SCHEDULE A: Applications with Recommendation

18/0990

Item No: 02 Date of Committee: 26/04/2019

Appn Ref No:	**Applicant:**	**Parish:**
18/0990	Mr Allen	Brampton
	Agent:	**Ward:**
	Hyde Harrington	Brampton

Location: Land to rear of Braefoot, Lanercost Road, Brampton, CA8 1EN

Proposal: Demolition Of Agricultural Outbuildings; Erection Of 1no. Dwelling With Access From Lanercost Road, Together With Additional Landscaping

Date of Receipt:	**Statutory Expiry Date**	**26 Week Determination**
05/11/2018	31/12/2018	21/01/2019

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

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

2. Main Issues

2.1 The principle of development;
2.2 Whether the scale and design of the dwelling is acceptable and impact upon the landscape character of the area;
2.3 Impact upon Brampton Conservation Area
2.4 Impact upon the setting of Grade II Listed Buildings;
2.5 Impact of the proposal on the living conditions of neighbouring residents;
2.6 Impact of the proposal on highway safety and public footpath 105002;
2.7 Whether the methods of disposal of foul and surface water are appropriate;
2.8 Impact of the proposal on trees and hedgerows;
2.9 Impact upon biodiversity;
2.10 Other matters.

3. Application Details

The Site

3.1 The application relates to land to the rear of Braefoot, Lanercost Road, Brampton. The site occupies a parcel of land that measures approximately 0.14 hectares in area and is currently in agricultural use with two single storey agricultural buildings (one constructed from brick walls with a curved cement sheeted roof and one constructed from stone with a corrugated roof) located to the western side of the site.

3.2 The land rises noticeably from The Swartle/Lanercost Road at the south-eastern side of the site towards Brampton Ridge to the north-west. To the south there are a combination of single and two storey properties (namely The Hayloft, Ridge Valley, Braefoot and Shiloh), which are situated in a linear formation along The Swartle. The majority of the application site is mainly situated behind Ridge Valley and Braefoot however part of the site extends down between the side elevations of Ridge Valley and Braefoot . The application site is currently served by two field access gates, one which crosses in front of the principle elevation of Ridge Valley to the south and the other which is situated off an access lane/public footpath No.105002 which runs parallel to the western boundary of the application site towards the top of the ridge.

3.3 There is a two storey Grade II Listed dwelling to the south- west (Mote Cottage) which is located on the opposite side of public footpath 105002. The land to the north and east comprises of agricultural fields however further up the ridge approximately 126 metres to the north-west there are three residential properties known as Moat Cottage, Dambreezy and Nearinuff. Beyond the agricultural field to the east is a two storey Grade II Listed dwelling known as Ridge House.

3.4 The site falls within Brampton Conservation Area. An Ash Tree which is situated towards the front of the site, on the parcel of land between Ridge Valley and Braefoot, is also covered by Tree Preservation Order 297.

The Proposal

3.5 The application seeks full planning permission to demolish the existing agricultural buildings and erect 1no. dwelling which will have a split level design and will be partially built into the existing landscape. The majority of the accommodation (kitchen/dining room, hall, utility, WC, en-suite master bedroom and lounge) will be provided on the ground floor however three bedrooms and a bathroom will located on the lower ground floor. The submitted drawings illustrate that the dwelling will be "L" shaped with the main part of the dwelling aligned to follow the footprint of the existing brick built agricultural building with a single storey 6.5 metre projection to the east. The dwelling will be constructed from a mixture of sandstone (colour pink/buff/grey coursed in a random rubble pattern) and cedar boarded walls (colour light grey/green) under a natural slate roof. Windows/screens and doors are to be composite aluminium/timber units coloured grey/green. Rainwater goods are to be finished in aluminium/zinc colour.

3.7 The proposal seeks to utilise the existing site access from public footpath 105002 located to the west of the site. A new 3.2 metre wide timber gated

access will be formed at the location of the field access with 1.8 metre high stone walls either side. Incurtilage parking and turning spaces will be provided within the site as well as a garden area. The proposed boundary treatment for the curtilage of the property will be post and wire fencing with a hedgerow comprising of native species.

3.8 Members should be aware that the application as first submitted sought to form a new access from The Swartle however the access arrangements were changed to that outlined in paragraph 3.7 above due to objections raised by the highway authority in relation to visibility splays.

4. Summary of Representations

4.1 This application has been advertised by the display of a site notice, press notice and by means of notification letters sent to 8 neighbouring properties. During the consultation period 6 letters of objection and 2 comments have been received.

4.2 The letters of objection cover a number of matters and are summarised as follows:

1. queries regarding level of consultation undertaken;
2. impact upon TPO 297;
3. impact upon public footpath no.105002 which runs along the western boundary of the site including damage/ health and safety issues arising from construction traffic;
4. footpath 105002 is unadopted and used by occupiers of four dwellings as the sole access to their properties and who are responsible for the upkeep;
5. the access track leads to a dead end and any obstruction/closure would severely inconvenience neighbouring residents and users of the footpath as there are no possible diversions;
6. area is considered to be of national importance archaeologically;
7. archaeologist was required to be on site during the laying of a new electric supply at the top of the footpath;
8 impact upon Brampton Conservation Area and landscape character/visual appearance of the area particularly as site is elevated;
9. development does not comply with the conditions set out in the Brampton Conservation Area Appraisal/Management Plan;
10. design of dwelling not in keeping with surroundings;
11. impact upon an ancient hedge located along the western side of the site;
12. removal of any part of the hedge and creation of any hard standing areas will exacerbate sand/silt material that is washed down the steep track during heavy rainfall;
13. the development will have windows that will look out onto the lane to the west;
14. poor visibility from access track onto Lanercost Road;
15. applications 84/0725 and 92/0924 were rejected on the site ;
16. existing agricultural buildings are unattractive but indicate the agricultural heritage of Lanercost Road and are part of the former Sands Farm (now

Ridge Valley/Hayloft);

17. agricultural land is used for livestock grazing, buildings have previously been used for livestock shelter;
18. photos of how the building will set in the landscape are deceptive as building will be higher than the existing roof lines of Ridge Valley and Braefoot, the images are more than 10 years old and include double imaging;
19. application does not mention Ridge House which is a Grade II Listed Georgian property or the properties to the north of the site;
20. inclusion of full length windows/doors are not in-character with surrounding properties;
21. site is part of an open field and is not well contained;
22. adverse impacts upon Braefoot and Ridge Valley in terms of overlooking, lack of privacy and loss of private amenity;
23. additional screen planting in front of 1.2 metre high boundary to Braefoot would affect private amenity;
24. application is not single storey it is split level;
25. increased flood risk from proposed building and hard standings;
26. potential structural damage to retaining walls of neighbouring properties;
27. queries regarding the position of what will happen to the existing access gate to the field and the neglected gate?
28. impact upon ecology;
29. proposal may create a precedent for future development in the field;
30. development would not comply with Policies HO2, HO6, HO12, HE3, HE7 and GI3 of the Carlisle District Local Plan 2015-2030;
31. impact upon settings of Listed Buildings;
32. no public benefit to be gained by the proposal;
33. query how an 'area for turning' is to be constructed in a field before there is any area for turning;
34. would like assurances that construction traffic will not go further up the track.

4.3 The letters of comment are summarised as follows:

1. would like to see field kept as agricultural land;
2. there is already access to the building which has been used in the days of Sands Farm;
3. there are already enough outlets in the vicinity of Lanercost Road;
4. families utilise the public footpath up to the ridge;
5. development will create a precedent for more buildings; and
6. visual impact upon the area.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection subject to the imposition of one condition ensuring that access and parking/turning requirements are met before building works commence. Standing advice received in relation to the public foopath to the west of the site and the use of soakaways.

Brampton Parish Council: - application would have an adverse visual

impact on the character of the local area- contrary to Policy HE7 - Conservation Areas of the Carlisle District Local Plan 2015-2030. The application would not maintain or enhance the local area and would have a detrimental effect on nearby properties- contrary to Policy HO12 - Other uses in primary Residential Areas of the Carlisle District Local Plan 2015-2030.

Northern Gas Networks: - no objection, standing advice received;

United Utilities - (for water & wastewater comment) see UUES for electricity dist.network matters: - no objection subject to one condition, standing advice received regarding water and united utility assets;

Conservation Area Advisory Committee: content with general principle; concern over clarity of access impact - tree is shown as both retained on one drawing and to be felled on another; and, some concern over elevated overlooking of neighbouring house. Recommendation is no comment.

Historic Environment Officer (Cumbria County Council) - application does not raise any archaeological issues. It is too far from The Mote to affect it and the likelihood that currently unknown remains will be impacted is very small. Do not object to the application or have any comments to make.

Footpath Officer (Cumbria County Council) - public footpath 105002 follows the access road to the west of the development area and must not be altered or obstructed before or after the development has been completed, if the path is to be temporarily obstructed then a formal temporary closure will be required there is a 14 week lead in time for this process.

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 National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) together with Policies SP1, SP2, SP6, HO2, IP3, IP4, IP6, CC5, CM5, HE3, HE7, GI1, GI3, GI5 and GI6 of the Carlisle District Local Plan 2015-2030 (CDLP).

6.3 Other material considerations are Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, the Cumbria Landscape Character Guidance and Toolkit (adopted March 2011) together with Supplementary Planning Documents (SPD) adopted by the City Council, 'Achieving Well Designed Housing' and 'Trees and Development'.

6.4 The proposal raises the following planning issues:

1. The Principle of Development

6.5 Paragraph 10 of the NPPF outlines that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 68 of the NPPF confirms that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and to promote the development of a good mix of sites local planning authorities should support the development of windfall sites through their decisions giving great weight to the benefits of using suitable sites within existing settlements for homes.

6.6 The aims of the NPPF are reiterated in Policy HO2 (Windfall Housing Development) of the local plan which makes provision for windfall housing development within or on the edge of Carlisle, Brampton, Longtown and villages within the rural area provided that the development would not prejudice the delivery of the spatial strategy of the local plan and subject to a number of criteria namely scale, design, ensuring that the proposal is compatible with adjacent land users, enhances/maintains the vitality of rural communities, and, if on the edge of a settlement ensuring that the development is well integrated and does not lead to an unacceptable intrusion into the open countryside

6.7 The proposal seeks full planning permission for the demolition of existing agricultural buildings and erection of 1no.dwelling on land to the north of Ridge Valley, The Swartle, Brampton.

