

## SCHEDULE A: Applications with Recommendation

19/0244

**Item No: 01**

Date of Committee: 19/02/2021

**Appn Ref No:**  
19/0244

**Applicant:**  
Citadel Estates Ltd

**Parish:**  
Burgh-by-Sands

**Agent:**  
Sam Greig Planning

**Ward:**  
Dalston & Burgh

**Location:** Land at field 3486, Monkhill Road, Moorhouse, Carlisle

**Proposal:** Erection Of 14no. Dwellings

**Date of Receipt:**  
22/03/2019 11:00:46

**Statutory Expiry Date**  
21/06/2019 11:00:46

**26 Week Determination**  
22/02/2021

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### REPORT

**Case Officer:** Barbara Percival

### ADDENDUM

The application was presented to Members of the Development Control Committee on the 19th July 2019 with a recommendation that the application was approved subject to a legal agreement consisting of: the provision of on-site intermediate 1no., three-bedroom dwelling (Plot 3) and 2no. two-bedroom dwellings (Plots 4 and 5) for low cost home ownership at 30% discounted rate of market value.

Following a debate, Members resolved: that the determination of the application be deferred in order that the Officer's report be updated on a number of issues along with additional information in relation to the proposed drainage and design, and that a further report be submitted to a future meeting of the Committee.

Since the deferral of this application by Members in July 2019, the application has remained current with no additional or revised details submitted. However, in October 2020 amended documents and drawings were received and upon which statutory consultees and third parties have been consulted.

The amendments to the proposal primarily centre on:

reduction in numbers of proposed dwellings from 17no. to 14no;  
amended house types;  
reduction in number of on-site affordable housing units from 3no. to 2no;  
amended site layout and vehicular access arrangements;  
removal of existing southern and western hedgerows and its replacement with dry stone walls.

These amendments have been reflected in the following report with the responses of the statutory consultees and third parties also updated.

**COMMITTEE REPORT FOLLOWS (This is based on the original report to committee but has been updated to take into account the deferral and revisions to the scheme)**

**1. Recommendation**

- 1.1 It is recommended that this application is approved subject to legal agreement. If the legal agreement is not completed within a reasonable time, then Authority to Issue is requested to Corporate Director of Economic Development to refuse the application. The Section 106 Agreement to consist of the following obligation:
  - a) the provision of on-site intermediate 2no. two bedroom dwelling (Plots 6 and 7) for low cost homes ownership at 30% discounted rate of market value.

**2. Main Issues**

- 2.1 Whether the principle of development is acceptable
- 2.2 Impact of the proposal on the adjacent listed buildings and their settings
- 2.3 Whether the scale and design of the dwellings are acceptable
- 2.4 Affordable housing provision
- 2.5 Education provision
- 2.6 Impact of the proposal on archaeology
- 2.7 Impact of the proposal on the living conditions of neighbouring residents
- 2.8 Impact of the proposal on highway safety
- 2.9 Whether the proposed methods for foul and surface water drainage are acceptable
- 2.10 Impact of the proposal on trees and hedgerows
- 2.11 Impact of the proposal on biodiversity
- 2.12 Other matters

**3. Application Details**

**The Site**

- 3.1 The application site, equating to approximately 0.8 hectares, is located in the centre of Moorhouse to the south of the junction of Monkhill Road with the B5307 county highway. The application site is bounded to the south and west by residential properties with agricultural fields to the north and east together with a children's play area to the south east.

**Background**

- 3.2 In 2016, Members of the Development Control Committee granted outline planning permission for the erection of nine dwellings at its meeting on the 8th July 2016. The decision, following the expiration of the consultation period, was subsequently issued on the 13th July 2016.
- 3.3 In 2019, Members of the Development Control Committee granted planning permission for the erection of 9no. dwellings (reserved matters pursuant to outline application 16/0387) (application reference 19/0535).

## **The Proposal**

- 3.4 The application seeks full planning permission for the erection fourteen dwellings. The submitted amended drawings still illustrate a mix of dwelling types, sizes and tenures consisting of:

Plots 1, 2, 5, 10 and 12 - 'The Grasmoor (2)' detached bungalow with attached garage. The dimensions of the proposed dwelling would have a maximum length (including the attached garage ) of 12.6 metres by a maximum width of 13.7 metres with a ridge height of 5.9 metres. The accommodation would comprise of a lounge, dining/kitchen, sun room, hall, 1no. ensuite bedroom and 1no. bedroom.

Plots 1 and 12 would be finish in a scraped texture finish render with Plots 2, 5 and 10 finished in facing brickwork with feature string course and zipper courses to external corners/reveals. All of the properties would have red natural stone cills and headers, timber detailing with a dark grey interlocking slate appearance roof. Windows would be anthracite wood grain effect uPVC with leaded lights to upper window panels in the front elevation of the dwelling with a hardwood timber front door. The garage door would be a one piece up and over timber door;

Plot 4 - 'The Grasmoor (2)' detached bungalow with a detached single garage. The dimensions of the proposed dwelling would have a maximum length of 9.5 metres by a maximum width of 13.7 metres with a ridge height of 5.9 metres. The accommodation would comprise of a lounge, dining/kitchen, sun room, hall, 1no. ensuite bedroom and 1no. bedroom.

The proposed dwelling and detached garage would be finish in a scraped texture finish render. The dwelling would have red natural stone cills and headers, timber detailing with a dark grey interlocking slate appearance roof. Windows would be anthracite wood grain effect uPVC with leaded lights to upper window panels in the front elevation of the dwelling with a hardwood timber front door. The detached garage door would be a one piece up and over timber door;

Plots 3, 8, 9, 11 and 14 - 'The Pillar (2)' detached bungalow with attached garage. The dimensions of the proposed dwelling would have a maximum length (including the attached garage ) of 12.6 metres by a maximum width of 15.8 metres with a ridge height of 5.9 metres. The accommodation would comprise of a lounge, utility, dining/kitchen, sun room, bathroom, hall, 1no. ensuite bedroom and 2no. bedrooms.

Plots 8 and 11 would be finish in a scraped texture finish render with Plots 3, 9 and 14 finished in facing brickwork with feature string course and zipper courses to external corners/reveals. All of the properties would have red natural stone cills and headers, timber posts for the porch with timber detailing with a dark grey interlocking slate appearance roof. Windows would be anthracite wood grain effect uPVC with leaded lights to upper window panels in the front elevation of the dwelling with a hardwood timber front door. The garage door would be a one piece up and over timber door;

Plots 6 and 7 - 'The Grisdale' two storey semi-detached dwellings. The dimensions of the proposed semi-detached dwellings would have a maximum length of 8.6 metres by a maximum width (excluding the porches) of 9.2 metres with a ridge height of 7.9 metres. The accommodation of each of the dwellings would comprise of a lounge/dining, kitchen and w.c. with 2no. bedrooms and bathroom above.

The proposed dwellings would be finished in a facing brickwork, red natural stone cills, headers, timber porch with a dark grey interlocking slate appearance roof. Windows would be anthracite wood grain effect uPVC with a hardwood timber front door;

Plot 13 - 'The Pillar (3)' detached bungalow with detached double garage. The dimensions of the proposed dwelling would have a maximum length of 12.6 metres by a maximum width of 15.7 metres with a ridge height of 5.9 metres. The accommodation would comprise of a lounge, utility, dining/kitchen, sun room, bathroom, hall, 1no. ensuite bedroom and 2no. bedrooms and 1no. study/bedroom.

The proposed dwelling would be finished in facing brickwork with feature string course and zipper courses to external corners/reveals. Red natural stone cills and headers, timber posts for the porch with timber detailing with a dark grey interlocking slate appearance roof. Windows would be anthracite wood grain effect uPVC with leaded lights to upper window panels in the front elevation of the dwelling with a hardwood timber front door. The garage door would be a one piece up and over timber door.

- 3.4 A shared vehicular access to Plots 2, 4, 5, 6, 7, 8, 9 and 10 would be taken from Monkhill Road. Plots 1, 2, 13 and 14 would be served by their own individual access again onto Monkhill Road. Plots 11 and 12 would be served by individual accesses onto the B5307 county highway. In-curtilage parking provision to serve each of the proposed dwelling would be accommodated its own curtilage. The existing roadside hedges along the eastern and southern boundaries would be removed and replaced with 1.2 metre high dry stone walls. A dry stone wall would frame either side of the main entrance into the development. The existing northern and southern hedgerows would be retained with native hedgerows delineating each of the plots. Trees of varying species and maturity would also be planted within the proposed development.

