

SCHEDULE A: Applications with Recommendation

18/1132

Item No: 01

Date of Committee: 07/06/2019

Appn Ref No:
18/1132

Applicant:
Parish Homes Limited

Parish:
Dalston

Agent:
Gray Associates Limited

Ward:
Dalston & Burgh

Location: Field to the South of Raughton Head School, Raughton Head, Carlisle, CA5 7DD

Proposal: Erection Of 5no. Dwellings

Date of Receipt:
18/12/2018 16:01:05

Statutory Expiry Date
12/02/2019 16:01:05

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 Proposal Is Acceptable In Principle
- 2.2 Impact Of The Proposal On Landscape Character
- 2.3 Whether The Scale And Design Of The Dwellings Would Be Acceptable
- 2.4 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.5 Highway Issues
- 2.6 Drainage Issues
- 2.7 Impact On Biodiversity

3. Application Details

The Site

- 3.1 The application site, which covers an area of 0.73Ha, is a field that lies directly to the south of adjacent to Raughton Head School. A hedgerow, with a large grass verge adjacent, runs along the eastern site boundary and

this contains a field gate which provides access to the field. A large oak tree lies within the hedgerow towards the southern end of the site. The site falls away from the road.

- 3.2 The main road through Raughton Head runs along the eastern site boundary, beyond which lie residential properties. The School House adjoins the site to the south. Fields lie to the west and north of the site, with Haithwaite Farm, which sits at a lower level than the site, lying to the north west. The nearest farm buildings are 50m from the edge of the site.

Background

- 3.3 The application as originally submitted showed five large detached dwellings, three with five bedrooms and two with four bedrooms. The dwellings were shown as being constructed of natural buff sandstone and off white textured render.

The Proposal

- 3.4 The current proposal shows three detached dwellings and a pair of semi-detached properties. Two detached dwellings (Plots 1 & 2) would front on to the road that runs along the eastern site boundary and these would sit behind the existing hedge which is to be retained. The other three dwellings (Plots 3 to 5) would lie to the rear of these properties to create a courtyard effect.
- 3.5 Plot 1 would be part two-storey and part single-storey property. The ground floor would contain a lounge, kitchen/ dining area, an en-suite bedroom and a utility room, with the first floor containing three bedroom and a bathroom. An attached single garage would adjoin the rear of the dwelling. A small monopitch porch would be attached to the front elevation, with a chimney being added to the roof. The dwelling would be constructed predominately of red sandstone, with the garage and adjacent utility and hall being finished in wet dash render, under slate roofs. Windows would be green/ grey PVCu, with the floor to ceiling glazing being powder coated aluminium. Rainwater goods would be seamless black powder coated aluminium.
- 3.6 Plot 2 would be a two-storey property which would have a single garage attached to the rear of the property. The ground floor would contain a lounge, kitchen/ dining area, a study, a utility room and a WC, with the first floor containing four bedrooms (one en-suite) and a bathroom. An open oak framed porch with a pitched slate roof would be attached to the front elevation, with chimneys being added to both ends of the roof. The dwelling would be constructed of red sandstone, with the garage being finished in wet dash render, under slate roofs. Windows and rainwater goods would be as for Plot 1.
- 3.7 Plot 3 would be a two-storey property which would have an attached single garage. The ground floor would contain a lounge, kitchen/ dining area/ sunroom, a study, a utility room and a WC, with the first floor containing four bedrooms (two en-suite) and a bathroom. An open oak framed porch with a

pitched slate roof would be attached to the front elevation, with a chimney being added to the roof. The rear elevation would contain large amounts of glazing, including a section that would run through from ground floor to first level which would contain a small area of timber boarding. A monopitch slate roof on an oak frame would adjoin part of the rear elevation. The dwelling would be constructed of red sandstone, with the garage being finished in wet dash render, under slate roofs. Windows and rainwater goods would be as for Plot 1.

- 3.8 Plots 4 and 5 would be two-storey semi-detached properties. The ground floor would contain a lounge, kitchen/ dining area, a utility room and a WC, with the first floor containing three bedrooms and a bathroom. The front elevation would contain a rendered two-storey projecting gable which would be adjoined by a single-storey rendered porch to serve Plot 5 and an open oak framed porch to serve Plot 4, which would have a monopitch slate roof. The remainder of the front elevation would be constructed of red sandstone. The rear elevation would contain two two-storey projecting gables which would be constructed of red sandstone, with the area between being finished in render. The roof would be constructed of slate. Windows and rainwater goods would be as for Plot 1.
- 3.9 The dwellings would be accessed via a new tarmac road that would contain a turning head. Within each plot the parking and turning areas would be tegular type setts. Patios and paths would be constructed from sandstone flags.
- 3.10 Foul water for each property would be discharged to its own package treatment plant and then into to the attenuated field drainage system. Surface water would be directed into an attenuated soakaway and field drainage system.
- 3.11 The existing hedgerow along the eastern site boundary would be retained with the existing field gate being infilled with hedgerow. Three small trees and five medium height trees would be provided within the site to provide interest around the dwellings and to provide rural character.
- 3.12 Part of the site to the north that lies to the rear of the school and a large part of the southern end of the site would be left undeveloped and would be used as a paddock, meadow or orchard.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to eight neighbouring properties. In response, 28 letters of objections have been received. A letter has also been received from Cllr Trevor Allison.
- 4.2 The letters of objection make the following points:

Scale & Design

- the hamlet has 15 households and an additional 5 households is a disproportionately large increase;
- proposal will occupy an extensive area in relation to the remainder of the village;
- CABE consider that the settlement is so small that even moderate new development would have a significant impact and change the character of the hamlet;
- houses would be out of keeping with the rest of the hamlet;
- all of the houses in the hamlet are of different designs in terms of size, finish and alignment - the proposed designs are not sufficiently diverse and their uniformity will cause them to stand out as a suburban housing estate;
- the design and size of the dwellings are not in keeping with the hamlet;
- the development should reflect the style of surrounding buildings - red sandstone, sandstone, river cobbles, painted and textured renders;
- the scale, design and location do not mirror the character, function and form of the village;
- 5 large detached houses is not a development of an appropriate scale for its location and does not reflect local character and distinctiveness;
- the proposed dwellings are very imposing in respect of their size, material and finishes and are not suitable for a hamlet with open aspects;
- 4 and 5 bedroom houses are unsuitable and will not meet the needs of local people - there needs to be an offering of balanced housing stock;
- out of 14 houses in the hamlet 13 have 4 bedrooms or more - there is no requirement for more large houses;
- the development of 5 large houses in very small plots is at odds visually and aesthetically with the existing properties;
- existing houses are individual older properties dating from the 17th century spaced along the road in good sized plots;
- proposal would be contrary to Policy HO2 of the Local Plan - development would not be appropriate to the scale, form, function and character of the village;
- proposal would bring suburbia to the countryside;
- scheme needs to be designed to fit seamlessly with the character and nature of Raughton Head and its surroundings;
- the landscaping needs to blend in with the area and boundaries should be hedging and sandstone walls and not 6ft timber fences which are not in keeping with the village's rural character;
- red sandstone is the local masonry finish;
- as outlined in the Parish Plan there is a need for additional homes in small sympathetic developments which are affordable - this will future proof the hamlet with a broad range of residents and provide sustainability for the school;
- would support a more sensitive development of fewer houses which are more affordable;
- the market values of the dwellings will be out of reach of those whom they should be targeted towards;
- development makes no provision for affordable housing;
- question the affordability of the houses for couples with young children who could use the school;
- smaller 2 or 3 bedroom houses that are in reach of young couple are

required;