6.8 Brampton is identified as a District Centre in the Carlisle District Local Plan due to its high range of services. The application site is therefore considered to be a sustainable location for new housing development. Although the site lies within a field to the north of the properties along The Swartle it is appreciated that the application seeks to replace the existing agricultural buildings (one which is already visible within the existing street scene) and will be set into the landscape with the backdrop of the ridge behind. In such circumstances it is considered that the site is already integrated with the existing settlement and would not lead to an unacceptable intrusion into the open countryside. The proposal is, therefore, acceptable in principle.

2. Whether The Scale And Design Of The Dwelling Is Acceptable And Impact Upon The Landscape Character Of The Area

6.9 The NPPF attaches great importance to the design of the built environment recognising that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. The NPPF states that planning decisions should ensure developments function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place; and, optimise the potential of the site to accommodate and sustain the appropriate mix of development. Paragraph 130 of the NPPF states that permission should be refused for development of

poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Paragraph 131 goes on to confirm that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

6.10 The relevant design policies of the CDLP seek to ensure that proposals respond to the local context in terms of height, scale and massing and by using appropriate materials and detailing. Local landscape character should be respected and development should be fully integrated into its surroundings. Policy HO2 (Windfall Housing Development) of the CDLP seeks to ensure that the scale and design of new housing development is appropriate to the scale, form, function and character of the existing settlement.

6.11 In terms of landscape character it is acknowledged that the site is identified as being located within sub category 7C - Sandy Knolls and Ridges of the Cumbria Landscape Character and Toolkit. The key characteristics of this landscape is regular knolls and ridges, land cover is generally pasture, irregular field patterns, and, significant amounts of woodland cover in the form of hanging woods, coniferous plantations and semi-natural woods. The vision is to conserve and enhance the landscape with the guidelines for development being to conserve and protect historic villages and hamlets and ensure all new development reflects the scale and character of the existing settlement, and, to encourage additional planting to soften and screen existing large scale or eyesore developments.

6.12 As stated in paragraph 3.1 of this report the application site is presently occupied by two single storey agricultural buildings, one which is constructed from brick with a curved cement sheeted roof and the other constructed from stone with a corrugated roof. The brick built building is rectangular in shape and is orientated south-east to north-west. As the land rises from The Swartle towards the north-west the existing brick built agricultural building is a visible feature from a number of viewpoints. The stone agricultural building is located further down the western side of the site and is not as visible within the landscape as it is at a lower level and located immediately behind the rear garden of Ridge Valley.

6.13 It is proposed to demolish both existing agricultural buildings and erect 1no. dwelling which will have a split level design and will be partially built into the existing landscape. The majority of the accommodation will be provided on the ground floor however three bedrooms and a bathroom will located on the lower ground floor. The submitted drawings illustrate that the dwelling will be "L" shaped with the main part of the dwelling aligned to follow the footprint of the existing agricultural brick buildings (which are to be demolished) with a single storey 6.5 metre projection to the east. The dwelling will be constructed from a mixture of sandstone (colour pink/buff/grey coursed in a random rubble pattern) and cedar boarded walls (colour light grey/green) under a

natural slate roof. Windows/screens and doors are to be composite aluminium/timber units coloured grey/green. Rainwater goods are to be finished in aluminium/zinc colour.

6.14 When assessing the foregoing it is appreciated that there are a variety of house types situated along the northern side of The Swartle. The dwellings closest to the application site range from older two storey terraced or detached properties constructed from stone walls under a slate roof to more modern single storey detached bungalows constructed from brick. The dwellings are mainly located in a linear formation facing towards The Swartle with the exception of Mote Cottage which is set back by approximately 34 metres. When one travels further along The Swartle to the east the house types become more varied comprising of a detached dormer bungalow and two storey detached rendered properties as well as two storey terraced dwellings with a third floor in the roof space.

6.15 The typography of the application site is varied with the land rising steeply from The Swartle at the south-eastern side of the site towards Brampton Ridge to the north-west. There are dwellings that are located towards the top of the ridge which are also visible within the landscape.

6.16 The main part of the proposed dwelling will be aligned to follow the footprint of the existing brick agricultural buildings and will be mainly constructed from traditional materials - stone walls under a slate roof. This element of the proposal will also incorporate fenestration details which retain barn like features as well as traditional features such as stone mullions, headers and cills. This element of the proposal will be compatible with the more older stone properties located within the immediate vicinity. The proposed single storey off shoot to the east will however be constructed from more contemporary materials (cedar boarded walls with fully glazed windows) however these light weight materials will be complementary to the traditional design of the split level element of the dwelling. In such circumstances the materials of the proposed development are considered to be appropriate to the context of the application site.

6.17 It is appreciated that the application site is located in a prominent location due to the typography of the landscape which rises towards the north west. The proposed dwelling will be noticeably visible within the landscape however it is appreciated that the two storey gable of the dwelling on the south-east elevation will only be 300mm higher than the highest part of the existing agricultural buildings that it is replacing and the dwelling has been designed to align with the footprint of the existing agricultural buildings and to be built into the existing landscape . Although the dwelling will have a 6.5 metre projection to the east this projection will be set back approximately 11.85 metres from the two storey gable and will be constructed from relatively light weight materials which will soften the built form of the development. The dwelling (which will have a ridge height higher than the existing dwellings located along The Swartle due to the typography of the landscape and will have a greater mass than the existing agricultural buildings) will be viewed within the context of the existing two storey and single storey dwellings located towards the front of the site, Mote Cottage to the left which is also set

back a considerable distance from the road as well as the rising landscape behind and the woodland on the western side of the public footpath. In such circumstances it is considered that the proposal would not result in an obtrusive development that would unacceptably affect the character/appearance of the existing street scene or the landscape character of the area. The scale and design of the dwelling itself is therefore acceptable.

6.18 The submitted plans illustrate that the proposed treatment for the curtilage of the property will be post and wire fencing with a hedgerow comprising of native species. This low level boundary treatment is considered to be in keeping with the character of the area and will have a minimal visual impact. The size of the proposed curtilage is comparable to the dwelling proposed with an appropriately sized garden and parking area. Hard standings within the site are to comprising of gravel and permeable paving which are also sympathetic materials.

6.19 The proposed timber access gate and 1.8 metre high walling will also be in keeping with the immediate surroundings and will correspond with materials within the locality.

3. Impact Upon Brampton Conservation Area

6.20 The application site is located within Brampton Conservation Area. As highlighted earlier in the report, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, PPG and Policy HE7 (Conservation Areas) of the Local Plan are relevant.

6.21 Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect to any buildings or land in a conservation area. The aforementioned section states that*"special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area".*

6.22 The aims of the 1990 Act is reiterated in both the NPPF, PPG and policies within the Local Plan. Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 194 of the NPPF goes onto state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Paragraph 195 states that where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or total loss or if 4 criteria apply (i.e. the mature of the assets prevents all reasonable uses of the site, no viable use of

the asset can be found in the medium term, conservation by grant funding is not possible, and, the harm/loss is outweighed by the benefit of bringing the site back into use).

6.23 Paragraph 196 of the NPPF confirms that where a development will lead to less than substantial harm to the significance of a designated asset, this harm should be outweighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Paragraph 200 of the NPPF states that LPA's should look for opportunities for new developments within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably. Paragraph 201 highlights that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of a Conservation Area should be treated as substantial harm or less than substantial harm taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area.

6.24 Policy HE7 (Conservation Area) of the Local Plan advises that proposals within Conservation Areas should preserve or enhance the special character and appearance of the conservation area and its setting. Specifically proposals should: harmonise with their surroundings; be sympathetic to the characteristics of the conservation area; preserve or enhance features which contribute positively to the areas character/appearance; not have an unacceptable impact upon historic street patterns, boundaries, roof scape, skyline and setting including protecting important views into and out of conservation areas; not other than a last resort result in demolition and redevelopment behind retained facades; where possible draw on a local palette of materials; retain individual features of interest; and not generate a significant increase in traffic movements.

6.25 Brampton Conservation Area was originally designated in 1973. Following the agreement in 2003 to extend the original Brampton Conservation Area, an appraisal of the areas surrounding Brampton’s town centre was the subject of an exhibition and following public meetings the responses were evaluated which resulted in the conservation area being extended.

6.26 The application site was not included within the 1973 Conservation Area boundary but is within the 2003 extension to the Conservation Area. With reference to The Mote, Ridgevale Terrace and The Sands, the appraisal element of the document states:

"The Mote is a scheduled ancient monument where a defensive site is believed to have been constructed in the 12th century. The ridge itself is also a significant landscape feature running north eastwards towards Lanercost. This area is considered to be of national importance archaeologically as well as being highly significant visually and as a recreational site. Around the foot of the Mote is a mixture of housing development; detached, semi-detached and terraced. Ridgevale terrace is particularly prominent. Two large triangular open areas known as The Sands separate the other residential areas, The

Sands Cottages and the Wilson Memorial homes. There is also some 20th century detached housing along the A6071.

A number of buildings in this area have town scape significance and looking down The Sands is Warren House Farm. The agricultural land below it forms a well designated backdrop and is of significant landscape value.

Key issues:

- *Development sites should have carefully set out design briefs to ensure it does no harm to the character of the conservation area*
- *Significant open spaces in the landscape should be protected from future development*
- *Significant local buildings should be considered for inclusion on a local list"*

6.27 Although the appraisal identifies that the open spaces in the landscape should be protected from future development it does not preclude development *per se*. Under the requirements of the NPPF, a "*balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset*." In this instance, the application site already has agricultural buildings in situ with the brick built agricultural buildings being a visible feature within the landscape from a number of viewpoints due to the typography of the landscape which rises from The Sands towards the Ridge. It could be argued that the building does not have a particularly positive impact upon the character/appearance of the Conservation Area as it is constructed from a low grade brick and has a curved cement sheeted roof. As previously stated within this report the application proposes to demolish all the existing agricultural buildings on the site and replace them with a split level dwelling which follows the main footprint of the brick built agricultural buildings with an extension to the east. The main issue therefore is whether the proposed development continues to preserve or enhance the character and appearance of Brampton Conservation Area.

6.28 The Conservation Area Advisory Committee (CAAC) were consulted on the original plans submitted for the application and confirmed that they were content with the general principle of development. They did highlight that they had concern over clarity of the access impact as the TPO tree was shown as both retained on one drawing and to be felled on another. They also raised some concern over elevated overlooking of neighbouring house with the overall recommendation of no comment. Since CAAC comments were received the drawings have been updated to show the TPO tree retained with access to the site via an existing field gate from public footpath No.105002. The first floor window on the gable has also been reduced in size. (Impacts upon the residential amenity of neighbouring properties are however discussed in paragraphs 6.46-6.51 of this report).