#### **4. Summary of Representations**

4.1 This application has been advertised by the direct notification of sixteen neighbouring properties and the posting of site and press notices. In response, the occupiers of sixteen neighbouring properties raised objections.

4.2 The representations identify the following issues:

1. the original application sought outline planning permission for 9 dwellings this application is for 17;
2. inappropriate increase in the size of the village which has limited service provision;
3. unacceptable overdevelopment of the site;
4. the submitted drainage statement refers to the 2016 outline planning application for 9 dwellings;
5. potential to exacerbate existing surface water drainage issues within the vicinity due to high water table;
6. potential to exacerbate existing foul drainage issues;
7. positive that there is 3no. affordable units within the scheme; however, most are large detached dwellings on relatively small plots;
8. there is no public transport serving the village, therefore, development would increase reliance on private vehicles;
9. detrimental impact on highway safety;
10. detrimental impact on archaeological remains;
11. loss of privacy;
12. potential light pollution on adjacent dwellings from car headlights entering or leaving the site;
13. potential noise pollution during development phase;
14. trees within the site have already been felled;
15. the existing unmanaged hedge surrounding the site is dangerous to users of the adjacent pavement;
16. loss of a valuable green space within village;
17. loss of a view;
18. an earlier application determined under the previous local plan was rejected;
19. questions accuracy of details within the submitted Heritage Statement;
20. lack of school places within the locality;
21. potential increase in surface water from the development may structurally damage adjacent properties.

4.3 Following the receipt of revised drawings which now illustrate a reduction in the numbers of dwellings from 17no. to 14no. Occupiers of thirteen neighbouring properties have made representations of objection in respect of the revised scheme.

4.4 The representations now raise the following issues:

1. removal of hedges along Moorhouse Road and Monkhill Road would detrimentally changes the nature and character of the surrounding area;

2. removal of hedges would lead to loss of privacy for surrounding properties;
3. removal of hedgerow would have a detrimental impact on the setting of nearby heritage assets;
4. proposal contrary to Policy GI6 (Trees and Hedgerows) of the Carlisle District Local Plan 2015-2030;
5. questions if hedgerows are protected by the Hedgerow Regulations;
6. removal of hedgerow unnecessary to facilitate widening of footpath;
7. detrimental impact on biodiversity from loss of hedgerows;
8. contrary to previous approval which included conditions retaining hedgerows enclosing site;
9. no detailed surface water drainage details to serve the proposed development has been received;
10. potential to exacerbate existing surface water drainage issues;
11. overdevelopment of the site;
12. increase in housing numbers contrary to previous approval;
13. detrimental impact on the living conditions of neighbouring residents;
14. questions location of the affordable units;
15. detrimental impact on highway safety;
16. questions adequacy of parking provision to serve the scheme;
17. electric vehicle charging points should be provided within the development;
18. there is no public transport serving the village, therefore, development would increase reliance on private vehicles;
19. succession of applications causing unnecessary stress to local residents;
20. disruption within village from building works.

4.5 The Ward Councillor, Councillor Allison, has also made two representations which have been reproduced in full. In summary the issues raised are:

1. DC Committee deferred application for 17 units. The parish council accept 9no. dwellings but strongly objection to 14no., units which is an increase of 56% increase above the outline permission;
2. increased density requires removal of hedgerows to provide access which is contrary to Policy GI6 of the local plan;
3. removal of hedgerow would have a detrimental impact on heritage assets. character of the village and biodiversity;
4. existing hedgerow and verge has been allowed to encroach on footpath;
5. detrimental impact on highway safety and increase in vehicular accesses;
6. potential to exacerbate surface water flooding
7. suggests alternative layout.

## 5. Summary of Consultation Responses

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - with regards to the increase in the number of accesses onto the adopted highway; raise no objections in principal subject to the proposed access points achieving the required visibility splays. A Section 184 application under highway legislation will be required for the crossing of the footway, but this is a separate issue outside of planning. In respect of surface water drainage again several pre-commencement conditions are recommended.

Subject to receipt of satisfactory details to discharge these conditions there is no reason why surface water drainage to serve the development is not achievable. The recommended pre-commencement conditions require the submission of further details in respect of: carriageway/footpath design and construction; provision of ramps; provision of visibility splays; roads to be constructed to sub-base prior to commencement of dwellings; access gates to open inwards; timing of occupation of dwellings; submission and approval of surface water drainage scheme prior to commencement of development; confirmation that proposed surface water drainage scheme will mitigate any negative impact outside the development boundary; provision of construction surface water management plan; provision of groundwater level(s) investigation and report; and submission of infiltration test results;

**Burgh-by-Sands Parish Council:** - have the following objections and request a site visit:

strongly urge that a formal drainage plan is presented and implemented prior to any building on this site and monitored particularly during this process. There are photographs and video footage available showing existing problems over the last few years and as this present plan will only add run off from hard landscaping. The plan at present will not mitigate the negative impact on flood risk outside the development boundary.

**The Site**

This site is in the Historic heart of the village and 14 dwellings will have a negative impact on a small site that does not preserve or enhance the adjoining conservation area. This proposed development should be in sympathy with the density and physical characteristics of the area. Any new development needs to reflect the character of the local area. Although there are a mixture of 2, 3 and a 4 bedroomed bungalows with some affordable housing these bungalows will appeal to a more mature buyer in a village with only two buses a day, no shops or Village Hall to provide social interaction .

**Highway considerations**

The revised plan has 2 dwellings directly exiting onto the busy B5307 with restricted vision to the right as well as 4 bungalows exiting onto the narrow Monkhill Road plus 8 from the main entrance/exit to the site. There is potential for parking on the roadside and emerging vehicles will be a hazard to all traffic and pedestrians, particularly KS3 children gathering to be bussed to school and younger children and parents/carers accessing the playground. Although this development will be within a 30mph limited area there have been recorded accidents from vehicles emerging onto the B5307 as the road is so narrow that it is almost impossible the turn out whilst keeping to the nearside of the road. This creates a hazard considering the amount of speeding traffic. Access to bungalows 11 and 12 will create a further hazard for pedestrians and school children.

**Drainage**

Drainage system is already overloaded and struggles to cope due to lack of maintenance especially in heavy rain. This will be worsened by this addition of 14 houses.

**Hedge bordering the B5307**

The previously approved development retained and enhanced the hedge to the height of 1.8 m. There are wildlife issues with this being removed as it is a recorded habitat for a variety of wildlife. This hedge contributes positively to

this area and has historic value. To replace this with a wall would be intrusive as the hedge with no entrances and exits would blend into the green space of the adjoining Common Land. The hedge has not been maintained by the Developer as requested in the past and therefore has become overgrown. With careful management this could be saved as the removal of the hedge will have an impact on drainage of the site and the width of the foot way doubled therefore making it safe for pedestrians and children alike.

#### Street Lighting

Darkness is characteristic of rural areas and so we ask that any lighting within the site be discreet.

#### References

Burgh by Sands Design Statement: style of new developments should be related to the locality and setting. Style and materials should be in keeping with the existing traditional buildings and character of the surrounding area (pg 11); existing hedgerows and trees should be incorporated within new developments wherever possible. New property boundaries in keeping with locally natural materials (indigenous hedging plants) (pg 12)

Carlisle District Plan;

**Cumbria County Council - (Archaeological Services):** records indicate that the site lies in an area of some archaeological potential. The application site is in the centre of Moorhouse which has medieval origins, with documentary records of it dating to the mid-fifteenth century. Furthermore, several cropmark complexes are indicative of Iron Age and Romano-British settlements and agricultural practices are located around the village, including in the field immediately north of the application site. It is therefore considered that there is the potential for the site to contain buried archaeological assets and that these would be disturbed by the construction of the proposed development. Accordingly, if planning consent is granted and in line with the requirements of condition 5 attached to previous permission 16/0387, the application site should be subject to an archaeological investigation and recording in advance of any development. This work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a condition in any planning consent;

**Local Environment - Environmental Protection:** - no objections subject to the imposition of conditions in respect of: the submission of a construction method statement detailing noise, vibration and dust mitigation measures; notification of the LPA in the event of unexpected ground contamination; and provision of electric vehicle charging points per dwelling;

**Local Environment - Waste Services:** - no objections;

**United Utilities:** - following review of the letter from Julie Middleton of Fairhurst dated 31st May 2019, can confirm the drainage proposals are acceptable in principle to UU, therefore, should planning permission be granted request the imposition of two conditions to ensure that: no surface water is permitted to drain directly or indirectly into the public sewer; and that foul and surface water are drained on separate systems

No updated response has been received in respect of the proposed reduction



in dwelling numbers;

**Historic England:** do not wish to offer any comments;

**Cumbria County Council - (Education):** - the County Council's Planning Obligation Policy Document (POPD), sets out that contributions towards the provision of education capacity would only normally be sought from development that will result in a net increase of 15 or more dwellings in settlements like Moorhouse which are not a key service centre. As set out below, whilst there are some circumstances where we may see a capacity contribution for schemes that are below the threshold where there is a bespoke issue, this is not considered to be one of those cases.