Traffic/ Highway Issues

- there will be an increased amount of traffic on the narrow road into the hamlet which is already busy with farm traffic and tankers that use it;
- the road though the hamlet is single track due to school and church parking;
- the bridge over the River Caldew is single file and the extra five houses will mean a substantial number of extra vehicles using it;
- the extra traffic would have an adverse impact on the single track bridge which provides access to Dalston - this is already under heavy pressure from current traffic and has been damaged;
- the proposed entrance to the site is a major safety issue for children arriving and leaving the school;
- the access is directly next to a busy primary school where most of the pupils arrive and leave by car;
- the location of the access is in a completely inappropriate, even dangerous place in terms of proximity to the school and poor visibility - egress from the development will be blind to the right;
- school pick up and drop off will be a problem when the development is finished;
- school parking is a problem and causes congestion outside the school;
- the increased activity on the road will cause an accident;
- the visibility splays become irrelevant when parents park for drop off and pick up - no parking chevrons are to be put outside the school which will push cars further along the road increasing risk;
- once construction works start parking at the school will be dangerous;
- access could be relocated to the road leading passed The School House;

Drainage Issues

- Raughton Head does not have a mains foul drainage system;
- the proposed disposal of water by soakaways is totally inadequate - the surface water needs to be piped off site into the surface water sewer - if this is not done severe flooding will occur at neighbouring properties;
- the increased hardstanding coupled with the outflow from the new treatment plant will be beyond the capacity of any soakaway;
- the clean water from the sewage treatment plants cannot be disposed of via soakaways and needs to be piped off site into the surface water sewer;
- due to the sloping nature of the site, a pumping station will probably be needed to remove all the surface water from the site;
- the soil is predominantly clay and the current drainage is a problem and does not percolate away - new development will increase this problem;
- any development could increase the flash flooding that is currently experienced by residents of Haythwaite Lane;
- proposal would greatly increase the risk of flooding at The School House, which sits at a lower level than the site;
- there is a strong possibility that effluent could leech into the River Caldew and contaminate it;
- an existing main water supply pipe crosses the field and a new main water service would need to be installed before work commences on site;

- the road drains cannot cope in periods of heavy rain - developing one of the fields on the downhill side will exacerbate the problem;

Residential Amenity/ Impact On School

- proposal will de-value neighbouring properties;
- proposal will block out views from neighbouring properties;
- privacy of the school play area and the residents of The Old School House will be compromised;
- dwellings will overlook the school and children playing;
- construction would cause disruption;
- proposal would overshadow neighbouring gardens;
- there will be a significant increase in noise and air pollution from additional vehicles;
- there will be a significant amount of artificial light which will spoil the view of the night sky;
- noise, dust and dirt during construction would adversely affect the school;
- construction traffic will present a danger to children at the school;
- during construction and on completion of the development there will be increased air pollution which the children at the school will be exposed to;

Biodiversity

- there is an approximately 100 year old great oak tree opposite the proposed entrance and any excavation work could undermine the tree's root system and make it unstable - could be a safety issue for the school;
- the large oak trees on the roadside by the school are all approximately 100 years old and add to the quality of life in Raughton Head;
- there is a large oak tree along the western edge of the field which is not shown on the site plan - an attenuation tank is shown bisecting the root system of this tree which will cause irreparable damage;
- proposal would have an adverse ecological impact;
- adverse impact on the habitat and safe corridor of hedgehogs;
- worry how the proposal will affect local wildlife, especially birdlife that nests in the hedges;

Other Matters

- proposal is contrary to Dalston Neighbourhood Plan Policies H2, H3 and H4 or Carlisle Local Plan G1 and HO2;
- proposal is contrary to the Dalston Housing Needs Survey 2013;
- proposal will have an adverse impact on the landscape;
- mains water pressure is not good and would be affected by the development;
- a full health and safety risk assessment should be undertaken;

4.3 Cllr Trevor Allison has raised the following points:

- a number of the twenty seven written submissions accept that some sympathetic development in the hamlet is needed but it is the scale and style that is inappropriate in this setting;
- the applicant is prepared to amend the plans and replace two of the detached units with a single semi-detached property, change the sandstone from buff to the local red, amend the style of the properties with quoins,

selective rendering and other features. He would make provision for some parking off the road. This willingness to adapt is welcome, but does it meet the requirements of the Dalston Neighbourhood Plan (DNP)?;

- Dalston Parish Council's submission is based on the recently adopted DNP now incorporated into the CDLP 2015-2030 and their submission should form the basis of your consideration of this application. Not to do so would undermine the credibility of the DNP project.
- provision was made for some development at Raughton Head, but they consider this application is inconsistent with the policies and objectives of the DNP and recommend refusal in its present form. It is doubtful whether the above changes are sufficient to meet that requirement;
- the Highway and the Flood Authorities also reject the application on the grounds of insufficient supporting evidence. It is reasonable to assume that these technical issues will be addressed.
- note that the city council waste collection and environmental departments have no objection;
- this site in the centre of the village has quite exceptional views. Even an acceptable development will impact on that. But this applies to many greenfield developments in rural areas. Spoiling a resident's view is not a legitimate objection, but it reinforces the need for the development to be sympathetic in scale and style with the local environs. The applicant has demonstrated this in a small development at The Green in Dalston, which raised many favourable comments;
- it has been suggested that a courtyard effect would be more acceptable than an urban mini estate. I can cite examples very attractive local examples - this would be a challenge here as these examples were based around an existing building(s) and not a greenfield site;
- highways stipulate a 90m visibility splay concerned about parking on the road. The distance from the access to just round the bend is 64m. I counted six cars of the staff on the tarmac apron area at the school, with one on the verge at the north end of the school. At the end of the school day there was a minibus on the apron were an additional seven cars at the North end and six at the South end. The latter obscure the sight-line for oncoming traffic from the south;
- with the imminent provision of zig-zags along the frontage of the school, parking on the road will become more of an issue. I could envisage parking inside the new development as a source of civil dispute. Highways recommend provision be made at the North end of the development for off road parking alongside the school. This could perhaps also allay some concerns expressed about the development overlooking the school playground;
- each application is considered on its merits. I noted on the application document that this 0.5 hectare site could accommodate up to nine houses. Five units do not require an affordable provision, which could be in the form of a financial contribution elsewhere. Five is well below the capacity of the site but a number of respondents have commented that this is a luxury development with no provision for first time buyers;
- this is concern that this application of five units could be followed by a second application to fill the remainder of the site. Some clarification on this would be helpful;
- given the applicant's willingness to adapt, (within commercial viability

limits) and the need for compliance with the Dalston Neighbourhood Plan I will review this in the light of the eventual recommendations and reserve the right to speak at committee;