6.29 The City Council's Heritage Officer has been consulted on the development and has confirmed that the site is in a setting of substantial significance as it is located in close proximity to the scheduled monument 'The Mote', Grade II

Listed Buildings at Mote Cottage and Ridge House, a Grade II Listed Howard Memorial Shelter, and, key town scape/local list buildings 1-3 Earl Grey Cottages, The Hayloft and Ridge Valley. The Heritage Officer is of the opinion that the submitted heritage statement does not clearly illustrate the significance of the assets or convincingly assesses the impacts on these. In this context, paragraph 189 of the NPPF confirms that heritage assessments need to be proportionate to the development proposed and if any shortcomings are identified, it is up to the City Council to make a balanced judgment when making an assessment of the impact upon heritage assets.

6.30 The Heritage Officer is concerned that the indicative visuals provided are not entirely reflective of the current context of the site and therefore underestimate the prominence of the development within the Conservation Area. He considers that the scheme of a two storey dwelling with a side extension makes the overall width double that of the existing brick structure and maintains that a single storey dwelling which encompasses existing buildings on site with a modest extension would be more appropriate. In matters of detail he would welcome consideration of a reduction in the height of the building to no more than the existing ridge height; concern of the loss of the frontage wall to provide the access; and, suggested that a less intrusive access could be achieved via the existing access to the west. The Heritage Officer originally raised concerns over the volume of the development and that the proposal would set a precedent for additional parallel development behind the bungalows Braefoot and Shiloh. In response to amendments to the proposed access (now via the public footpath to the west) and changes to the elevations (inclusion of more traditional barn like features and use of drive-in rise and fall brackets) the Heritage Officer has confirmed that he is content that these alterations make the development more acceptable.

6.31 With reference to the Heritage Officer's comments it is appreciated that the indicative visuals are not entirely reflective of how the development would appear in the landscape however the application has been assessed on the basis of the scaled drawings provided.

6.32 In terms of the overall scale and design of the development and the impact of the development on the character/appearance of Brampton Conservation Area this is a subjective matter with the CAAC confirming no objection to the development. As previously outlined in paragraphs 6.9-6.19 the application site is located in a prominent location due to the typography of the landscape which rises towards the north west. The dwelling will be noticeably visible within the landscape however it is appreciated that the two storey gable of the dwelling on the south-east elevation will only be 300mm higher than the highest part of the existing agricultural buildings that it is replacing and the dwelling has been designed to align with the footprint of the existing agricultural buildings and to be built into the existing landscape . Although the dwelling will have a 6.5 metre projection to the east this projection will be set back approximately 11.85 metres from the two storey gable and will be constructed from relatively light weight materials which will soften the built form of the development. The materials of the remainder of the property will correspond with the materials of properties within the immediate vicinity with the dwelling incorporating traditional and barn like features. The proposed

dwelling (which will have a ridge height higher than the existing dwellings located along The Swartle due to the typography of the landscape and will have a greater mass than the agricultural building) will be viewed within the context of the existing two storey and single storey dwellings located towards the front of the site, Mote Cottage to the left which is also set back a considerable distance from the road as well as the rising landscape behind and the woodland on the western side of the public footpath. In such circumstances it is considered that the proposal would not result in an obtrusive development that would unacceptably affect the character/appearance of Brampton Conservation Area.

6.33 As stated in paragraphs 6.18- 6.19 above the proposed treatment for the curtilage of the property is considered to be in keeping with the character of the area and will have a minimal visual impact. The size of the proposed curtilage is comparable to the dwelling proposed with an appropriately sized garden and parking area. Hard standings within the site are to comprise of gravel and permeable paving which are also sympathetic materials. In order to protect the character and appearance of the Conservation Area it is recommended that relevant conditions are imposed within the decision notice, should Members approve the application, requesting samples of all proposed materials, and, removing permitted development rights for boundary treatments, outbuildings, hard standings as well as extensions/alterations to the dwelling.

6.34 In light of the foregoing assessment it is considered that the proposal would not have a detrimental impact on the character or appearance of Brampton Conservation Area.

4. Impact Upon The Setting Of Grade II Listed Buildings

6.35 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".*

6.36 Accordingly, considerable importance and weight should be given to the desirability of preserving listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).

6.37 The NPPF states that Local Planning Authorities should refuse consent for any development which would lead to substantial harm to a designated heritage asset. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Policy HE3 (Listed Buildings) of the Local

Plan also indicates that listed buildings and their settings will be preserved and enhanced. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the significance.

a) the significance of the heritage asset and the contribution made by its setting

6.38 The nearest Listed Buildings are located at Mote Cottage and Ridge House which are Grade II Listed and situated approximately 21 metres to the south-west and 56 metres to the east of the proposed dwelling. There is also a Grade II Listed Howard Memorial Shelter located on the open space at The Swartle over 70 metres from the proposed dwelling. By way of background there are over 374,000 listed buildings within England which are categorised as Grade I, Grade II* and Grade II. Grade I are of exceptional interest, sometimes considered to be internationally important, only 2.5% of Listed Buildings are Grade I. Grade II* Buildings are particularly important buildings of more than special interest, 5.5% of listed buildings are Grade II*. The final tier of Listed Buildings are Grade II buildings which are nationally important and of special interest.

6.39 Mote Cottage was listed by Historic England (formerly English Heritage) as Grade II in 1984. The listing details are as follows:

House. Circa 1870, as estate house for the Howards of Naworth. Dressed calciferous sandstone with bands of red sandstone; green slate roof with decorative ridge tiles, coped gables, stone chimney stacks. 2 storeys, 3 bays. Half-plank oak doors, have side lights and mullioned fanlight, with moulded surround and pointed arch, shaped hood-mould: flanked by 2 projecting canted bay windows, which are right is carried up to gabled dormer, with cross-mullioned windows: left transomed window has pointed head with gabled dormer above: all leaded casements.

6.40 Ridge House was listed by Historic England (formally English Heritage) as Grade II in 1957. The listing details are as follows:

House formerly inn. Dated 1835 over entrance. Red sandstone ashlar with plain cornice, slate roof with lead hips, rendered chimney stacks. 2 storeys, 3 bays. 6-panel door with glazed fanlight and pilastered surround, has prostyle Tuscan porch with moulded entablature and cornice. Sash windows with glazing bars with plain stone surrounds. Blind window to south-west wall has painted glazing bars. In 1847, this was the ridge House Inn (Mannix & Whellan Directory).

6.41 The Howard Memorial Shelter was listed by Historic England (formally English Heritage) as Grade II in 1984. The listing details are as follows:

Memorial shelter. Circa 1930, inscribed TO GEORGE JAMES HOWARD 9TH EARL OF CARLISLE, 1843-1911, AND TO ROSALIND FRANCES, HIS WIFE, 1845-1921. Snecked calciferous sandstone ashlar, stone slate roof. Octagonal single storey building with partly open sides. Squared columns are

carried on inside to form vaulted roof, with central circular column. Oak lintels and open timber roof. Floor has stepped flagged surround with small herringbone brickwork inside. Stone seats around central column and along inside of filled arches, with internal inscription stone.

b) the effect of the proposed development on the setting of the Grade II Listed Buildings

6.42 The proposed dwelling will be located approximately 25 metres to the north-east of Mote Cottage. There is an intervening access road/public footpath between the application site and the listed building as well as high vegetation within the existing roadside verge. The proposed dwelling will be set back from the front elevation of Mote Cottage and given the scale and design of the proposal which is acceptable in terms of the context of the surrounding area (as discussed in paragraphs 6.9-6.19) and the separation distances involved it is not considered that the proposed development would have an adverse impact upon the setting of this Grade II Listed Building.

6.43 The dwelling will be located approximately 56 metres to the west of Ridge House. It was evident from the Officer site visit that Ridge House is located at a lower level to the application site with its western boundary covered in dense mature landscaping. The dwelling will be set back from the front elevation of Ridge House. Given the scale and design of the proposal which is acceptable in terms of the context of the surrounding area and the separation distances involved it is not considered that the proposed development would have an adverse impact upon the setting of Ridge House.

6.44 The dwelling will be located over 70 metres from the Grade II Listed War Memorial on The Swartle. As stated in paragraphs 6.9-6.19 the application is acceptable in terms of scale and design as well as its location within the landscape. In such circumstances and given the separation distances involved it is not considered that the proposed development would have an adverse impact upon the setting of the Grade II Listed War Memorial.

6.45 The Council's Heritage Officer has been consulted on the development and has not raised any further comments other than those outlined in paragraphs 6.29-6.30 with regard to the impact upon the settings of neighbouring listed buildings.

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

6.46 The relevant planning policies seek to ensure that development should be appropriate in terms of quality to that of the surrounding area and do not have an adverse impact on the living conditions of the occupiers of adjacent residential properties. The City Council's SPD 'Achieving Well Designed Housing' provides guidance as to minimum distances between primary windows in order to respect privacy and avoid overlooking i.e.12 metres between primary windows and blank gables and 21 metres between primary windows.

6.47 To the south of the site there are a combination of single and two storey properties (namely The Hayloft, Ridge Valley, Braefoot and Shiloh), which are situated in a linear formation along The Swartle. There is also a two storey dwelling to the south-west (Mote Cottage). The land to the north and east comprises of agricultural fields however further up the ridge approximately 126 metres to the north-west there are three residential properties known as Moat Cottage, Dambreezy and Nearinuff. Beyond the agricultural field to the east is a two storey dwelling known as Ridge House.

6.48 The dwelling has been orientated and designed so that the majority of the primary windows face east into the application site. There is one primary window on the north elevation however this faces directly towards the agricultural fields located beyond the application site. All of the windows on the west elevation are either secondary windows serving the kitchen/diner or windows serving non habitable rooms such as the en-suite, utility, or stairwell.

6.49 There are a limited number of windows on the south elevation of the dwelling which comprise of a ground floor bathroom window and a first floor dining room window on the gable as well as full height glazed windows serving the lounge within the eastern projection. The bathroom window is not considered to be a primary window as it does not serve a habitable room. It is also appreciated that the lounge and dining room are also served by larger windows on the east elevation of the dwelling. Concerns have been raised in respect of loss of privacy from the windows on the south elevation. It is acknowledged that the first floor window serving the dining room has been positioned so that it primarily looks down the gap between Ridge Valley and Braefoot. The window will be off-set from the primary windows of neighbouring properties and will be located in excess of 27 metres from the two storey elevation of Ridge Valley and over 23 metres from the rear elevation of Braefoot. The full height windows serving the lounge will be off-set from the primary windows of Ridge Valley and over 35 metres from the rear elevation of Braefoot. In such circumstances and given the differences in levels between the proposed dwellings, and, the existing boundary treatment it is not considered that the windows in the southern elevations of the development would cause sufficient overlooking to neighbouring properties to warrant refusal of the application on this basis.