Based on the dwelling-led pupil yield calculation set out in the POPD, this development proposal is estimated to yield 3 school children (2no. primary age and 1no. secondary age). As previously set out, these numbers are considered to be negligible. Furthermore, it is noted that a large proportion of the dwellings proposed are bungalows and are therefore likely to attract a smaller number of family forming households than your average housing development. It is considered that there is sufficient flexibility within the admissions system for any children that may be yielded by this development to be accommodated within local schools.

## **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 is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and Policies SP2, SP6, SP7, HO1, HO4, IP3, IP4, IP6, CC5, CM4, CM5, HE2, HE3, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 are relevant. The City Council's Supplementary Planning Documents 'Achieving Well Designed Housing', 'Affordable and Specialist Housing', 'Burgh-By-Sands Parish Design Guide' and 'Trees and Development Sites' are also material planning considerations. Historic England has also produced a document entitled 'The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (Second Edition)'.
- 6.3 The proposal raises the following planning issues:
  - 1. Whether The Principle Of Development Is Acceptable**
- 6.4 Paragraph 11 of the NPPF outlines that: "at the heart of the NPPF is a

presumption in favour of sustainable development". In respect of the delivery of a sufficient supply of homes paragraph 59 of the NPPF highlights that: "to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, and the needs of groups of specific housing requirements are addressed and that land with permission is developed without unnecessary delay". Paragraph 68 of the NPPF expands by stating that: "small and medium sized sites can make an important contribution to meet the housing requirement of an area and are often built-out relatively quickly. In order to maintain supply and delivery of new housing paragraph 73 of the NPPF details that local authorities should: "identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies ... ".

- 6.5 The aims of the NPPF is reiterated in Policies SP2 (Strategic Growth and Distribution) and HO1 (Housing Strategy and Delivery) of the local plan. Policy SP2 of the local plan outlines that sufficient land will be identified to accommodate 9,606 net new homes between 2013 and 2030 including a minimum annualised average of: 478 net new homes between 2013 and 2020; and 626 net new homes between 2020 and 2030 (adjusted to have regard to delivery in the 2013-2020 period). Policy HO1 highlights that planning permission will be granted for housing proposals that will: "deliver the allocation set out in this Policy and contribute towards achieving the Plan's housing target ... in bringing forward allocations, developers will need to demonstrate that their proposals contribute to the overall mix of dwelling types, sizes and tenures which help meet identified local housing need and the development of mixed and sustainable communities".
- 6.6 The principle of development of the site has been established as it is identified under Policy HO1 of the local plan as Allocated Site 'R12 - land east of Monkhill Road'. Sites identified under this policy seek to ensure delivery of allocated sites with an overall mix of dwelling types, sizes and tenures in order to contribute to achieving the Plan's housing target.
- 6.7 By way of background, outline planning permission and reserved matters approval for the erection of 9no. dwellings were granted by Members of the Development Control Committee in July 2016 and October 2019 respectively (application references 16/0387 and 19/0535).
- 6.8 The application before Members now seeks full planning permission for the erection of 14no. dwellings which exceeds the ten dwellings outlined within Policy HO1 and Appendix 1. However, as Members will be aware, the yield figure is indicative only with the aim of the site profile details outlined within Appendix 1 to provide identification together with some of the main issues associated with allocated sites. Furthermore, the external amenity space and parking provision reflects that of the existing properties which front onto Monkhill Road. To put this into context, the development site would have a density of 17.5 dwellings per hectare whilst the properties opposite, 1 to 6 Monkhill Road, have a density of 27.34 dwellings per hectare.

- 6.9 In overall terms, the application site is located in the centre of Moorhouse flanked by existing residential properties to the south and west, is well-related to the form of the village and would not encroach into open countryside. The village has a limited level of services or facilities i.e. a public house, a private former Quaker burial ground, two small areas of open spaces and a post box; however the village is part of a cluster of villages including Thurstonfield, Monkhill, Great Orton, Burgh by Sands and Kirkbampton (the last village is in Allerdale District). The latter three of which have primary schools, the development of this allocated site within Moorhouse could help sustain services in this village cluster, in line with paragraph 78 of the NPPF.
- 6.10 In light of the foregoing and given that the application site has an extant permission for the erection of 9no. dwellings, the application supports the strategies contained within the NPPF and the local plan. Accordingly, the principle of housing on this site is deemed acceptable.

## **2. Impact Of The Proposal On The Adjacent Listed Buildings And Their Settings**

- 6.11 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 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".
- 6.12 Members, therefore, must give considerable importance and weight to the desirability of preserving the adjacent 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).
- 6.13 Protecting and enhancing the historic environment is also an important component of the National Planning Policy Frameworks drive to achieve sustainable development. Paragraph 184 highlights that: "heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".
- 6.14 Paragraph 190 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Local planning authorities should take this into account when considering the

impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 6.15 In considering potential impacts on heritage assets, paragraph 194 of the NPPF detailing 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 ...".
- 6.16 The aims of Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF are reiterated at a local level. Policy HE3 of the local plan seeking to ensure that listed buildings and their settings are 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 harm.
- 6.17 In light of the foregoing it is considered that Members need to have cognizance of: a) the significance of the listed buildings, Fairfield and Hall Farm, and their contribution made to that significance by their settings; and then assess b) the effect of the proposal on the listed buildings and their settings (inclusive of their significance and on the appreciation of that significance).
- a) the significance of the listed buildings and the contribution made by their settings
- 6.18 The southern boundary of the application site, separated by the county highway, is located approximately 20 metres north of Fairfield and 33 metres north west of Hall Farm. By way of background, there are around 400,000 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, 5.8% of listed buildings are Grade II\*. The final tier of listed buildings are Grade II listed buildings which are of special interest warranting every effort to preserve them. Over 90% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.
- 6.19 Both of the listed buildings were listed by Historic England (formerly English Heritage) as Grade II Listed Buildings in September 1984. The listing details for Fairfield and Hall Farm respectively are as follows:

Fairfield - "House. Late C18. Painted rendered walls, graduated green slate roof, C19 end brick chimney stacks. 2 storeys, 3 bays, flanking single-storey 2-bay extension to left, single bay to right. 6-panel door in plain painted stone surround. Sash windows with glazing bars, 2-pane sash window over entrance, all in plain painted stone surrounds".

Hall Farm - "Farmhouse. Late C17 with C19 alterations. Whitewashed rendered clay walls, graduated Welsh slate roof with lower courses of sandstone slates, ridge brick chimney stacks. 2 storeys, 7 bays. 2 C20 doors in plain painted stone surrounds; 2- and 3- casement windows in C19

plain painted stone surrounds; 2 first floor Yorkshire sash windows on extreme right are probably in original painted surrounds".