- note that the parish council has already requested a site visit and concurs with this.

4.4 Following the receipt of revised plans, 15 letters of objection have been received, which raised the following concerns:

- most of the initial concerns have not been addressed re access, traffic, drainage, lighting etc;
- amendments do not go far enough to address the genuine concerns that have been raised;
- proposal offers no significant improvement to the last application;
- note that two houses have now been altered to a pair of smaller semi-detached properties, there is no indication that these will be specifically affordable;
- size of the dwellings are still too big;
- design not in keeping with existing buildings and the density and number of units are too high;
- proposal is still disproportionate in size, lacks any sensitivity of design and would represent an urban estate within the heart of a most attractive hamlet, totally alien and unsympathetic in this settlement;
- proposal will be a blot on the landscape with its 6ft fences and two-storey modern brick buildings ;
- a sympathetic development could easily be achieved if the planning of the past was adhered to but the current amended application still totally ignores local views;
- no provision has been made for residents who may want to downsize but stay in the immediate area;
- need is for low cost homes for young families, as required by the DNP;
- the change in style and facing materials in the revised application is welcome. However, this plan remains a housing estate of five large, expensive properties in a hamlet of fewer than twenty properties;
- proposal of five 'executive style' homes would be alien in character to the rural hamlet;
- a courtyard type development of smaller houses would be more in keeping with the surroundings;
- mix of finishes is not diverse enough to reflect those of the surrounding area;
- there is no local need for the dwellings;
- after condensing the design closer, there are now two parcels of land left which will obviously be marked for future planning thereby increasing the size of the estate and in turn the hamlet even more;
- clarification should be sought regarding future proposals for the remaining area of the site not currently included for development;
- proposal should not leave undeveloped areas with no apparent use;
- responsibility / ownership of the unused spaces, to ensure they do not become overgrown and 'untidy';
- with the proposed development of St Cuthbert's Garden Village only a few miles away, it seems completely unnecessary to allow a housing estate to be

built in a tiny, rural hamlet - there are plenty of other previously- allocated rural sites identified in the Carlisle District Local Plan 2015- 2030;

- concerns about the location of the access, which is in an inappropriate and dangerous place, remain;
- highway concerns have not been addressed;
- the extra parking allocated for use by the school does little to address the safety issues around the school;
- the Carlisle District Local Plan 2015-2030 is extremely comprehensive and I would argue that the proposed development still does not meet the requirements (Policy HO2) of the plan;
- H4 of the DNP Design of new housing estates states 'demonstrate views towards fells are not significantly adversely affected'. Proposal would affect the views of the fells;
- proposal is still contrary to the Dalston Parish Neighbourhood Plan.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections, subject to conditions (visibility splays; surfacing of the access; provision of access/ turning facilities prior to any building works commencing/ the dwellings being occupied);

Dalston Parish Council: - Dalston Parish Neighbourhood Plan (DNP) supports the principle of development in Raughton Head provided that the application complies with the integrity of the settlement. The size of the proposed dwellings are larger than those envisaged in the NP for this settlement. There is a requirement for small number of starter homes and retirement homes of one to three bedrooms. Suitable starter homes for families who will support the school will be ideal in this location. The proposed house are likely to be of a size and price which would exclude families with young children.

Does not object in principle to development on this site provided the policies in the NP are adhered to.

The application is not in accordance with DNP strategic objectives 1, 3 and 4

1. Development should be of an appropriate scale for its location and reflect local character and distinctiveness

3. New housing development should be appropriate in scale, form, function and character

4. Meet diverse housing needs for all by meeting the changing demographics and social requirements

The application is not in accordance with DNP-SNP1 Strategic Policies Development Principles 1 and 3

1. Development should reflect the unique distinctiveness of the particular settlement

3. New buildings must be constructed to a quality design and of materials which are sympathetic to the character of the surrounding environment

The existing houses are all unique and individual in style - the proposed development has 5 houses of similar style and construction

The application is not in accordance with DNP-H2 Windfall Housing Development

New housing will be supported where the scale, design and location respects

the form, function and character of the settlement and does not have a significant adverse visual impact

Development in Raughton Head is supported in the Rural Masterplan.

Evidence from residents suggests that there is a need to low cost housing for young families. The latest housing needs survey shows that there is a need for 22 bungalows within the Parish - this need has not changed.

The application is not in accordance with DNP-H4 Design of New Housing
Proposals should reflect the height, scale, massing and density of surrounding buildings.

The proposed development will look out of place with the surrounding buildings.

The application is not in accordance with DNP-E4 Local Green Spaces

An area in Raughton Head is designated as Local Green Space (Raughton Head - Old Drovers Route) where new development is ruled out other than in very special circumstances

This development will impact on the Local Green Space which is cherished by the community.

The Parish Council is concerned about the proposed entrance so close to the school and consequential traffic is badly sited

Potential runoff from the site has not been adequately considered

Given that highways and the local flood consultees recommend that the application is refused on the grounds of traffic and road related issues, as well as runoff and general drainage, the Parish Council would ask that the application is withdrawn and a revised application be submitted which more closely satisfies local residents who are not unwilling to see some development on this site and the statutory consultees.