6.50 Whilst the proposed dwelling will be located on higher land to the properties located along The Swartle and will be a visible feature it is appreciated that the proposed dwelling will be built into the existing landscape and all the distances between the existing and proposed dwellings would greatly exceed the minimum separation distances (21m between facing principal windows) set out in the Council's Supplementary Planning Document "Achieving Well Designed Housing". In such circumstances and given the orientation of the application site and positioning /design of the proposed dwelling it is not considered that the proposed dwelling would have a sufficient adverse impact upon the living conditions of any neighbouring dwellings in terms of overlooking, over dominance or loss of light to warrant refusal of the application on this basis.

6.51 To further protect the residential amenity of the occupiers of neighbouring

properties a condition is recommended that would restrict construction hours.

6. Impact Of The Proposal On Highway Safety And Public Footpath 105002

6.52 The application site is currently served by two field access gates, one which crosses in front of the principle elevation of Ridge Valley and the other which is situated off the access lane which runs parallel to the western boundary of the application site. It is appreciated that public footpath No.105002 follows the access road to the west of the application site. A number of objectors have raised concerns of the impact upon users of the public footpath/access road including potential damage/obstruction particularly during development works.

6.53 The proposal seeks to utilise an existing vehicular access from the western boundary via public footpath 105002. Incurtilage parking and turning spaces will be provided within the site.

6.54 Cumbria County Council, as Highways Authority, has been consulted and has raised no objections subject to the imposition of one condition ensuring that the access and parking/turning requirements are met before building works commence. The Footpath Officer for Cumbria County Council has also been consulted on the development and has raised no objections. The Footpath Officer and Highway Authority have however advised that the public footpath should not be obstructed before or after the development has been completed. Advice has been received regarding any temporary obstructions. Accordingly and subject to the imposition of relevant conditions/advisory notes the development will not cause an adverse impact upon highway safety or have a detrimental impact upon Public Footpath 105002.

6.55 Concerns from users of the public footpath are noted particularly those from the occupiers of the residential properties located further up the ridge who have sole access to their dwellings via the public footpath. Any damage or obstruction to the public footpath during or after development works would be a civil matter. In order to protect the living conditions of these residents it is suggested, that if Members are minded to approve the application, that a further condition is imposed within the Decision Notice ensuring that a plan showing a location for a construction compound is submitted and approved prior to any site works commencing (including demolition).

7. Whether The Methods of Disposal of Foul And Surface Water Are Appropriate

6.56 In order to protect against pollution, Policies IP6 and CC5 of the CDLP seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. Foul water is proposed to be discharged to mains drainage with surface water to a soakaway.

6.57 The principles of these drainage methods are acceptable to the United Utilities and the Lead Local Flood Authority however a relevant condition has been included within the Decision Notice requesting full details of the

proposed drainage methods.

8. Impact Of The Proposal On Trees And Hedgerows

6.58 The mature ash tree located within the application site, between Ridge Valley and Braefoot, is subject to Tree Preservation Order 297. The submitted block plan illustrates that this tree is to remain however the block plan suggests that foul drainage from the site will be located underneath the canopy.

6.59 The block plan illustrates that during construction the area around the tree will be fenced off in accordance with BS 5837. Drains and services taken through the tree root protection area will have the ground excavated with an "air spade" to prevent damage to the roots. Any exposed roots will be avoided with the direction of the services amended.

6.60 Subject to adherence to the above methods outlined in paragraphs 6.59 above there should be no adverse impact upon TPO No.297.

6.61 It is noted that one of the objectors has alleged that the hedgerow that runs parallel to the western boundary of the site is an ancient hedgerow and has raised concerns regarding the impact of the development on this hedgerow. It was evident from the Officer site visit that the hedgerow is not continuous as it has large gaps. The hedgerow is also located within the access verge on the other side of the post and wire fencing which delineates the site boundary. Although the proposal seeks to remove an existing tree/shrub located to the rear of the existing brick agricultural buildings this has no significant landscape value. The existing hedgerow trees will remain as they are located out with the application site and subject to tree/hedgerow protection barriers being in situ during development works (which can be secured by condition) there should be no adverse impact upon the existing hedgerow.

9. Impact Upon Biodiversity

6.62 The Councils GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England, and given that the application site has previously been used for pasture, it is unlikely that the proposed development would harm protected species or their habitat. The biodiversity of the site will be enhanced by the planting of native hedgerows. To further protect biodiversity and breeding birds, informatives are recommended within the decision notice drawing the applicant's attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010 etc.

10. Other Matters

6.63 An objector has alleged that the site is of high archeological importance. The available planning records illustrate that the site is not located on the site of any ancient monuments. Nor is the site with the buffer zone of Hadrian's Wall

World Heritage Site. The Case Officer has however contacted the Historic Environment Officer (HEO) for Cumbria County Council who has confirmed that the application does not raise any archaeological issues. The application site is considered to be too far from The Mote to affect it and the likelihood that currently unknown remains will be impacted is very small. The HEO therefore does not object to the application or has any comments to make.

6.64 Reference has been to previous planning refusals 84/0725 and 92/0924. Both of these applications sought outline planning permission for dwellings located up the whole of the eastern side of public footpath 105002. These applications are not directly comparable to the current application as the application sites for 84/0725 and 92/0924 encompassed a much larger area with the indicative layout showing dwellings set further into the field. The location and scale and design of the dwelling proposed is acceptable as explained in paragraphs 6.5-6.62 of this report.

6.65 Objectors have alleged that the approval of the application may create a precedent for further development. Every application is however dealt with on its own merits.

6.66 Objectors have raised concerns that the development will exacerbate existing flooding issues. As stated in paragraph 6.57 the principles of the drainage methods are acceptable to the United Utilities and the Lead Local Flood Authority however a relevant condition has been included within the Decision Notice requesting full details of the proposed drainage methods. Subject to suitable drainage methods the proposal should not exacerbate any flooding issues.

6.67 The human rights of the occupiers of the neighbouring properties have been properly considered and taken into account as part of the determination of the application. Several provisions of the Human Rights Act 1998 can have implications in relation to the consideration of planning proposals, the most notable being:

Article 6 bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

Article 7 provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularize any breach of planning control;

Article 8 recognises the "Right To Respect for Private and Family Life".

6.68 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need.

6.69 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant

the refusal of permission.

Conclusion

6.70 On balance the principle of the development of the site for housing is acceptable as the application site is already well related to the built form of Brampton and is within a sustainable location. The scale and design of the development is considered to be appropriate to the context of the surrounding area and the development would therefore not have a harmful impact upon the existing street scene, the character/appearance of Brampton Conservation Area or the setting of nearby Grade II Listed Buildings . The proposed development will also not have a detrimental impact upon the living conditions of the occupiers of any residential properties nor will the proposal have an adverse impact upon highway safety, biodiversity or trees including the ash tree covered by TPO 297. Overall, the proposal is compliant with the objectives of the relevant Development Plan and approval is recommended.

7. Planning History

7.1 In 1984 outline planning permission was refused at land to the rear of Braefoot and Shiloh for the erection of 3no.dwellings (reference 84/0725);

7.2 In 1993 outline planning permission was refused and also dismissed at appeal for the development of 4 detached dwellings and a public car park for 5 vehicles (reference 92/0924).

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 2nd January 2019;
   2. the site location plan received 1st November 2018 (Drawing No.117-139-01);
   3. the proposed block plan received 18th March 2019 (Drawing No.117-139-02 Rev J);
   4. the proposed floor plans received 18th March 2019 (Drawing No.117-139-03 Rev E);
   5. the proposed north-east and south-east elevations received 5th April 2019 (Drawing No.117-139-04 Rev G);
   6. the proposed north-west and south-west elevations received 5th April

2019 (Drawing No.117-139-05 Rev F);

7. the tree survey schedule received 6th December 2018;
8. the Notice of Decision; and
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to the commencement of any development, a surface water drainage scheme, including a sustainable drainage management and maintenance plan for the lifetime of the development, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall then be installed in accordance with the approved details.

   For the avoidance of doubt foul and surface water shall be drained on seperate systems. In the event of surface water discharging to the public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

   Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030, and, to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

4. Prior to the commencement of any development full details of the proposed foul drainage methods shall be submitted to and approved in writing by the local planning authority. The foul drainage shall then be installed in accordance with the approved details.

   Reason: To ensure that adequate drainage facilities are available.

5. 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 prior to the first use on site. The dwelling shall then by constructed in accordance with the approved details.

   Reason: To ensure the works harmonise as closely as possible with the character and appearance of the surrounding area in accordance with Policies SP6, HE7 and GI1 of the Carlisle District Local Plan 2015-2030.

6. Samples or full details of all hard surface materials to be used shall be submitted to and approved in writing by the local planning authority prior to

the first use on site. The hard surfaces shall then by constructed in accordance with the approved details.

Reason: To ensure the works harmonise as closely as possible with the character and appearance of the surrounding area in accordance with Policies SP6, HE7 and GI1 of the Carlisle District Local Plan 2015-2030.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and that it fulfils the objectives of Policies SP6, H02 and GI6 of the Carlisle District Local Plan 2015-2030.

8. Before any development takes place on site (including demolition of existing buildings), a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience to road users. To support Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. 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 PROW and highway.

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

10. 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 unit 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 H08, SP6, HE3, HE7 and GI3 of the Carlisle District Local Plan 2015-2030.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected within any part of the site (other than those shown in any plans which form part of this application), without the approval of the local planning authority.

Reason: To ensure that any form of enclosure is carried out in a co-ordinated manner in accordance with Policies SP6, HE3, HE7, HO8 and GI1 of the Carlisle District Local Plan 2015-2030.

12. No work associated with the construction of the residential units hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows shall be inserted on the south-east elevation without the prior consent of the Local Planning Authority.