- 6.20 Historic England's listing details describes the grade II listed building directly opposite the application site, Fairfield, as a late 18th Century dwelling. The accuracy of Historic England's listing description has previously been questioned by a third party as later research on clay dabbin buildings found in the publication 'The building of the clay dabbins of the Solway Plain' undertaken by Nina Jennings considers the property to be 17th century.
- 6.21 The council uses Historic England's listing details contained in the 'Greenback' publication of listed buildings and despite the publication of Nina Jennings work has not updated its listing description. Nevertheless, it is not disputed that this publication provides a useful resource for local clay dabbin buildings. Irrespective of its listing description the property continues to be a grade II listed building and should be considered in that context, the overall appearance of Fairfield is that of a typical local Georgian dwelling with rendered walls and slate roof with small sliding sash windows. The dwelling is set back within its plot, partially screened from the roadside by tall hedging, beyond which are lawned gardens.
- 6.22 Hall Farm is a late 17th Century farmhouse with adjoining barn and 19th Century alterations. Its appearance is that of a Cumbria longhouse with rendered clay dabbin walls with sandstone verges/slate roof. The single or paired small window openings are either casement or sliding sash with stone surrounds. A 1.5 metre stone wall fronts the highway with an intervening concrete forecourt separating the boundary wall from the dwelling.
- 6.23 The listed buildings are visually important features within the street scene; however, they are discretely housed within their plots, Fairfield behind tall hedging and lawned gardens and Hall Farm, to the south west of the application site, behind a 1.5 metre high stone wall and concrete forecourt. As such, views of both listed buildings are localised and read in the context of the street scene when travelling through the village.
- b) the effect of the proposed development on the listed buildings and their settings
- 6.24 Section 66 (1) requires that development proposals consider not only the potential impact of any proposal on a listed building but also on its setting. Considerable importance and weight needs to be given to the desirability of preserving the adjacent 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).
- 6.25 When considering potential impacts 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 193 of NPPF). As highlighted earlier in the report, paragraph 194 of the NPPF outlining 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 ...". Where a proposed development would lead to substantial harm or less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraphs 195 and 196 of the NPPF).

- 6.26 Historic England has produced a document entitled 'The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (Second Edition)' (TSHA). The document sets out guidance, against the background of the NPPF and the related guidance given in the PPG, on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 6.27 The TSHA document details the definition of the setting of a heritage asset as that contained within Annex 2: Glossary of the NPPF as: "the surroundings in which heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive and negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral". The document acknowledging that conserving or enhancing heritage assets by taking their settings into account need not prevent change and recommends a staged approach to proportionate decision taking.
- 6.28 In respect of the impact of proposals on the setting and views of heritage assets, the TSHA advocates a staged approach to proportionate decision-taking. The TSHA stating that: "all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis".
- 6.29 As highlighted earlier in the report, the application site is identified under Policy HO1 of the local plan as Allocated Site 'R12: Land east of Monkhill Road, Moorhouse'. The Heritage Assessment for the site undertaken and contained in Appendix 1 of the local plan outlines: "Grade II listed building (Fairfield) opposite southern boundary of the site. Any development on this site will be expected to minimise any adverse impact on the listed building and its setting. Prehistoric remains survive adjacent to the site. An

archaeological desk-based assessment and field evaluation will be required at the planning stage".

- 6.30 As Members will be aware, the local plan has evolved through extensive research and consultations with the relevant statutory consultees including Historic England. The Inspector during the examination of the local plan was fully aware of all the allocated sites and their main constraints; however, did not see fit to remove the application site from the list of allocated sites. Historic England did not raise any objections or comment during the local plan process in respect of this allocated site.
- 6.31 When considering potential impacts of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's 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 193). As highlighted earlier in the report, paragraph 194 outlining 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 ...". Where a proposed development would lead to substantial harm or less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraphs 195 and 196).
- 6.32 When entering Moorhouse from the east, there is no vernacular with a mix of single and two storey dwellings many of which are of relatively modern appearance. In this part of Moorhouse, dwellings on the southern side of the B5307 are set back from the county highway, many partially screened by high hedges, within their own defined plots with former agricultural buildings forward of the building line fronting onto the pavement. The properties on the northern side of the county highway are predominantly closer to or front onto the pavement. Two grade II listed buildings, Fairfield and Hall Farm, are of significant visual importance in this part of Moorhouse. Two relatively recently constructed dwellings, Peterdale and The Gables are located to the west and north west of Fairfield respectively. The western extent of Moorhouse; however, has a more traditional character and form with buildings either directly fronting the road or separated by low stone walls. The traditional character is further emphasised as this part of Moorhouse has a large cluster of listed buildings. There are also several detached dwellings of non-traditional construction within the immediate vicinity.
- 6.33 This assessment is further supported in the Burgh-By-Sands Design Statement which states: " ... the village as a whole lacks the visual cohesion of some of the other villages within the parish, largely on account of the presence of a busy public road, a good deal of modern infill development and the intermittent nature of the visual links provided by walls, hedgerows and associated tree groups".
- 6.34 Objections have been raised by third parties to the proposal as they consider it would have an adverse impact on the character and settings the adjacent

heritage assets by virtue of the scale, design, layout, lack of details in respect of surface water drainage and removal of the western and southern (roadside) hedges. A further issue raised was that the application site being formerly tied by ownership to Fairfield and was sold for agricultural use at some time in the 19th century. The third party is of the opinion that the field significantly enhances the setting of Fairfield and that Fairfield's visual attractive aspect will be eliminated by the proposed development. The parish council in its representation of objection outlines that the development: *"does not preserve or enhance the adjoining conservation area"*. This it is assumed is a drafting error and should read: *"does not preserve or enhance the adjoining heritage assets"* as Moorhouse has no designated conservation area.

- 6.35 Historic England has been consulted on the amended scheme and advise that it does not wish to comment on the application. The council's Urban Design/Conservation Officer in his response largely echo's his 2019 comments; however, in summary and to assist Members the officer highlights that: Moorhouse is an attractive rural village; was identified as a potential future Conservation Area in the 1994 Local Plan; there are 15 individual listed building designations three of which are in close proximity to the site; the general townscape quality of Moorhouse is very high, with pre C20th buildings arrayed along the B5307; the area has a strong local vernacular of clay and stone buildings, with slate roofs and well-scaled chimney stacks predominant; references the planning history of the application specifically the outline indicative scheme and concludes that the scheme before Members is: *"a-contextual – a cramped layout which turns its back on the village and is speculative in character..."* therefore, is of the opinion that the application should be refused.
- 6.36 As highlighted earlier in the report, this application was deferred by Members at their meeting in July 2019. Subsequently, an application for reserved matters for the erection of 9no. dwelling in October 2019 (application 19/0535). The originally submitted drawings in respect of this application and those of the extant permission retained the existing boundary hedgerows which surround the application site. Conditions were also imposed which sought to protect the existing hedgerows as the retention of the existing would mitigate for any perceived detrimental impact on the heritage assets or their settings.
- 6.37 The amended scheme before Members now seeks permission for the erection of 14no. dwellings (12no. single storey dwellings and 2no. two storey affordable units). The layout has also been revised which now includes the removal of the roadside (western and southern) hedgerow boundaries. Accordingly, the amended details of this application have to be dealt with on its own merits and a judgement made as to the impact of the development on the adjacent heritage assets. Paragraphs 195 and 196 of the NPPF outlining that if it is judged the development would lead to substantial harm or less than substantial harm to the significance of the heritage assets, then this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



- 6.38 In consideration of this application, Moorhouse was identified in the Carlisle District Local Plan (adopted September 1997) as a potential future conservation area; however, subsequent local plans (2001-2016) and the current local plan do not make specific reference to Moorhouse. As Members are aware, the application has to be assessed under current planning policy. Furthermore, Burgh-By-Sands Parish Design Statement (adopted November 2003) omitted the application site, Monkhill Road and properties located in the eastern extent of Moorhouse from the recommended conservation area. The Design Statement outlining that: *"the village possesses some good surviving examples of traditional buildings, of which 15 are listed as being of architectural or historic interest. These range from a restored late 17th century cruck cottage with thatched roof at the western end of the village to the nearby mid-18th century Moorhouse Hall with its painted stucco walls and raised painted quoins. It is considered that this grouping of buildings with their associated tree groups at the western end of the village, including some sensitive 20th century infill development at 'The Courtyard', possess a sufficient degree of visual unity to form the basis of a conservation area"*.
- 6.39 The amended drawings now illustrates the removal of the roadside hedgerows and their replacement by 1.2 metre high dry stone walls to facilitate an outward facing development, albeit of slightly higher density than the extant permission (17.50 dph as opposed to 11.25 dph). The majority of the dwellings would now be of single storey construction with the semi-detached two storey dwellings located adjacent to the northern boundary of the site. The design and materials of the single storey properties reflecting those of the single storey dwellings of the approved extant permission. It is argued that the application site significantly enhances the setting of Fairfield and that Fairfield's visual attractive aspect will be eliminated by the proposed development, however; neither Fairfield or Hall Farm, rely on the aspect of space afforded by the application site. The proposed landscaping scheme which illustrates the plots delineated by native hedgerows with specimen trees of varying species and maturity planted with the application site itself would help to settle the development into the village as a whole and would not be a discordant feature in the street scene.
- 6.40 In summary, the proposed application site is located within an area of Moorhouse which has no particular vernacular and has a mix of single and two storey dwellings many of which are of relatively modern appearance. In this part of Moorhouse, dwellings on the southern side of the B5307 are set back from the county highway, many partially screened by high hedges including Fairfield, within their own defined plots with former agricultural buildings forward of the building line fronting onto the pavement. The properties on the northern side of the county highway are predominantly closer to or front onto the pavement. The proposed development would be outward facing replicating development in this part of Moorhouse and addressing a concern of the council's Urban Design/Conservation Officer. The proposal does involve an increase in the number of dwellings than that of the extant permission. This increase would be mitigated as the majority of these dwellings would be single storey and be below the density per hectare of existing housing developments adjacent to the site. The landscaping scheme within the site together with the stone boundary walls would also