Following receipt of the amended plans the Parish Council has submitted a revised response:

- the amended submission has not changed significantly enough to comply with the DNP which has been approved by Carlisle City Council;
- safety concerns of the access being so close to the school have not been addressed;
- there will only be 4 extra parking spaces created;
- whilst an attenuation crate is being installed to alleviate the greenfield run-off rates the residents still have concerns about the drainage and water discharge;
- views remain as in the previous response:
- application is not in accordance with the latest Housing Needs Survey and Rural Masterplan - there is no need for 3 detached dwellings of this size - the identified need is for affordable 3-bedroom properties for young families which is important to retain the primary school;
- proposal is not in accordance with DNP Strategic Objectives 1, 3, & 4; SP1 Strategic Policies 1 & 3; H2 Windfall Housing Development; & H4 Design of New Housing - the size of the dwellings are still too large and the design is not in keeping with the character of the hamlet;
- whilst the size of 2 dwellings are smaller and the changes of materials has made improvements, the development still looks like an executive estate and is out of character within a rural environment;
- any new development should respect the unique and individual style of the hamlet;

- whilst the Parish Council are in favour of some development in Raughton Head it does not support this application;

Local Environment - Environmental Protection: - no objections in principle, subject to conditions in relation to noise, dust and unexpected contamination;

Local Environment, Waste Services: - no objections to layout of vehicular access;

United Utilities: - does not provide waste water services in this area.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the development plan, unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the NPPF, Policies SP1, SP2, SP6, HO2, IP2, IP3, IP4, IP6, CC5, CM4, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 and the Dalston Neighbourhood Plan 2015-2030 (DNP). The council's Supplementary Planning Document (SPD) "Achieving Well Designed Housing" and the Cumbria Landscape Character Guidance and Toolkit are also material considerations.
- 6.3 The proposal raises the following planning issues:
 1. Whether The Proposal Is Acceptable In Principle
- 6.4 The proposed development would be sited in Raughton Head which contains a primary school and a church. Residents of Raughton Head can access services in Dalston, which contains a secondary school, a number of shops, an industrial estate and a range of other services.
- 6.5 Policy DNP-H2 (Windfall Housing Development) supports new housing in Raughton Head where the scale, design and location of the proposal respects the form, function and character of the settlement and does not have a significant adverse landscape impact.
- 6.6 Subject to the meeting the criteria set out in the Policy DNP-H2 of the DNP, the proposal to site a small residential development within Raughton Head would be acceptable in principle.
 2. Impact Of The Proposal On Landscape Character
- 6.7 Criterion 3 of Policy HO2 states that "on the edge of settlements the site is

well contained within existing landscape features, is physically connected, and integrates with, the settlement, and does not lead to an unacceptable intrusion into open countryside”.

- 6.8 Paragraph 5.16 of the supporting text to Policy HO2 states that “Development is more likely to be acceptable on sites that are physically contained by existing landscape features such as hedges, trees, woodland or topography, physically and visibly connected to the village, and do not adversely impact on wider views into or out of a village”.
- 6.9 The policy assessment in this respect is therefore twofold; whether the site is physically well contained and whether the proposal would adversely impact on wider views.
- 6.10 Although the area has no statutory landscape designation, the Cumbria Landscape Character Guidance and Toolkit outlines that the area is characterised as intermediate farmland (Type 6). The key characteristics are described as transitional farmland between the lowland and upland landscapes; extensive areas of improved pasture with some arable farming; planned villages with greens displaying topographical and archaeological evidence of their medieval origins; in parts the landscape is dissected by the deeply incised or open river valleys; wooded valleys and ghylls; and sandstone and limestone vernacular. The vision for the area seeks to restore and enhance the landscape. Development will be sited to respect local character, settlement patterns and will be designed to have an appropriate scale and to use vernacular materials.
- 6.11 The site is currently a field that lies directly to the south of Raughton Head school and to the north of The School House. The main road through Raughton Head runs along the eastern site boundary beyond which lies residential development. The dwellings would be sited at the northern end of the site and would be well related to existing development within the hamlet. Two dwellings would front onto the road and these would be constructed of red sandstone with slate roofs. The other three dwellings would be located to the rear to form a courtyard arrangement which would be more in keeping with the rural character of the area.
- 6.12 The site is adjoined by a roadside hedge to the east and this contains a large oak tree towards the southern end. The hedge and tree would be retained, with additional trees and hedges being planted within the development to enhance the rural character of the development.
- 6.13 Whilst part of the site would be developed for housing, a large area to the south would be left undeveloped, together with a smaller area to the north and this would retain the open character of a large section of the field and allow views of the wider area. Whilst some long distance views out of the village would be affected, given the scale of the development and the large area of the site left undeveloped, this would not be significant.
- 6.14 In light of the above, the proposal would not have an adverse impact on the rural character of the area.

3. Whether The Scale And Design Of The Dwellings Would Be Acceptable

- 6.15 Policy HO2 of the adopted Local Plan requires the scale and design of new housing developments to be appropriate to the scale, form, function and character of the existing settlement. On the edge of settlements site should be well contained within existing landscape features, be physically connected and integrate well with the settlement and not lead to an unacceptable intrusion into the open countryside.
- 6.16 Policies in the DNP require new housing to be appropriate in scale, form, function and character and to reflect the unique distinctiveness of the particular settlement it is located in. New buildings must be constructed to a quality design and of materials which are sympathetic to the character of the surrounding environment and reflect the height, scale, massing and density of surrounding buildings.
- 6.17 The DNP states that in Raughton Head, new housing will be supported where the scale, design and location of the proposal respects the form, function and character of the settlement and does not have a significant adverse landscape impact. Development in Raughton Head is supported in the Rural Masterplan evidence base with restrictions outlined in the Carlisle District Local Plan Policies G1 and HO2. There is a school and a church and evidence from residents that there is a need for low cost housing for young families.
- 6.18 The revised plans show three detached four bedroom dwellings and a pair of semi-detached three-bedroom properties. Two detached dwellings (Plots 1 & 2) would front on to the road that runs along the eastern site boundary and these would sit behind the existing hedge which is to be retained. The other three dwellings (Plots 3 to 5) would lie to the rear of these properties to create a courtyard effect.
- 6.19 Plot 1 would be part two-storey and part single-storey dwelling, with an attached single garage adjoining the rear of the dwelling. A small monopitch porch would be attached to the front elevation, with a chimney being added to the roof. The dwelling would be constructed predominately of red sandstone, with the garage and adjacent utility and hall being finished in wet dash render, under slate roofs.
- 6.20 Plot 2 would be a two-storey property which would have a single garage attached to the rear. An open oak framed porch with a pitched slate roof would be attached to the front elevation, with chimneys being added to both ends of the roof. The dwelling would be constructed of red sandstone, with the garage being finished in wet dash render, under slate roofs.
- 6.21 Plot 3 would be a two-storey property which would have an attached single garage. An open oak framed porch with a pitched slate roof would be attached to the front elevation, with a chimney being added to the roof. The rear elevation would contain large amounts of glazing, including a section

that would run through from ground floor to first level which would contain a small area of timber boarding. A monopitch slate roof on an oak frame would adjoin part of the rear elevation. The dwelling would be constructed of red sandstone, with the garage being finished in wet dash render, under slate roofs.