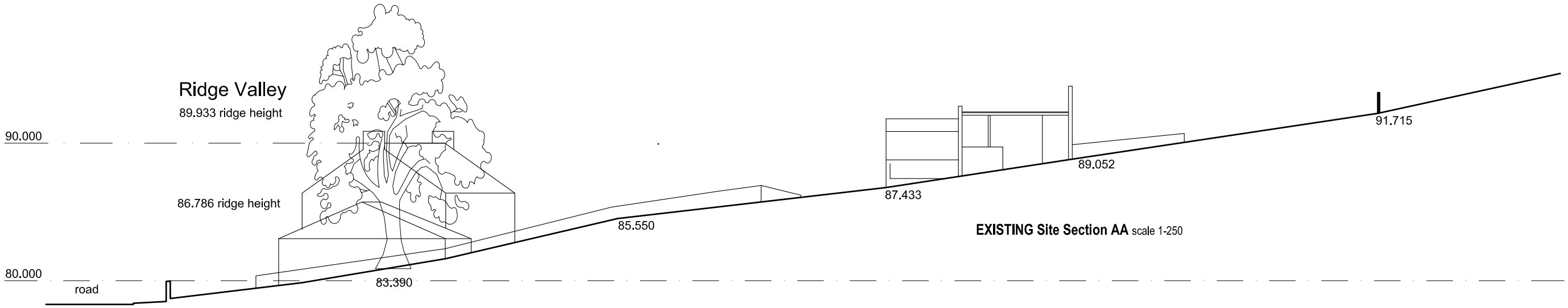
Reason: In order to protect the privacy and amenities of residents in close proximity to the site and to ensure compliance with Policies SP6 and HO8 of the Carlisle District Local Plan 2015-2030.

14. Before any development is commenced on the site, including site works of any description, a protective fence in accordance with Fig. 2 in B.S. 5837: 2005 shall be erected around the trees and hedges to be retained on the western side of the site at the extent of the Root Protection Area as calculated using the formula set out in B.S. 5837. Within the areas fenced off no fires should be lit, the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

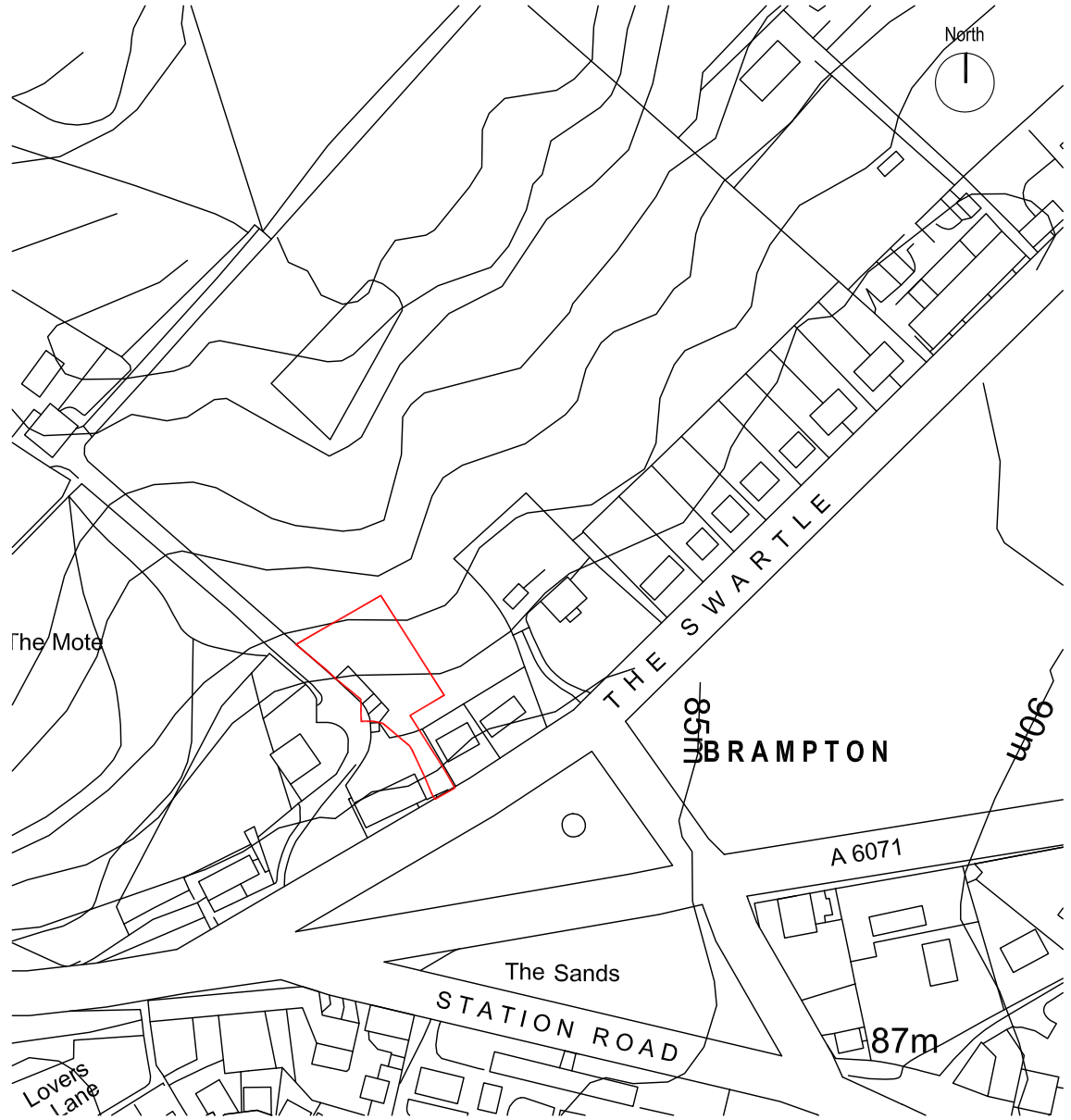
15. For the duration of the development works the existing Ash Tree (covered by Tree Preservation Order 297) shall be protected by a suitable barrier as indicated on Drawing No.117-139-02 Rev J, before development works commence. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means. Any drains or services taken through the root protection area should be excavated with an air spade to prevent damage to roots. Any exposed visible roots unearthed shall be avoided with any direction of services amended to suit.

Reason: To protect TPO 297 in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.



EXISTING Site Section AA scale 1-250

EXISTING BLOCK PLAN scale 1-500



LOCATION PLAN scale 1-2500

revisions

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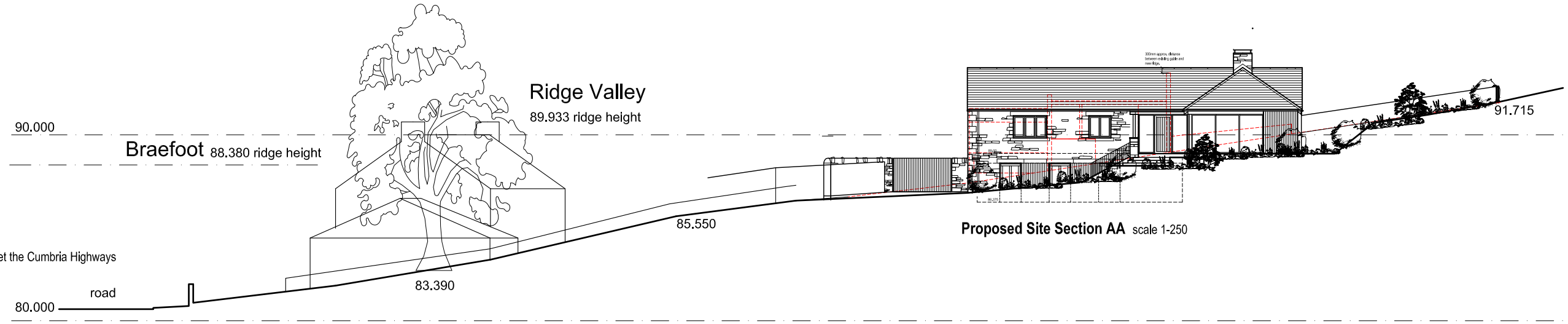
drawing title	**AS EXISTING BLOCK PLAN AND LOCATION PLAN**	date 31-11-17 / dr GS	scale 1-250@A3 1-500@A3 1-2500@A3
works	**PROPOSED DWELLING SITE NORTH OF RIDGE VALLEY, BRAMPTON**	**117-139-01**	
client	**MR R ALLEN**	drg. no.	rev



Proposed Site Section AA scale 1-250

Proposed Residential Dwelling

Proposed 4 bed dwelling (180m2 GIFA).

Parking Spaces and Driveway

Three car parking space ensures that the allocated car spaces meet the Cumbria Highways criteria. (3 car spaces for a 4 bed house).
The driveway allows for cars to turn within the curtilage.

Site access is located at the point of the existing field gate.
Verge onto access road to be finished in permeable paving with bullnosed drop kerb with a small upstand to prevent any surface water discharging onto existing access road.

Driveway beyond gate to be finished in gravel with concrete edgings.

New timber gate to be formed in vertically boarded hardwood timber 1.8m high and fitted with sensor/intercom activation.
Visibility in both directions to be 60m in both directions set back 2m from the roadside verge. Any wall within the visibility 'cone' to be lower than 1m from ground level and where necessary to be lowered where within the applicants control.

Drainage

New foul drainage to connect into mains sewer located in the road.

Surface water drainage to discharge into soakaways located within the site curtilage. Detail design to be specified and designed by specialist drainage engineer at building regulation stage.

Drains and services taken through tree root protection area to have ground excavated with an air spade to prevent damage to roots. Any exposed visible roots unearthed are to be avoided, with direction of services amended to suit.

Boundary Walls and Fences

Existing timber post and wire stockproof fences to the West, South and East boundaries to be retained.