reflect the character of the roadside boundaries along the eastern approach into Moorhouse. Accordingly, on balance the proposal will have a less than substantial harm to the significance of the heritage assets and their settings.

- 6.41 In accordance with the objectives of NPPF, PPG, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant local planning policies, this less than substantial harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use.
- 6.42 In the context of the foregoing, the benefits of the proposal would: a) contribute to achieving the council's housing targets through the development of an allocated housing site; b) provide 2no. on-site affordable units where none exist currently; c) provide 12no. bungalows providing an opportunity to provide accommodation for those people looking to 'down size' while freeing up family accommodation for younger households; and d) provide an opportunity for Moorhouse and the surrounding villages which have more service provision the opportunity to grow and thrive.
- 6.43 Accordingly, the benefits of the proposal clearly outweigh any perceived harm to the listed buildings and their settings.

### **3. Whether The Scale And Design Of The Dwellings Are Acceptable**

- 6.44 Policies seek to ensure that development proposals are appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing.
- 6.45 Specific to Moorhouse is the SPD 'Burgh-By-Sands Parish Design Statement' (adopted November 2003). The policies identified within Appendix 1 of the Design Statement relate to the 1997 local plan have been superseded by the Carlisle District Local Plan 2015-2030. Elements of the Design Statement, particularly those that relate to design principles do, however, still carry some weight.
- 6.46 In respect of new buildings the Design Statement seeks to ensure that:
- there should be a consistent theme and /or style within new development which is related to the locality and setting
  - new development should generally be single or two storey in height
  - building styles and materials should be in keeping with the local vernacular and reflect and respect the nearby colours, textures, materials, shapes, styles and proportions of existing traditional buildings and the character of the surrounding area
  - where garden walls and outbuildings are present in new development,

- these should utilise the same materials as the main building
    - local distinctive features, such as date-stones, decorative brickwork and gate posts, might be used to enhance new buildings.
- 6.47 The Design Statement, in respect of walls and plot boundaries seek to ensure that:
- existing hedgerows and trees should be incorporated within new developments, wherever possible
  - new property boundaries should be in keeping with the locality, preferably using local natural materials (indigenous hedging plants, stone, brick etc) rather than timber fencing
- 6.48 The council's Urban Design/Conservation Officer in his consultation response expresses concerns in respect: *"the cramped layout which turns it back on the village"* and lack of evidence to support the design and materials of the dwellings within the submitted documents. The parish council, ward councillor and third parties also raise objections to the proposal. The full contents of these representations have been made available to Members. In summary, the objections appear to centre on: increase in numbers and overdevelopment of site; detrimental impact on the character of the village; removal of roadside hedgerows which was to be retained in previous schemes; and increase in the number of dwellings within the village.
- 6.49 When assessing the character of this part of Moorhouse, it is evident that there is no particular vernacular and that there are a variety of properties of differing ages and styles within the immediate vicinity. The Burgh-By-Sands Parish Design Statement reiterating this assessment by stating: *"... the village as a whole lacks the visual cohesion of some of the other villages within the parish, largely on account of the presence of a busy public road, a good deal of modern infill development and the intermittent nature of the visual links provided by walls, hedgerows and associated tree groups"*. As outlined above in paragraphs 6.46 and 6.47, the Design Statement seeking to ensure that new development respects and harmonises with its environs. Ensuring that new property boundaries are in keeping with the locality preferably using natural materials and incorporating existing hedgerows and trees wherever possible.
- 6.50 The application site is identified within the local plan as an allocated housing site and has an extant permission for the erection of 9no. dwellings, therefore, are material planning considerations in respect of this application. Nevertheless, the application has to be considered on its own merits. The proposal seeks full planning permission for the erection of 14no. dwellings which would result in a housing density of 17.50 houses per hectare. To put this into context, the properties opposite, numbers 1 to 6 Monkhill Road, have a density of 27.34 dwellings per hectare. The amended drawings illustrate an outward looking development which would require the removal of the roadside hedges and their replacement by 1.2 metre high dry stone walls. These walls would also wrap around the shared vehicular entrance to the site. The majority of the dwellings would now be of single storey construction with the semi-detached two storey dwellings located adjacent to the northern

boundary of the site. The design and materials of the single storey properties reflecting those of the approved single storey dwellings of the extant permission and would also achieve adequate external space and parking provision to serve each of the dwellings. Native species hedgerows would delineate the plots with specimen trees of varying species and maturity planted within the application site itself.

- 6.51 In overall terms, the housing density of the scheme would be lower than that of other developments within this part of Moorhouse. The loss of the roadside hedgerow would allow the development to be outward facing providing an active frontage and integrating the development within the village. Any visual impact of the loss of the roadside hedgerow being mitigated through the implementation of a landscaping scheme within the application site and attractive low stone walls. In line with the objectives of the Burgh-By-Sands Parish Design Statement the entrance to the site would continue into the shared vehicular entrance of the site and would reflect other roadside boundaries along the eastern approach into Moorhouse. The proposed scale and design of the dwellings together with the proposed palette of materials would respect and reflect those of the existing properties within Moorhouse and achieve adequate external space and parking provision to serve each of the dwellings. The Agent has advised that the proposed dwelling would be heated by air source heat pumps. No details have been provided; therefore, a condition is recommend requiring the location and size of the units. The single storey dwellings within the development together with the provision of 2no. on-site affordable housing units would also respond to housing needs in the Strategic Housing Market Assessment.
- 6.52 In overall terms, the proposal would respond to the local context and would not be disproportionate or obtrusive within the street scene. Accordingly, the proposal accords with the objectives of the NPPF, local plan policies and SPDs.

#### **4. Affordable Housing Provision**

- 6.52 The application site is identified in the local plan as being within Affordable Housing Zone B. As such Policy HO4 of the local plan is relevant and require all sites of eleven units or over to provide 20% of the units as affordable housing. Policy HO4 of the local plan stipulates that the affordable housing provision should be 50% affordable/ social rent (usually through a Housing Association) and 50% intermediate housing (usually discounted sale at a 30% discount from market value through the Council's Low Cost Housing Register).
- 6.53 The City Council's Housing Development Officer has been consulted and confirms that: *the applicant's Affordable Housing Statement offers to provide 2 no. 2-bed semi-detached houses for affordable housing (plots 6 and 7). This equates to the 20% affordable housing requirement in Affordable Housing Zone B (rounded down to the nearest whole unit). The council would usually be look for 50% of the affordable units to be for social/ affordable rent, but that wouldn't be practical here, as the Housing*

*Associations would not be interested in acquiring a single unit, so this would be considered acceptable. The affordable units have a gross internal area of 64.6 m<sup>2</sup>, which more or less complies with the recommended affordable space standard for a 2 bed house of 65 m<sup>2</sup>, included in the Council's Affordable and Specialist Housing Supplementary Planning Document. The applicant's affordable housing proposals are therefore considered acceptable and in accordance with local plan policy HO4 Affordable Housing".*

- 6.54 The provision of on-site intermediate 3no. two bedroom dwelling (Plots 6 and 7) for low cost homes ownership at 30% discounted rate of market value, should Members approve the application, would be secured by a Section 106 Agreement.