- 6.22 Plots 4 and 5 would be two-storey semi-detached properties. The front elevation would contain a rendered two-storey projecting gable which would be adjoined by a single-storey rendered porch to serve Plot 5 and an open oak framed porch to serve Plot 4, which would have a monopitch slate roof. The remainder of the front elevation would be constructed of red sandstone. The rear elevation would contain two two-storey projecting gables which would be constructed of red sandstone, with the area between being finished in render. The roof would be constructed of slate.
- 6.23 Windows would be green/ grey PVCu, with the floor to ceiling glazing being powder coated aluminium. Rainwater goods would be seamless black powder coated aluminium.
- 6.24 The dwellings would be accessed via a new tarmac road that would contain a turning head. Within each plot the parking and turnings areas would be tegular type setts. Patios and paths would be constructed from sandstone flags.
- 6.25 The existing hedgerow along the eastern site boundary would be retained with the existing field gate being infilled with hedgerow. Three small trees and five medium height trees would be provided within the site to provide interest around the dwellings and to provide rural character.
- 6.26 Part of the site to the north that lies to the rear of the school and a large part of the southern end of the site would be left undeveloped and would be used as a paddock, meadow or orchard.
- 6.27 The Parish Council and a number of objectors have raised concerns about the size of the development and the scale and design of the dwellings. It is acknowledged that a development of five dwellings would significantly increase the number of dwellings in Raughton Head. However, a development of five dwellings arranged in a courtyard form located adjacent to the school is considered to be acceptable and would allow a range of house sizes to be provided and the scheme to be commercially viable. Three of the dwellings would be four-bedroom properties, with two being three bedroom all of which could be occupied as family homes.
- 6.28 Objectors have requested the provision of affordable housing but this would only be required for a development of six or more dwellings and the provision of five dwellings is considered to be the maximum that would be acceptable in Raughton Head.
- 6.29 The application as originally submitted showed five large detached dwellings, three with five bedrooms and two with four bedrooms. The dwellings were shown as being constructed of natural buff sandstone and off white textured

render. The revised plans reduce the size of the dwellings and provide two three-bedroom semi-detached properties. The dwellings would now be constructed predominantly of red sandstone which is prominent in Raughton Head, with wet dash render, which is also present in the hamlet, also being used. The roofs would be slate to reflect the main roofing material in the hamlet. The dwellings have been designed so that they would all be different.

6.30 The dwellings would be arranged in a courtyard form. The existing hedgerow along the eastern site boundary would be retained, with new hedges and trees being planted within the development to reflect the rural character of the area. A large part of the site would be left undeveloped and this could be used as a paddock or planted as an orchard.

6.31 It is considered that the scale and design of the proposed development would be acceptable and would comply with the policies in the Carlisle District Local Plan and the DNP.

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

6.32 The nearest neighbouring property (Raughton Head House) would be located over 35m away from the Plot 2, with Alpine Cottage being located approximately 50m away from Plot 1. The School House which would lie to the south of the development would be over 90m away from Plot 3.

6.33 Concerns have been raised about the dwellings overlooking the school. Plot 1 would have a single bedroom window in the north elevation which would face the side elevation of the school building at a distance of approximately 23m. Plot 5 would have a side elevation facing towards the land to the rear of the school building but this would not contain any windows. The part of the site that lies directly to the rear of the school would be left undeveloped.

5. Highway Issues

6.34 A new 4.8m wide road would serve the development and this would have a 2m footway to one side. A turning area would be provided within the site. The proposal is also seeking to provide four additional car parking spaces.

6.35 A number of objectors and the Parish Council have raised concerns about the location of the proposed access adjacent to the school and the impact of the extra traffic on Raughton Head and the surrounding road network.

6.36 The Local Highway Authority has been consulted on the application. It has raised no objections to the proposal subject to the imposition of conditions. These require the provision of 60m visibility splays in both directions and the vehicular access and turning requirements to be constructed prior to the dwellings being occupied. A condition also requires the construction of the access and turning requirements prior to work starting on site so that construction traffic can park and turn clear of the highway.

6. Drainage Issues

- 6.37 A number of objectors and the Parish Council have raised concerns about foul and surface water drainage and the increased flood risk that the development would cause.
- 6.38 Foul water for each property would be discharged to its own package treatment plant and then into to the attenuated field drainage system. Surface water would be directed into an attenuated soakaway and field drainage system.
- 6.39 The Lead Local Flood Authority has been consulted on the application. In accordance with the Cumbria Development Design Guide 2017 a valid soakaway test has been conducted for the development site in accordance with the BRE 365 method to determine if infiltration is a valid method of surface water disposal. This is to comply with the drainage options hierarchy stated within the Cumbria Development Design Guide 2017. The results of this test have been submitted to the Lead Local Flood Authority for comment and it is agreed that infiltration is a viable method for the disposal of surface water providing a high level overflow is also located within the development.
- 6.40 Detailed micro drainage calculations have also been submitted and these prove that the designed soakaways can accommodate a 1 in 100 year plus 40% to account for climate change storm event without increasing flood risk. This is acceptable to the Lead Local Flood Authority. With regards to the high level overflow, the applicant has submitted a plan showing the existing drainage tile dimensions, location (within the site) and direction of flow. The tile discharges to the ditch / culvert in the verge of the road to the north (Haythwaite Lane) and then head downhill to the west. The drain is 70 x 100 x 300mm sections which are to be utilised through the natural contours of the development site in the event of the soakaways reaching capacity. This is acceptable to the Lead Local Flood Authority.
- 6.41 The Lead Local Flood Authority, therefore, has no objections to the proposal as the developer has demonstrated that the development would not increase flood risk on site, or downstream of the works.

7. Impact Of The Proposal On Biodiversity

- 6.42 The existing field which is grazed grassland is of low ecological value. The erection of dwellings on the site, with front and rear gardens and the planting of additional trees and hedgerows is likely to enhance the biodiversity value of the site.

8. Other Matters

- 6.43 The Parish Council has raised concerns that the application is not in accordance with DNP-E4 Local Green Spaces. An area in Raughton Head is designated as Local Green Space (Raughton Head - Old Drovers Route) where new development is ruled out other than in very special circumstances. This land lies on the opposite side of the road to the proposed development. Whilst the development would impact on views out

of the village from a section of this green space this is not considered to be sufficient grounds to refuse the application.

