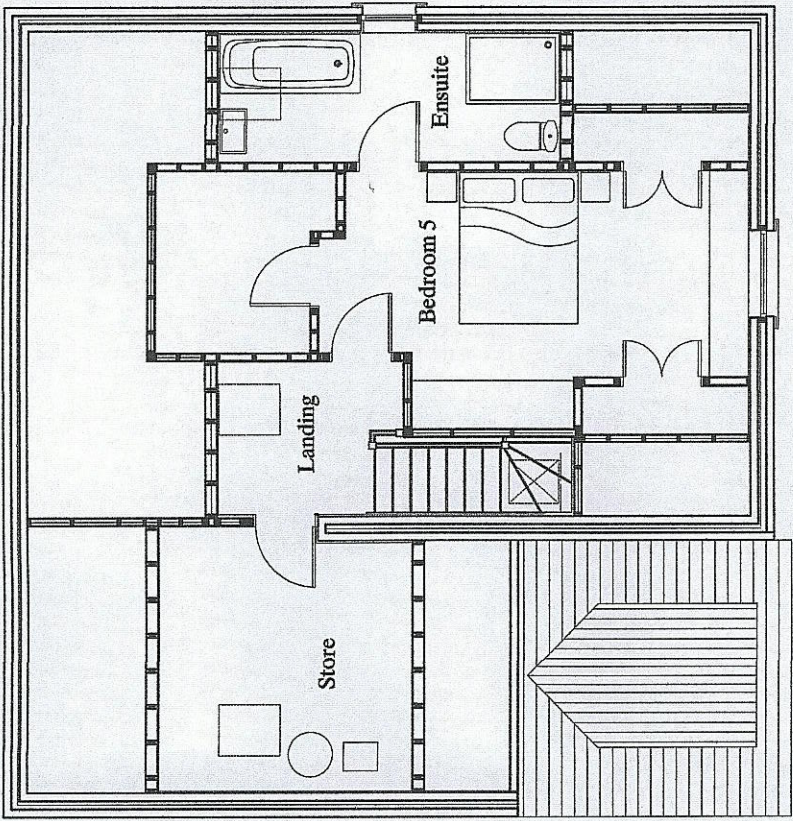
PLOT 2 - THE LACHLAN

Plots 1 to 9 - Proposed Residential Development on land
at Leslies Nurseries, Durdar, Carlisle, Cumbria CA2 4TR.

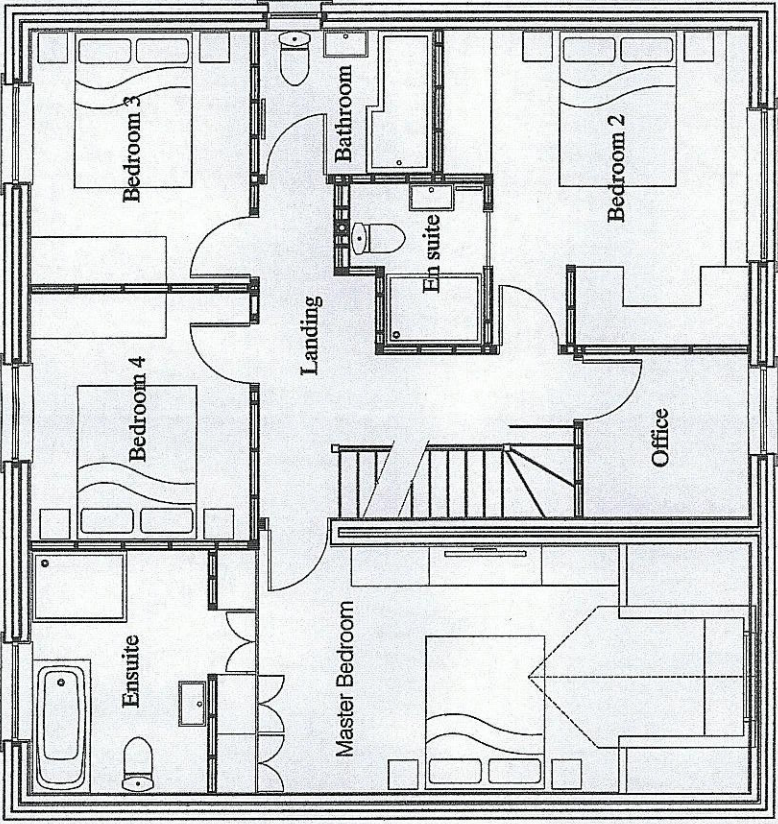
Drawn By	G.Tyler
Scale	1:100
Date	1st September 2016
Drawing No	RD / PLOT 2 / ELEV1
Rev	Rev A

Rev.	Date	Description
A	01 / 05 / 16	Original Issue

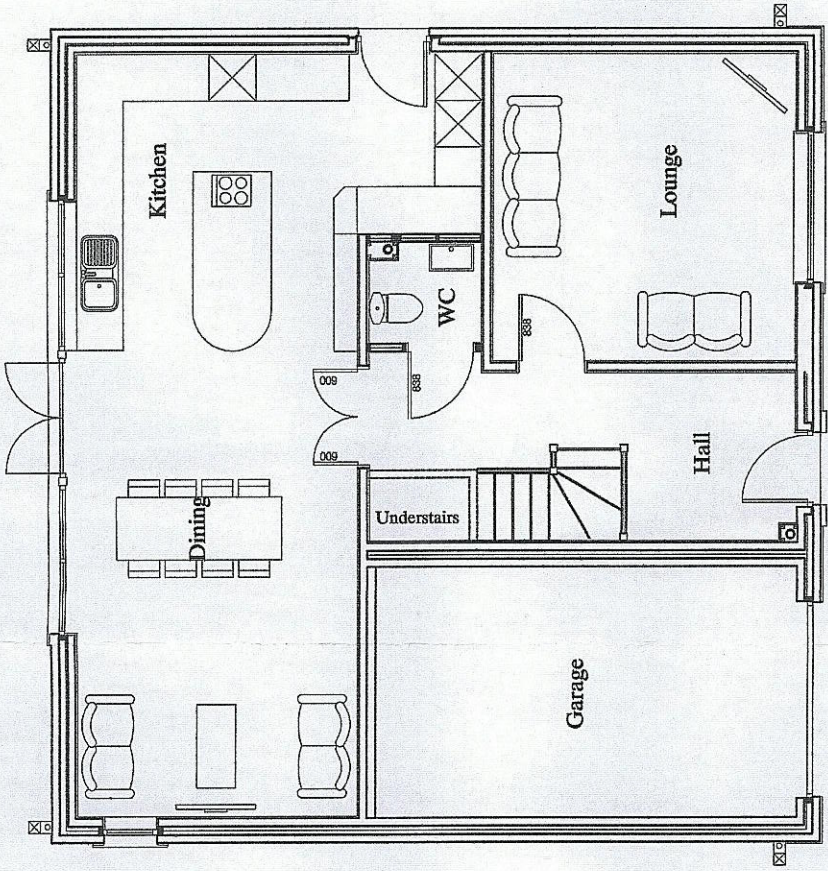
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Proposed Second Floor Plan



Proposed First Floor Plan



Proposed Ground Floor Plan

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PLOT 2 - THE LACHLAN

Plots 1 to 9 - Proposed Residential Development on land
at Leslies Nurseries, Durdar, Carlisle, Cumbria CA2 4TR.

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Rev	Rev A

Rev.	Date	Original Issue	Description
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