## **5. Education Provision**

- 6.55 Policy CM2 of the local plan highlights that to assist in the delivery of additional school places, where required, to meet the needs of development, contributions will be sought. In terms of primary school provision, Cumbria County Council, as Education Authority, advises that the County Council's Planning Obligation Policy Document (POPD), sets out that contributions towards the provision of education capacity would only normally be sought from development that will result in a net increase of 15 or more dwellings in settlements like Moorhouse which are not a key service centre. As set out below, whilst there are some circumstances where we may see a capacity contribution for schemes that are below the threshold where there is a bespoke issue, this is not considered to be one of those cases.
- 6.56 Based on the dwelling-led pupil yield calculation set out in POPD, this development proposal is estimated to yield 3 school children (2no. primary age and 1no. secondary age). As previously set out, these numbers are negligible. Furthermore, it is noted that a large proportion of the dwellings proposed are bungalows, therefore, likely to attract a smaller number of family forming households than your average housing development. As such, it is considered that there is sufficient flexibility within the admissions system for any children that may be yielded by this development to be accommodated within local schools.

## **6. Impact Of The Proposal On Archaeology**

- 6.57 Cumbria County Council's Historic Environment Officer outlines that its records indicate that the site lies in an area of some archaeological potential. It is located in the centre of Moorhouse which has medieval origins, with documentary records of it dating to the mid-15th century. Furthermore, a number of cropmark complexes indicative of Iron Age and Romano-British settlements and agricultural practices are located around the village, including in the field immediately north of the application site.
- 6.58 Accordingly, there is the potential for the site to contain buried archaeological assets and that these would be disturbed by the construction of the proposed development. Consequently, the Historic Environment Officer recommends that should the application be approved a condition is imposed requiring an

archaeological investigation be undertaken prior to commencement of any development.

## **7. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Residents**

- 6.59 Development should be appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. The living conditions of the occupiers of adjacent residential properties should not be adversely affected by proposed developments. This is echoed and reinforced in local plan policies and SPDs, which importantly requires that the suitability of any development proposal be assessed against the policy criteria.
- 6.60 The City Council's SPD 'Achieving Well Designed Housing' outlines where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (12 metres between any wall of a building and a primary window). The layout of the proposed development is such that the proposed dwellings have been so orientated to achieve the minimum distances outlined in the SPD.
- 6.61 Objections have been raised to the development citing loss of privacy, noise and disturbance during construction works and car headlights illuminating properties directly opposite the proposed development. The proposal satisfies the minimum distances as outlined in the council's SPD 'Achieving Well Designed Housing' in respect of loss of privacy. Given that there is an existing street light on Monkhill Road, the proposal should not exacerbate the current situation to warrant a refusal of the application on this basis.
- 6.62 In overall terms, given the location of the application site in relation to neighbouring residential properties, the proposal would not have a detrimental impact on the living conditions of the occupiers of those properties on the basis of unacceptable loss of light, overlooking or over dominance. Furthermore, to mitigate for any unacceptable noise and disturbance during construction works a condition is suggested which would limit construction hours.

## **8. Impact Of The Proposal On Highway Safety**

- 6.63 The application site would be served by a shared vehicular access taken from Monkhill Road together with 4no. individual vehicular accesses. Two further vehicular accesses would access/exit onto the B5307 county highway. Cumbria County Council, as Highways Authority, has been consulted and raise no objections subject to the imposition of a series of conditions in respect of: highway construction; visibility splays; provision of ramps; access gates; and the submission of a construction phase management plan. Works in respect of the lowering of kerbs would also require permission from the Highway Authority under its legislation. The parish council and a number of

objectors have raised concerns in respect of highway safety and the increase in vehicular accesses; however, in light of the comments received from the Highways Authority it would be difficult to substantiate a refusal of the application on highway safety grounds.

## **9. Whether The Proposed Methods For Foul And Surface Water Drainage Are Acceptable**

- 6.64 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development. The submitted documents illustrating that foul drainage from the proposed dwelling would enter the mains sewer with surface water disposed of via soakaways.
- 6.65 The parish council, ward councillor and third parties have raised objections in respect of the proposed methods for the disposal of foul and surface water. Both United Utilities (UU) and Cumbria County Council, as the Lead Flood Authority (LLFA), have been consulted as statutory drainage consultees. UU raise no objections to the proposed methods of drainage subject to the imposition of conditions would require that no surface water is permitted to drain directly or indirectly into the public sewer and that foul and surface water are drained on separate systems.
- 6.66 The LLFA recommends the imposition of several pre-commencement conditions to demonstrate that surface water run-off within the site can be accommodated within the proposed soakaways in accordance with SUD's taking into account the water table. These conditions would require the submission of: a surface water scheme; the design of the surface water scheme to mitigate for any negative impact of surface water from the development on flood risk outside the development boundary; construction surface management scheme; groundwater level(s) and infiltration tests. For clarity, the recommended conditions of both UU and the LLFA, should Members approve the application, have been amalgamated. The subsequent details of which would be subject to further assessment by the statutory consultees. Should these details prove to be unsatisfactory then the application will stall as a result.
- 6.67 The concerns of the parish council, ward councillor and third parties are noted; however, in light of the comments from both UU and the LLFA and subject to satisfying the recommended pre-commencement conditions it would be difficult to substantiate a refusal of the application on foul or surface water drainage issues.

## **10. Impact Of The Proposal On Trees And Hedgerows**

- 6.68 Policy GI6 of the local plan seek to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges. In respect of new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees and hedges. This aim is further reiterated in Policy SP6 of the local plan which requires all developments to

take into account important landscape features and ensure the enhancement and retention of existing landscaping.

- 6.69 The City Council's SPD 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting it is important that these issues are considered at the very start of the planning process.
- 6.70 The proposed site plan illustrated the removal of the roadside hedges, therefore, to assess the ecological value of these hedges a Hedgerow Ecological Assessment Report (HEA) was commissioned. The report outlines that the boundary hedgerows around the proposed development site are generally moderate to high ecological value. When viewed in its entirety as one hedgerow, it could be described as species-rich, as there are at least four native, woody species present. The report concluding that the roadside boundaries be retained as the loss of circa 46% of the boundary hedgerows on site, with no proposed mitigation, is likely to have a relatively significant ecological impact.
- 6.71 In light of the protection afforded to existing trees and hedges under Policy GI6 together with the findings of the Hedgerow Ecological Assessment a balanced planning judgement has to be made as to: the weight afforded to the retention of the hedgerows against the developments compliance with the other relevant development plan policies and benefits of the development.
- 6.72 In such a context, the application site has planning permission for the erection of 9no. dwellings which retains the majority of the existing roadside hedgerows at a height of 1.8 metres. Nevertheless, it would be inevitable that there would be some ecological loss due to the domestication of an agricultural field. The submitted landscaping scheme before Members seeks to mitigate for this loss of approximately 158 metres of roadside hedgerows by the incorporation of 357 metres of mixed native hedges within the development site itself. Several trees of differing species and maturity would also be planted within the development.
- 6.73 In light of the foregoing, the benefits of the development i.e. the outward facing integration of the development within the village; providing a supply of bungalows which addresses the lack of supply on development sites as outlined in the council's SPD 'Affordable and Specialist Housing', and the provision 2no. on-site affordable housing units within Moorhouse where none currently exists outweighs the ecological loss of the roadside hedgerows.

## **11. Impact Of The Proposal On Biodiversity**

- 6.74 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 it is unlikely that the proposed development would harm protected species or their habitat. A desk study was included within the scope of the HEA, to assess the habitats in the locality and the presence of protected species/species of conservation note from within a 1km radius of the site. No protected or notable species were observed on site, although detailed survey work for protected/notable species was not undertaken. A depression in the ground, which could possibly be a (blocked) historic badger hole, was found near the eastern hedgerow, and birds' nests were observed in the hedgerows.

- 6.75 As highlighted above, the proposed removal of circa.46% of the existing boundary hedgerows has the potential to impact on biodiversity and legally protected species that may be present within the hedgerow habitat, or in adjacent habitat on site; however, its loss would be mitigated through a landscaping scheme. 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.