Conclusion

- 6.44 In overall terms, the proposal would be acceptable in principle. The scale and design of the dwellings would be acceptable and the proposal would not have an adverse impact on landscape character. The proposed dwellings would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties or on biodiversity. The proposed access and foul and surface water drainage would be acceptable, subject to the imposition of conditions. In all aspects, the proposal is considered to be compliant with the objectives of the relevant adopted Local Plan policies and the Dalston Neighbourhood 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 18th December 2018;
2. the Location Plan (drawing ref D.07) received 18th December 2018;
3. the Site Plan (drawing ref D.06c) received 21st May 2019;
4. Block Plan (drawing ref D.09) received 21st May 2019;
5. the Plot 1 - Floor Plans and Elevations (drawing ref D.01b) received 21st May 2019;
6. the Plot 2 - Floor Plans and Elevations (drawing ref D.02b) received 21st May 2019;
7. the Plot 3 - Floor Plans and Elevations (drawing ref D.03b) received 21st May 2019;
8. the Plots 4 & 5 - Floor Plans and Elevations (drawing ref D.04b) received 21st May 2019;
9. the Supporting Document (18.04.19) received 24th April 2019;
10. the Drainage Strategy (10.01.19) received 10th January 2019;
11. the Micro Drainage Summary of Results (10.01.19) received 10th January 2019;

12. the Micro Drainage ICP SUDS mean Annual Flood (28.09.18) received 10th January 2019;
13. the Notice of Decision; and
14. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the local planning authority before any work is commenced.

Reason: To ensure that the external appearance of the building is acceptable in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. For the duration of the development works, existing trees and hedgerows shall be protected by a suitable barrier, the position of which shall be indicated on a plan and agreed in writing by the Local Planning Authority before development works commence. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

7. No development shall commence until full details of the wildlife enhancement measures to be undertaken at the site, together with the

timing of these works, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall then be carried out in strict accordance with the agreed details.

Reason: In order to enhance the habitat for wildlife in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

Reason: To ensure that the character and attractive appearance of the building is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policies HE7 and SP6 of the Carlisle District Local Plan 2015-2030.

9. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. The development shall not commence until visibility splays providing clear visibility of 60 metres in both directions measured back by 2.4 metres down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway as Drawing. No. D.06c. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 & LD8.

11. The surfacing of the access road shall extend for at least 10m inside the site, as measured from the highway boundary prior to the dwellings being occupied and shall be carried out in accordance with details of construction which have been approved by the Local Planning Authority as shown on Drawing No D.06c. The access road shall be constructed in accordance with a specification approved by the Local Planning Authority.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

12. The dwellings shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

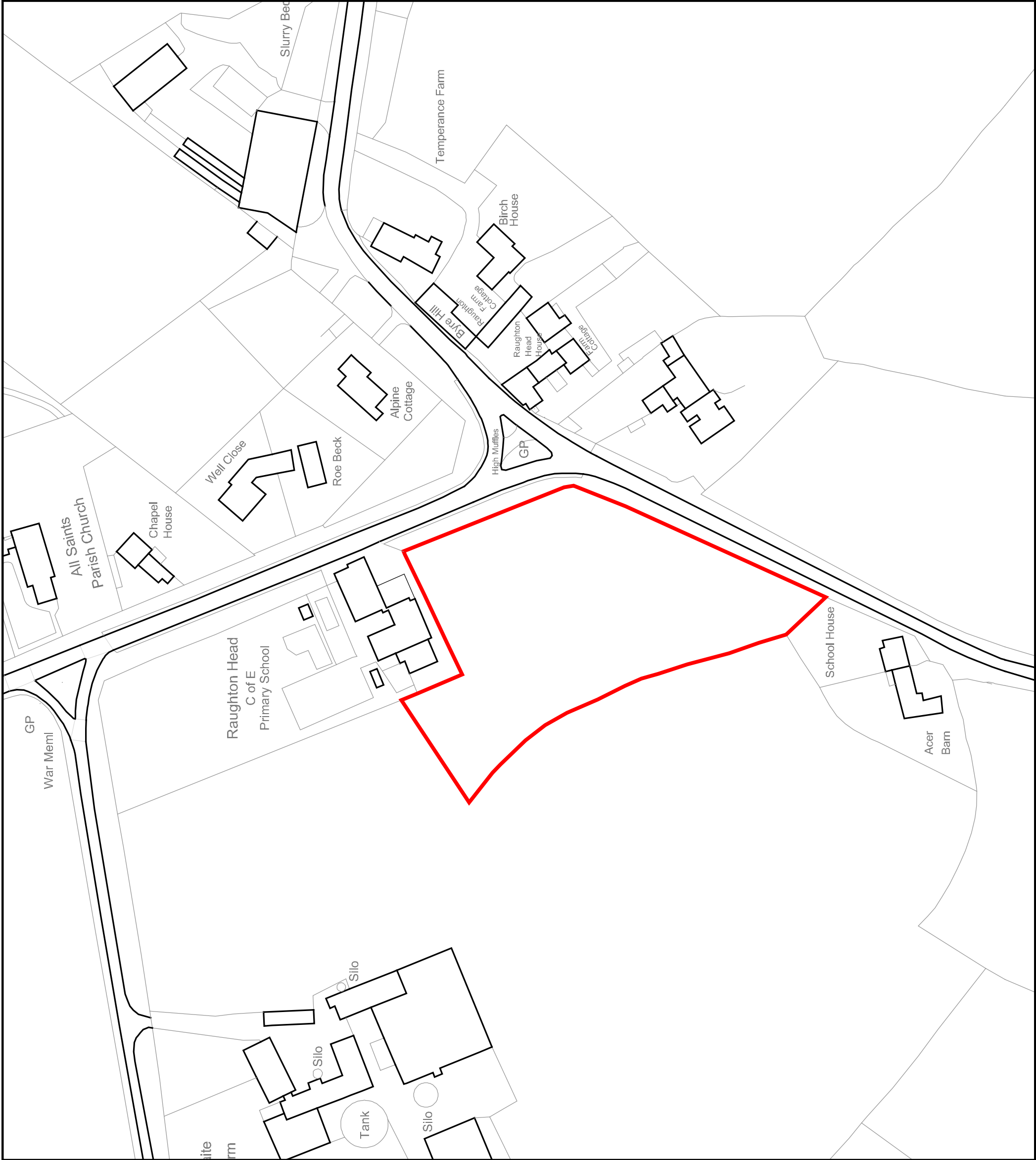
Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 & LD8.

14. The access and parking/turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

15. Prior to the commencement of development, the applicant shall submit a Construction Management Plan (CMP) for approval in writing by the Local Planning Authority. The development shall then be undertaken in strict accordance with the CMP.

Reason: To ensure the proposal does not have an adverse impact on the occupiers of adjacent properties, including the school, during construction works.