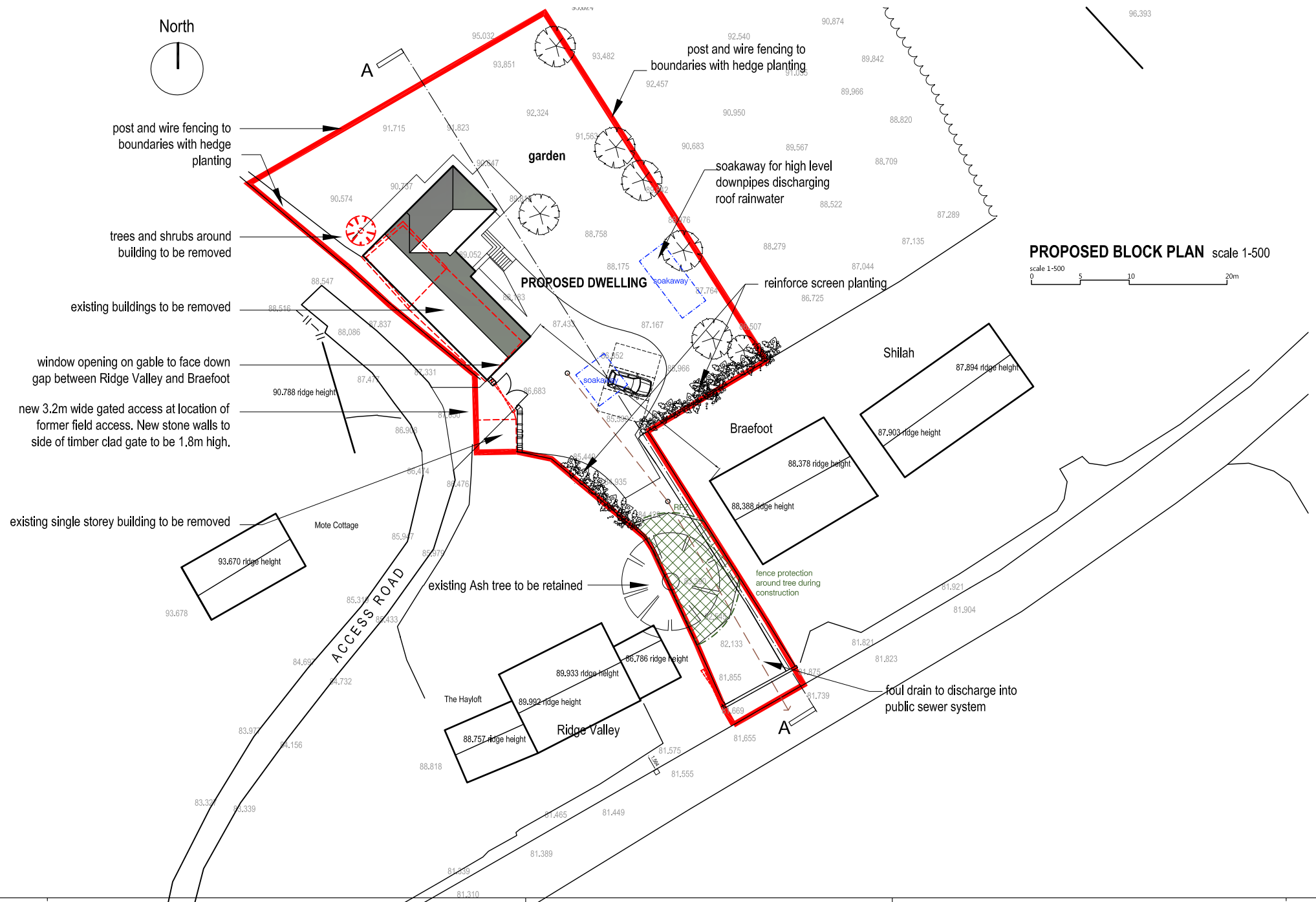
Existing stone boundary wall to the North adjacent to the highway to be retained/repaired and rebuilt as necessary with NE corner rebuilt to accommodate new site access layout.

Landscaping

Garden areas to be planted at perimeters with ornamental shrubs to be cell grown, with shrubs planted in grass free beds and protected until established.

New double staggered hedgerow to boundaries and between properties comprising of 60-80 cm tall field grown plants.
Species:
40% Laurel
40% blackthorn
20% elder and holly in equal proportions

Planting close to drains should be located min. 1m away, and be made up of the following shallow rooting shrubs.
Blackthorn, Broom, Cotoneaster, Elder, Hazel, Laurel, Privet, Quickthorn, Snowberry and most ornamental flowering shrubs.



PROPOSED BLOCK PLAN scale 1-500

scale 1-500
0 5 10 20m

revisions		
A	07-03-18	Site plan and section updated following layout changes to house. GS
B	24-04-18	Site section updated, ridge height lowered. GS
C	23-10-18	Ash tree to be retained, root protection measures annotated, soakaway measures updated. GS
D	34-10-18	Root protection area shown. GS
E	13-12-18	Drainage note amended. ALN
F	03-01-19	Visibility splays amended. WJJC
G	28-01-19	Amendments to new boundary treatments, notation for site entrance and treatment of existing wall. GS
H	06-02-19	Drive finish changed to gravel with first 10m finished in permeable blocks. GS
I	06-03-19	Visibility splay note added, boundary treatment changed. GS
J	13-03-19	Vehicle access point changed to location of existing field gate. GS

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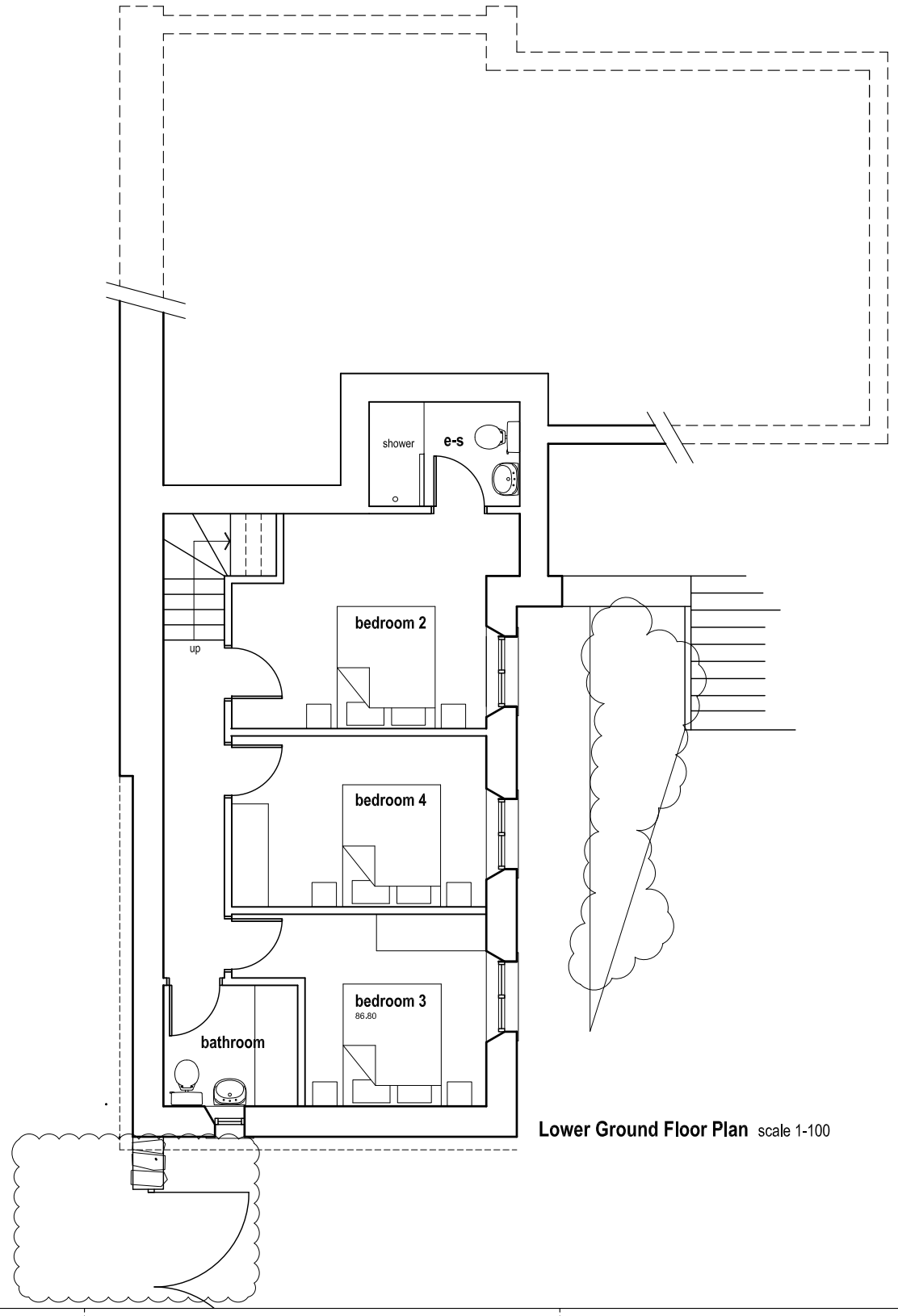
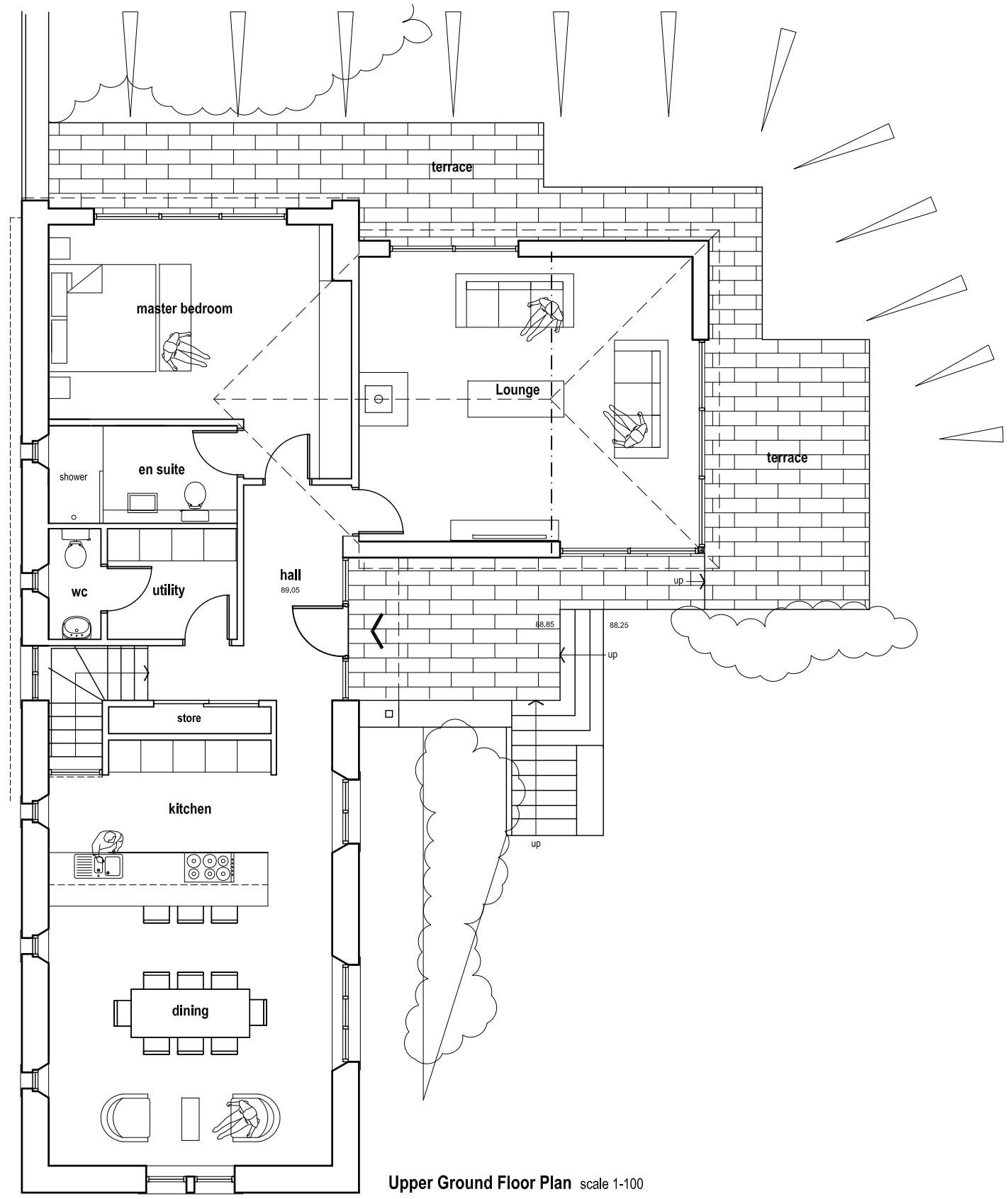
drawing title	AS PROPOSED BLOCK PLAN AND SECTION	date 31-11-17 / dr GS	scale 1-250@A3 1-500@A3
works	PROPOSED DWELLING SITE NORTH OF RIDGE VALLEY, BRAMPTON	drg. no. 117-139-02	rev J
client	MR R ALLEN		