## **12. Other Matters**

- 6.76 Reference has been made by the council's Urban Design/Conservation Officer and third parties in respect of a previous refusal on the site (application reference 02/0691). As Members are aware, planning policy is not static and that things change both at a local and a national level. The 2002 application was assessed under the policy of the time and was not considered to be acceptable. This was, however; nearly 19 years ago.
- 6.77 The parish council in its early observations outlined that the development would overlook an existing children's play park. There are existing properties and a public telephone box that have views of the play park. In respect of the development site, views of the park would be partially obscured due to the existing hedgerow which is to be retained and the orientation of the proposed dwellings.
- 6.78 The parish council requested a site visit but the site was visited by Members in July 2019 prior to the deferral of this application.
- 6.79 Third parties have also raised objections in respect of loss of a view. As Members are aware, loss of a view is not a material planning consideration.
- 6.80 A third party has cited the potential for surface water run-off of the site to structurally damage adjacent properties. The objections of the third party are noted, however; pre-commencement conditions have been recommended by the Lead Local Flood Authority to ensure that surface water discharge from the application site is prevented from discharging onto the public highway or onto existing neighbouring developments. The details to satisfy the pre-commencement conditions would be subject to a further assessment by the LLFA.

## Conclusion

- 6.80 The application site is an allocated site identified under Policy HO1 of the local plan and has the benefit of an extant planning permission for the erection of 9no. dwellings. The proposed application site is located within an area of Moorhouse which has no particular vernacular with a mix of single and two storey dwellings many of which are of relatively modern appearance. The housing density of the scheme would be lower than that of other developments within this part of Moorhouse. The loss of the roadside hedgerow would allow the development to be outward facing providing an active frontage and integrating the development within the village. Any visual impact of the loss of the roadside hedgerow being mitigated through the implementation of a landscaping scheme within the application site and attractive low stone walls. In line with the objectives of the Burgh-By-Sands Parish Design Statement the entrance to the site would continue into the shared vehicular entrance of the site and would reflect other roadside boundaries along the eastern approach into Moorhouse. The proposed scale and design of the dwellings together with the proposed palette of materials would respect and reflect those of the existing properties within Moorhouse and achieve adequate external space and parking provision to serve each of the dwellings. The single storey dwellings within the development together with the provision of 2no. on-site affordable housing units would also respond to housing needs in the Strategic Housing Market Assessment.
- 6.81 The application would have a less than substantial harm to the significance of the heritage assets and their settings. In line with the objectives of NPPF, PPG, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant local planning policies, this less than substantial harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use. In such a context, the benefits of the proposal would: a) contribute to achieving the council's housing targets through the development of an allocated housing site; b) provide 2no. on-site affordable units where none exist currently; c) provide 12no. bungalows providing an opportunity to provide accommodation for those people looking to 'down size' while freeing up family accommodation for younger households; and d) provide an opportunity for Moorhouse and the surrounding villages which have more service provision the opportunity to grow and thrive.
- 6.82 Given the location of the application site in relation to neighbouring residential properties, the proposal would not have a detrimental impact on the living conditions of the occupiers of those properties on the basis of loss of light, overlooking or over dominance. Furthermore, to mitigate for any unacceptable noise and disturbance during construction works a condition imposed within the outline approval restricts construction hours.
- 6.83 Subject to satisfying pre-commencement conditions, the proposal will not have a detrimental impact on highway safety or archaeology. Pre-commencement conditions would also ensure that the proposed drainage methods to serve the development would not have a detrimental impact on foul and surface water drainage systems.

- 6.84 On balance, the benefits of the development i.e. the outward facing integration of the development within the village; providing a supply of bungalows which addresses the lack of supply on development sites as outlined in the council's SPD '*Affordable and Specialist Housing*', and the provision 2no. on-site affordable housing units within Moorhouse where none currently exists outweighs the ecological loss of the roadside hedgerows or on biodiversity.
- 6.85 In overall terms, the proposal is considered to be compliant under the provisions of the National Planning Policy Framework, the Planning Practice Guidance, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant policies of the Carlisle District Local Plan 2015-2030 and relevant Supplementary Planning Documents.
- 6.86 The application is therefore recommended for approval subject to the completion of a legal agreement. If the legal agreement is not completed within a reasonable time, then Authority to Issue is requested to Corporate Director of Economic Development to refuse the application. The Section 106 Agreement to consist of the following obligation:
- a) the provision of on-site intermediate 2no. 2 bedroom dwellings (Plots 6 and 7) for low cost homes ownership at 30% discounted rate of market value.

## **7. Planning History**

- 7.1 In 1965, planning permission was refused for erection of dwellinghouses (BA4199).
- 7.2 In 1973, planning permission was refused for residential development (BA7805).
- 7.3 In 2003, full planning permission was granted for erection of 8no. detached dwellings and provision of open space (application reference 02/0691).
- 7.4 In 2016, outline planning permission was granted for erection of 9no. dwellings (application reference 16/0387).
- 7.5 In 2019, planning permission was granted for erection of 9no. dwellings (reserved matters pursuant to outline application 16/0387) (application reference 19/0535).

## **8. Recommendation: Grant Subject to S106 Agreement**

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 12th October 2020;
  2. the Heritage Impact Assessment received 9th October 2020;
  3. the Contaminated Land Statement received 21st March 2019;
  4. the Affordable Housing Statement received 9th October 2021;
  5. the External Materials Schedule received 9th October 2020 (Ref: 18/07/937 - EMS/3);
  6. the Dwelling Type Schedule received 9th October 2020 (Ref: 18/07/937 - DS);
  7. Landscaping Schedule received 3rd February 2021;
  8. the location plan received 21st March 2019 (Drawing No. 18/07/937 - 01);
  9. the proposed site plan received 29th January 2021 (Drawing No. 18/07/937 - 08e);
  10. the Grisdale Elevations (Brick) received 14th September 2020 (Drawing No. 18/06/931 - Grisdale);
  11. the Grisdale (2) Elevations (Render) received 14th September 2020 (Drawing No. 18/06/931 - Grisdale (2));
  12. the Grisdale Floor Plan received 14th September 2020 (Drawing No. 18/06/931 - Grisdale);
  13. the Grasmoor (2) Elevations (Render) received 14th September 2020 (Drawing No. 18/06/931 - Grasmoor (2));
  14. the Grasmoor (2) Floor Plans received 14th September 2020 (Drawing No. 18/06/931 - Grasmoor (2) Rev B);
  15. the Grasmoor (2) Elevations - No Garage received 4th February 2021 (Drawing No. 18/06/931 - Grasmoor (2) No Garage);
  16. the Grasmoor (2) Floor Plans - No Garage received 4th February 2021 (Drawing No. 18/06/931 - Grasmoor (2) No Garage);
  17. the Pillar (2) Elevations (Brick) received 14th September 2020 (Drawing No. 18/06/931 - Pillar (2));
  18. the Pillar (2) Elevations (Render) received 14th September 2020 (Drawing No. 18/06/931 - Pillar (2));
  19. the Pillar (2) Floor Plan received 14th September 2020 (Drawing No. 18/06/931 - Pillar (2) Rev B);
  20. the Pillar (3) Working Elevations received 14th September 2020 (Drawing No. 18/06/931 - Pillar (3));
  21. the Pillar (3) Floor Plan received 14th September 2020 (Drawing No. 18/06/931 - Pillar (3));
  22. the Detached Double Garage - plan, section & elevations received 14th September 2020 (Drawing No. 18/06/931 - Double Garage);
  23. the Detached Single Garage Details received 14th September 2020 (Drawing No. 18/06/931 - Single Garage Rev A);
  24. the Notice of Decision; and
  25. any such variation as may subsequently be approved in writing by the local planning authority.

**Reason:** To define the permission.

3. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

This written scheme will include the following components:

- i. an archaeological evaluation;
- ii. an archaeological recording programme the scope of which will be dependant upon the results of the evaluation;
- iii. where significant archaeological remains are revealed by the programme of archaeological work, there shall be carried out within one year of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the LPA: a post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store approved by the LPA, completion of an archive report, and submission of the results for publication in a suitable journal.

**Reason:** To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination and recording of such remains in accordance with Policies SP7 and HE2 of the Carlisle District Local Plan 2015-2030.

4. The carriageway, footways, footpaths etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the local planning authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety. To support Local Transport Plan Policies: LD5, LD7 LD8.