Location Plan (1:1,250)



| Revision Status | | | Initials |
|-----------------|------|------------|----------|
| Rev | Date | Amendments | |
| | | | |

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Drawing

| | |
|----------|---|
| Title: | Location Plan |
| Scheme: | Development Adjacent Raughton Head School |
| Scale: | 1:1,250 |
| Date: | 17.12.2018 |
| Dwg No.: | D.07 |
| Drawn: | D Gray |

A3

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| Rev | Date | Amendments | |
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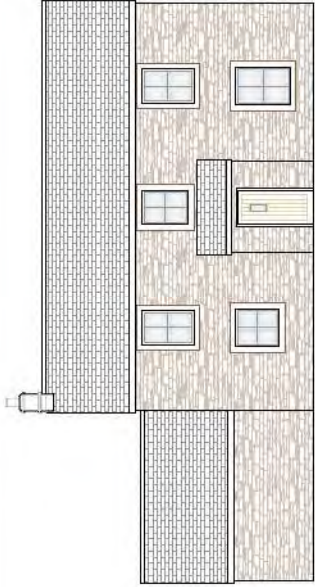
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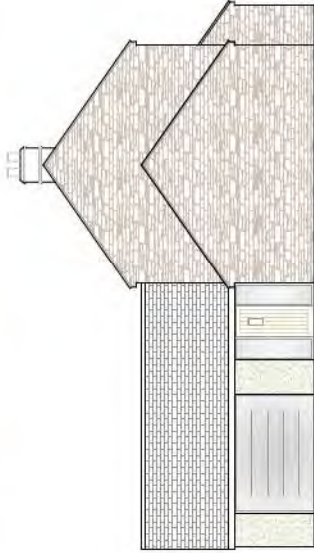
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| Drawing | Title: Block Plan |
| Scheme: | Development Adjacent Raughton Head School |
| Scale: | 1:500 |
| Date: | 20.05.19 |
| Dwg No.: | D.09 |
| Drawn: | D Gray |

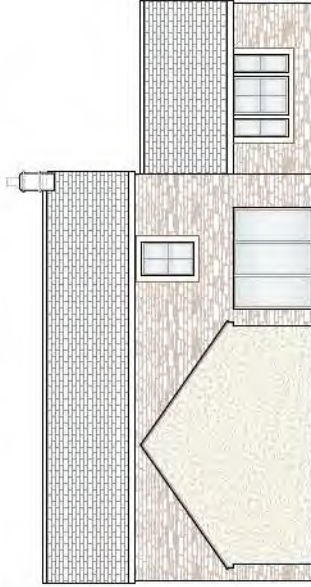
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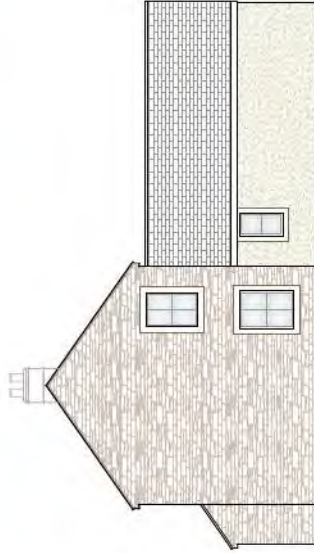
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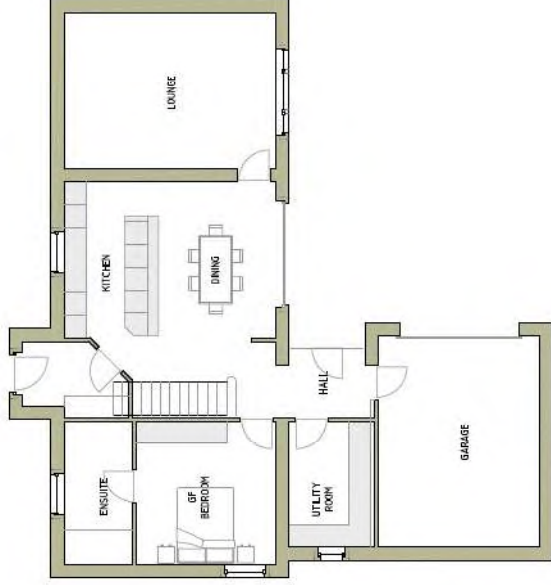
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Finishes Legend

| | | |
|-------|--------|------------|
| Stone | Render | Slate roof |
|-------|--------|------------|



LINEAR SCALE 1:100

Revision Status
Rev Date Amendments
Initials

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Drawing

Plot 1 - Floor Plans and Elevations

Title: Development Adjacent Raughton Head School

Scale: 1:100

Date: 20.05.19

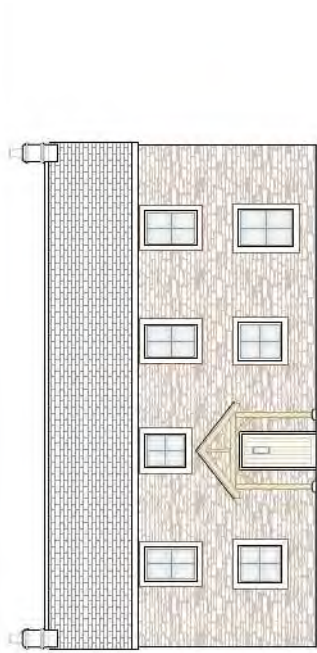
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Drawn: D Gray

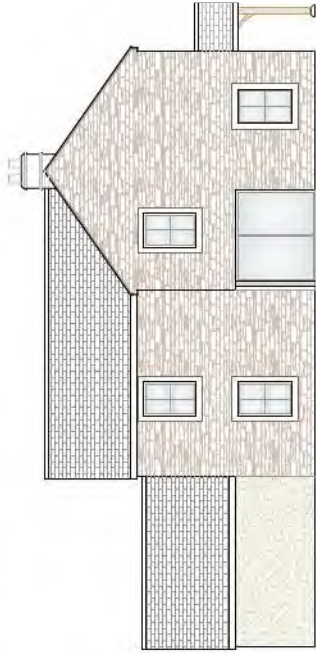
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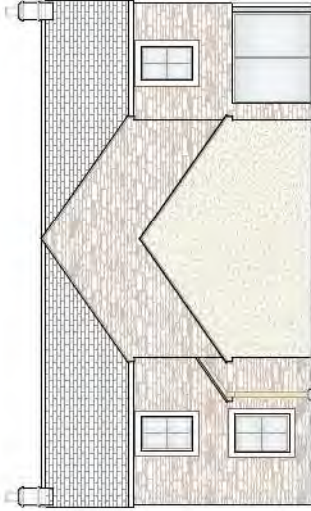
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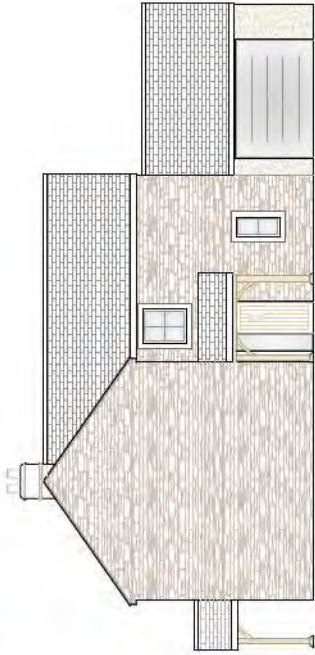
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Finishes Legend

| | | |
|-------|--------|------------|
| Stone | Render | State roof |
|-------|--------|------------|