Lower Ground Floor Plan scale 1-100



Upper Ground Floor Plan scale 1-100

revisions

A	07-03-18	Redesign of layout at Upper Ground Floor Level. GS
B	24-04-18	Internal steps omitted, entrance canopy and entrance door position amended. GS
C	19-06-18	Dining room gable window reduced in size and North East elevation window increased. GS
D	20-02-19	South East gable window reduced to 2 bays. GS
E	13-03-19	Vehicle entrance locate relocated to position of existing field gate- garage omitted. GS

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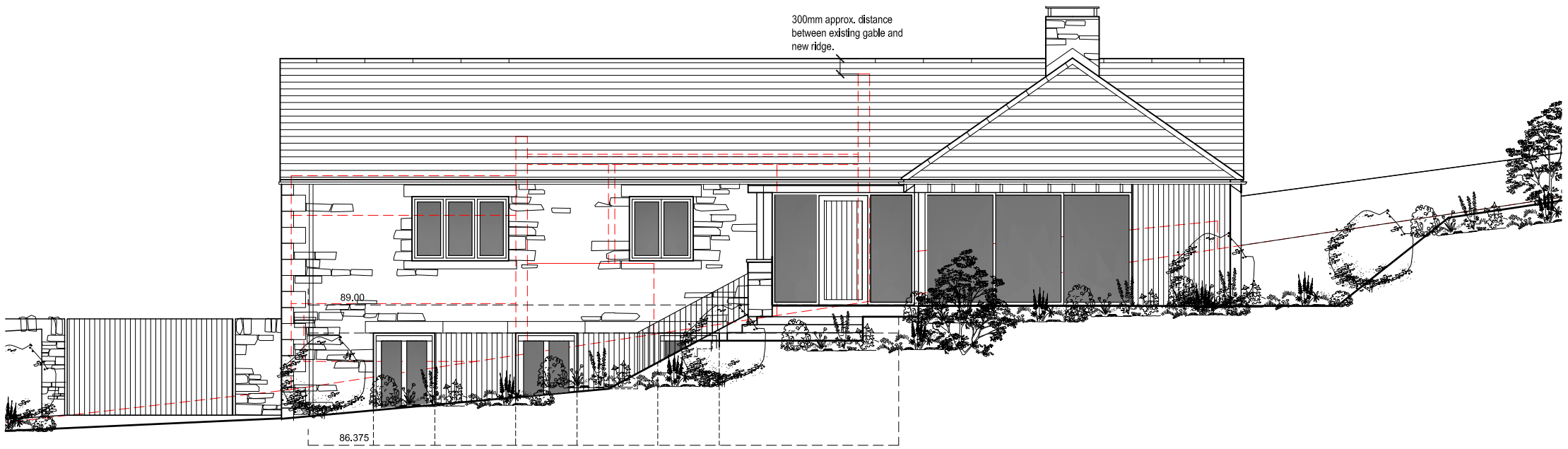
drawing title: **AS PROPOSED FLOOR PLANS**

date: 07-11-17
dr: GS
scale: 1-100@A3

works: **PROPOSED DWELLING**
SITE NORTH OF RIDGE VALLEY, BRAMPTON

client: **MR R ALLEN**

drg. no. **117-139-03**
rev **E**

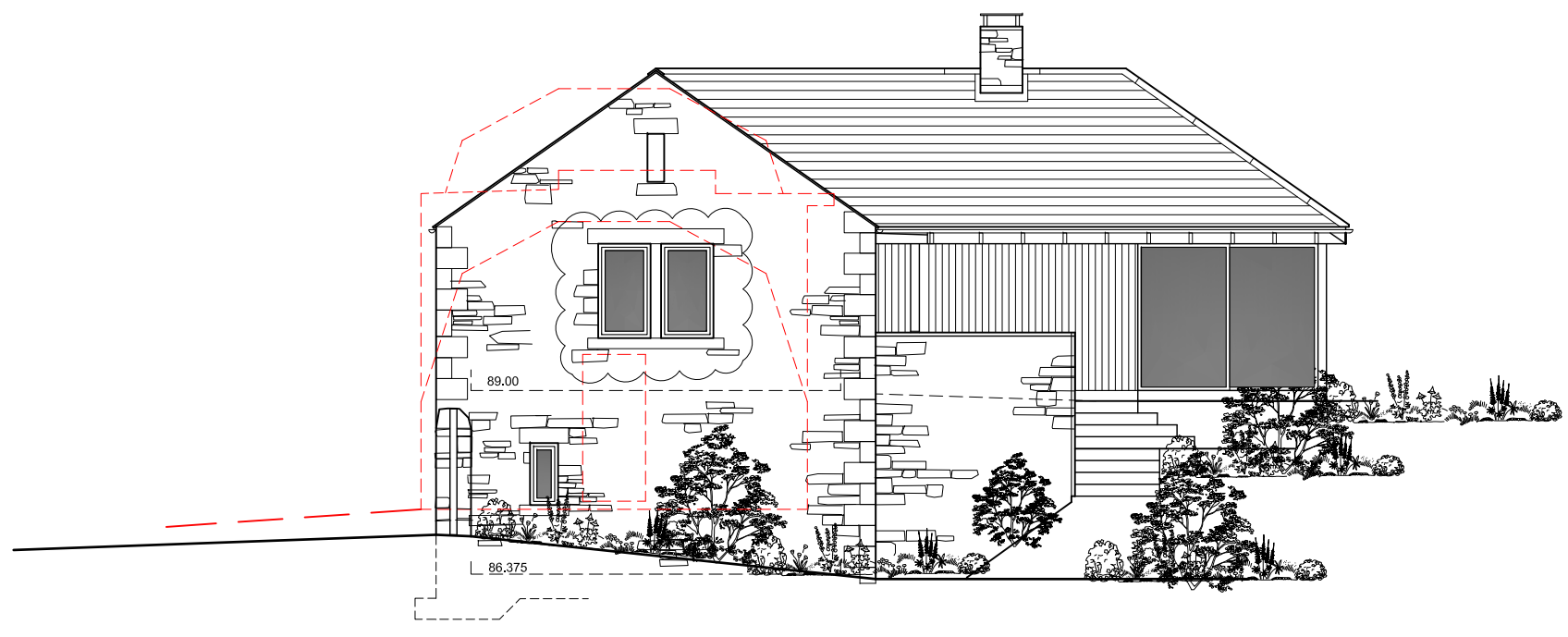


North East Elevation scale 1-100

Walls
-Stone walls to be finished in sandstone, colour-pink/buff/grey in coursed random rubble pattern with joints pointed with a lime mortar.
-Timber clad walls to be finished in cedar boarding, with translucent external woodstain (retaining visual woodgrain), colour light grey/green.
-Lintels and sills in stone finished walls to be finished in cut stone with plain mouldings. Windows and doors elsewhere and in areas of weatherboarding to have aluminium cills and head profiles colour coded with windows/doors etc.

Windows, screens and doors
-Composite aluminium/timber units, colour- grey/green.

Roofs
-Roofs to be finished in natural slate, colour- grey/blue and finished with an artificial sandstone ridge and hip tiles. Eaves on stone clad areas to be finished flush with wall face with gutters supported on rise and fall brackets. Eaves elsewhere to project beyond the wall to form open spar feet in the cottage eaves style.
Verges to stone gables to be finished with a small slate overhang and pointed onto a slate undercloak. Verges to North West gable where roof project beyond timber cladding finished with a timber bargeboard, stained to match boarding.



South East Elevation scale 1-100

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revisions

A	07-03-18	Changes to SE and NE elevations. GS
B	24-04-18	Ridge level lowered, amendments to layout and fenestration. GS
C	19-06-18	South East gable window reduced in size, North East elevation window increased in size. GS
D	20-02-19	South East gable window reduce to two bays. GS
E	06-03-19	Boundary Treatment amended. GS
F	13-03-19	Vehicle entrance locate relocated to position of existing field gate- garage omitted. GS
G	04-04-19	Roof and wall notes amended. GS

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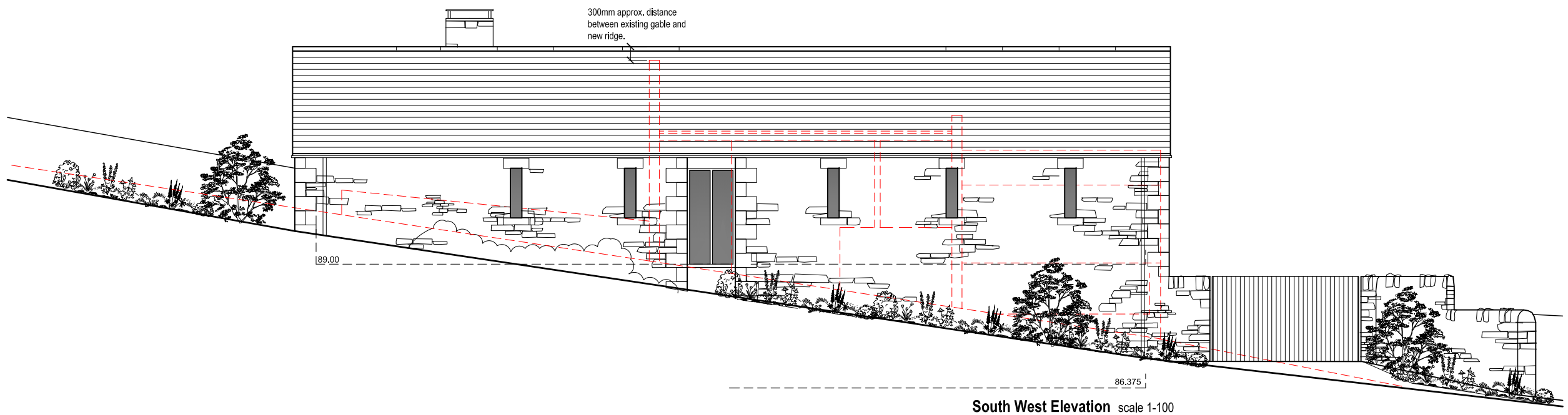
drawing title: **AS PROPOSED NE+SE ELEVATIONS**
date: 07-11-17
dr: GS
scale: 1-100@A3