LINEAR SCALE 1:100

| | |
|-----------------|----------|
| Revision Status | Initials |
| Rev | Date |
| Amendments | |

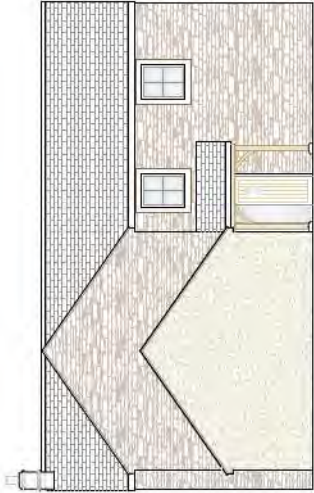
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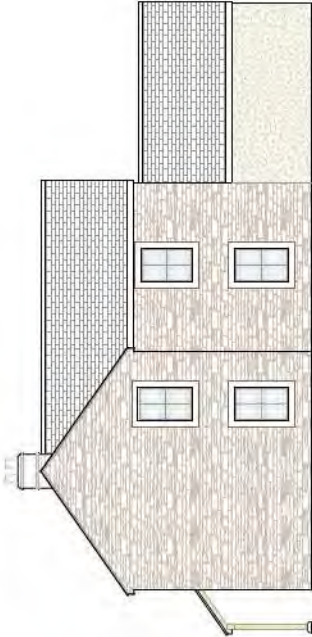
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| Drawing | Plot 2 - Floor Plans and Elevations |
| Title | Scheme: Development Adjacent Raughton Head School |
| Scale | 1:100 |
| Date | 20.05.19 |
| Dwg No | D 02b |
| Drawn | D Gray |

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PLOT 3



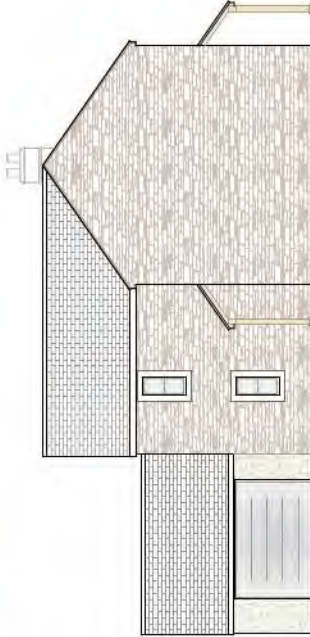
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Finishes Legend

| | | |
|---------------------|---------------------|---------------------|
| Stone | Reinforced concrete | Slab edge |
| Reinforced concrete | Reinforced concrete | Reinforced concrete |
| Reinforced concrete | Reinforced concrete | Reinforced concrete |
| Reinforced concrete | Reinforced concrete | Reinforced concrete |
| Reinforced concrete | Reinforced concrete | Reinforced concrete |



LINEAR SCALE 1:100

Revision Status
Rev. Date
Amendments
Initials

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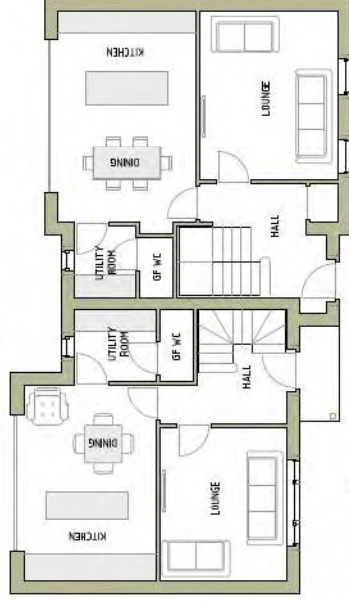
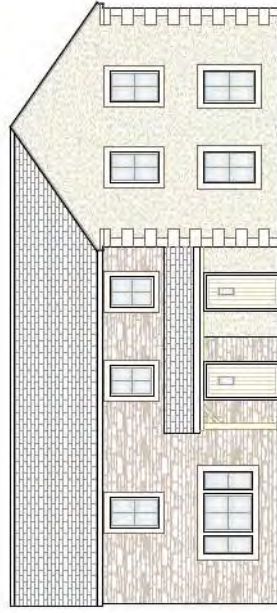
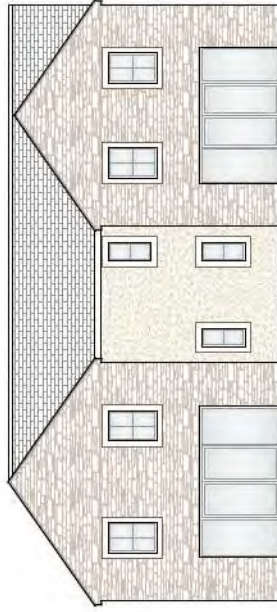
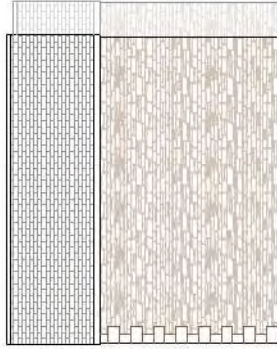
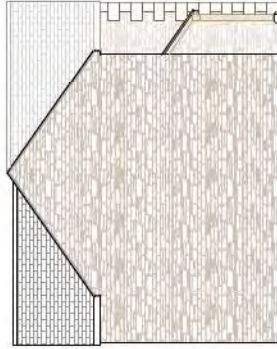
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Drawing
Title: Plot 3 - Floor Plans and Elevations
Scheme: Development Adjacent Raughton Head School
Scale: 1:100
Date: 20.05.19
Dwg No: D 030
Drawn: D Gray

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PLOTS
4 & 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Finishes Legend

| | | |
|-------|-------|-----------|
| Stone | Brick | Slip tile |
|-------|-------|-----------|

LINEAR SCALE 1:100

Revision Status
Rev Date Amendments
Initials

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Drawing
Title: Plots 4 & 5 - Floor Plans and Elevations
Scheme: Development Adjacent Raughton Head School
Scale: 1:100
Date: 20.05.19
Dwg No: D-04b
Drawn: D Gray