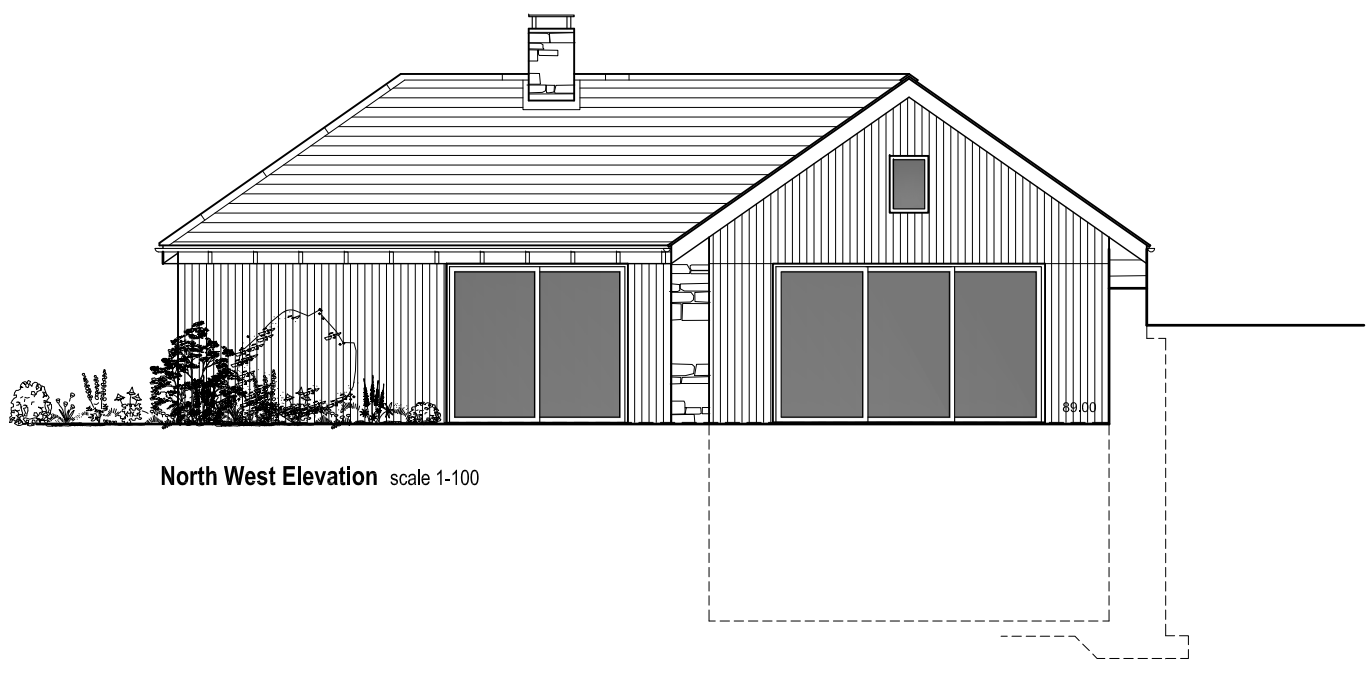
works: **PROPOSED DWELLING**
SITE NORTH OF RIDGE VALLEY, BRAMPTON

client: **MR R ALLEN**

drg. no.: **117-139-04**
rev: **G**



South West Elevation scale 1-100



North West Elevation scale 1-100

Chimney

Exposed chimney above roof to be finished in local sandstone with horizontal galvanised contemporary metal rain cap.

Rainwater Goods

Rainwater goods comprising gutters, stop ends, downpipes and fixing brackets (rise and fall brackets to stone clad walls) to be finished in aluminium/zinc colour grey.

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revisions

A	07-03-18	Changes to SW and NW elevations. GS
B	24-04-18	Ridge level lowered, amendments to layout and fenestration. GS
C	06-02-19	South West Elevation windows amended. GS
D	06-03-19	Boundary treatment amended. GS
E	13-03-19	Vehicle entrance locate relocated to position of existing field gate- garage omitted. GS
F	04-04-19	Rainwater goods notes amended. GS

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drawing title: **AS PROPOSED NW+SW ELEVATIONS**

date: 07-11-17

dr: GS

scale: 1-100@A3

works: **PROPOSED DWELLING**
SITE NORTH OF RIDGE VALLEY, BRAMPTON

client: **MR R ALLEN**

drg. no.: **117-139-05**

rev: **F**

Existing View from the open green space adjacent

Proposed view from the open green space adjacent

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revisions

A	24-04-18	Illustration amended. GS

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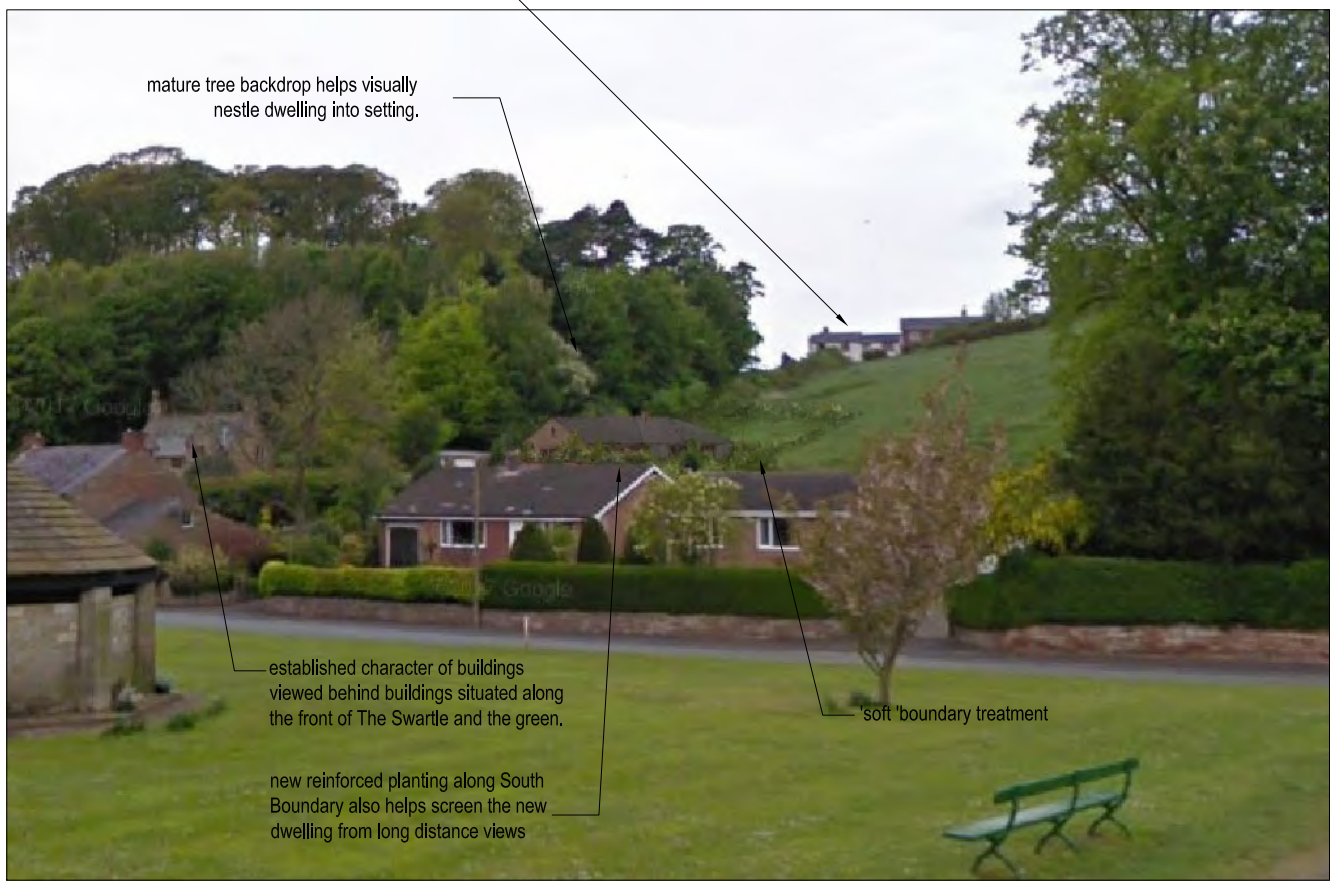
drawing title	**AS PROPOSED ILLUSTRATIVE VIEWS**	date 24-04-18 / dr GS	scale N/A@A3
works	**PROPOSED DWELLING SITE NORTH OF RIDGE VALLEY, BRAMPTON**	drg. no. **117-139-07**	rev **A**
client	**MR R ALLEN**		

View looking across green space from the South East over the 2 bungalows (Braefoot and Shilah)
view taken from google maps



View looking across green space from the South East over the 2 bungalows (Braefoot and Shilah) view now showing proposed dwelling
view taken from google maps

revisions

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drawing title: **AS PROPOSED ADDITIONAL ILLUSTRATIVE VIEWS**
date: 04-02-19
dr: GS
scale: N/A@A3
works: **PROPOSED DWELLING SITE NORTH OF RIDGE VALLEY, BRAMPTON**
drg. no.: **117-139-09**
client: **MR R ALLEN**
rev

View from the open green space adjacent (In Summer, existing retained tree masks out the site and existing building behind)

View looking across to Mote Cottage from the open green space

View looking across to Mote Cottage from the open green space showing indicative profile of new dwelling

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revisions

A 24-04-18 Illustration amended. GS

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drawing title: AS PROPOSED ADDITIONAL ILLUSTRATIVE VIEWS

date: 28-01-19

dr: GS

scale: N/A@A3

works: PROPOSED DWELLING SITE NORTH OF RIDGE VALLEY, BRAMPTON

client: MR R ALLEN

drg. no.: 117-139-08

rev