5. Development shall not be begun until a Construction Phase Traffic Management Plan (CPTMP) has been submitted to and approved in writing by the local planning authority. The CPTMP shall include details of:

- details of proposed crossings of the highway verge
  1. retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the development
  2. retained areas for the storage of materials
  3. cleaning of site entrances and adjacent public highway
  4. details of proposed wheel washing facilities for vehicles leaving the site

5. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway
6. construction vehicle routing
7. construction hours
8. implementation of noise mitigation measures i.e. use of noise attenuation barriers, storage/unloading of aggregates away from sensitive receptors, use of white noise reversing alarms where possible
9. provision and use of water suppression equipment
10. covering of 'dusty' materials

**Reason:** To protect the living conditions of the occupiers of the adjacent residential properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

6. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to and approved in writing by the local planning authority for approval before development commences. Any details so approved shall be constructed as part of the development.

**Reason:** To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety. To support Local Transport Plan Policies: LD5, LD7, LD8 and Structure Plan Policy L5.

7. Prior to the commencement of any development hereby permitted full details of a surface drainage scheme shall be submitted to and approved in writing by the local planning authority. The drainage system shall be designed such that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any dwelling hereby permitted in a 1 in 100 year event plus 40% to account for climate change, and flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are directed to flow in suitably designed conveyance routes. No dwelling hereby permitted shall be occupied until the surface water drainage scheme is fully implemented in accordance with the approved dwellings.

**Reason:** To manage flood risk within the development that results from surface water to minimise the risk to people and property in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of any development details to confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary should be agreed in writing with the local planning authority.

**Reason:** To safeguard against negative impact outside the development boundary to people and property in accordance with Policy CC5 of the Carlisle District Local Plan.

9. Prior to the commencement of the hereby permitted development a construction surface water management plan should be approved in writing by the local planning authority which should include inspection and maintenance of below ground storage facilities identifying the responsible organisation.

**Reason:** To safeguard against flooding to surrounding sites and to safeguard against pollution of the water table and to ensure the surface water system continues to function as designed in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

10. Prior to the commencement of the hereby permitted development a groundwater level(s) investigation and report shall be carried out and submitted for approval by the local planning authority. The investigation shall ensure that the base of the proposed infiltration component is at least 1 metre above the maximum groundwater level, taking into account seasonal variations. The hereby permitted development shall thereafter be completed in accordance with the approved investigation/report.

**Reason:** To ensure the surface water system continues to function as designed in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

11. Prior to the commencement of any development infiltration tests should be carried out in accordance with Bettress (1996) based on the design approach in BRE.

**Reason:** To ensure the surface water system continues to function as designed in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

12. Prior to commencement of development, details for how foul and surface water shall be drained on a separate system shall be submitted to and approved in writing by the local planning authority. The development thereafter shall be completed in accordance with the approved details.

**Reason:** To ensure a satisfactory means of foul and surface water disposal and in accordance with Policies IP6 and CC5 of the Carlisle Local Plan 2015-2030.

13. Before development commences a scheme of tree and hedge protection of those trees and hedges to be retained shall be submitted to and approved in writing by the local planning authority. The scheme shall show the position and type of barriers to be installed. The barriers shall be erected before development commences and retained for the duration of the development.

**Reason:** To protect trees and hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan

2015-2030.

14. Within the tree protection fencing approved by Condition 13:

11. No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier.
1. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
2. No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority.
3. No materials or vehicles shall be stored or parked within the fenced off area.
4. No alterations to the natural/existing ground level shall occur.
5. No excavations will be carried out within the fenced off area.
6. The tree and hedge protection fencing must be maintained to the satisfaction of the Local Planning Authority at all times until completion of the development.

**Reason:** To protect trees and hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

15. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

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

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. 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 maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI 6 of the Carlisle District Local Plan 2015-2030.

17. Notwithstanding any description of the boiler details on drawing numbers 18/06/931 - Pillar (2) Rev B and 18/06/931 - Grasmoor (2) Rev B, details and location of the air source heat pumps prior to their use as part of the



development hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in strict accordance with the approved details.

**Reason:** Satisfactory details of the air source heat pumps have not yet been provided, therefore further information is necessary to ensure that air source heat pumps to be used are acceptable visually in accordance with Policies SP6 of the Carlisle District Local Plan 2015-2030.

18. Access gates, if provided, shall be hung to open inwards only away from the highway.

**Reason:** In the interests of highway safety in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

19. The existing hedgerows to be retained to the northern and eastern boundaries of the site as indicated on Drawing Number 18/07/937 - 08e) shall be retained at a height of not less than 1.6 metres as measured from the existing ground level.

**Reason:** In the interests of privacy and amenity in accordance with Policies GI6 of the Carlisle District Local Plan 2015-2030.

20. The development shall not commence until visibility splays as illustrated on drawing no. 18/07/937 - 08e) have been provided at the junction of the access roads with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

21. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

**Reason:** To ensure that the access roads are defined and laid out at an early stage in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

22. No dwelling 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 in accordance with Policies IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

23. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

**Reason:** To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

24. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority.

**Reason:** to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

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No.	Date	Revision	Initial

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**Project**

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FIELD 3486,  
MONKHILL ROAD,  
MOORHOUSE,  
CARLISLE

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Client

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Client

CITADEL HOMES (CUMBRIA) LTD.

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**Drawing**

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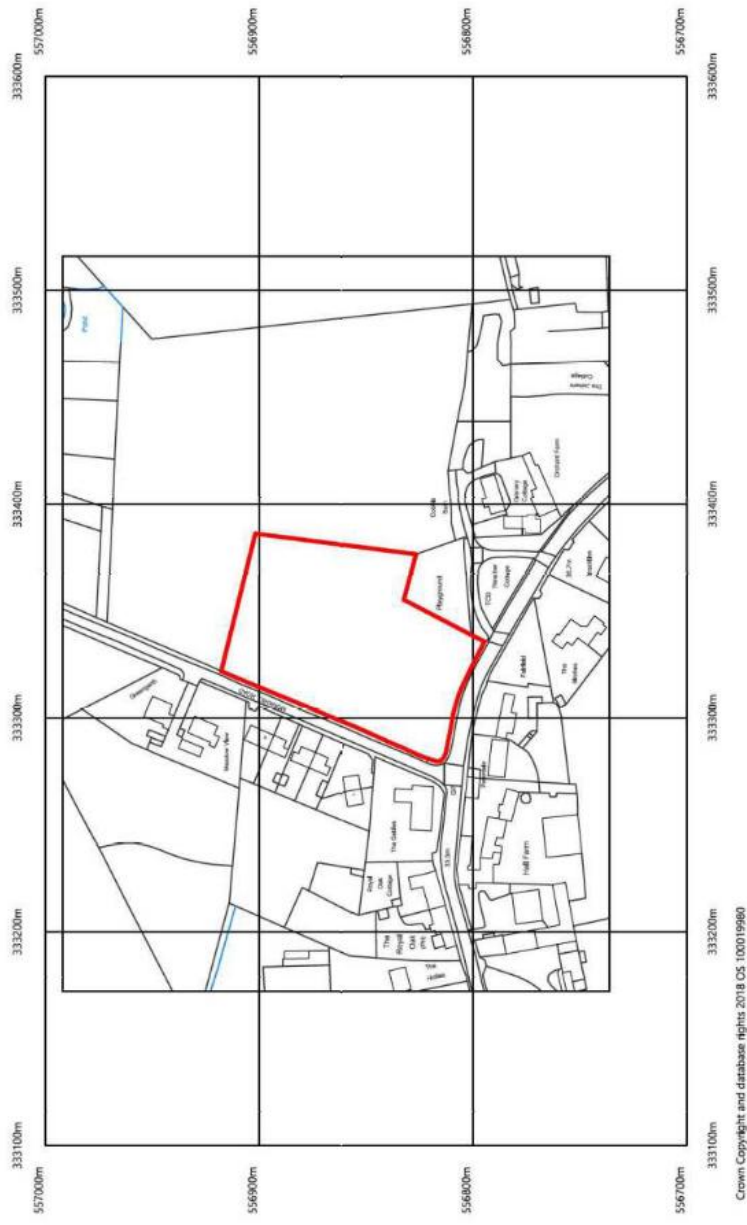
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Checked	Date	DEC. 2018
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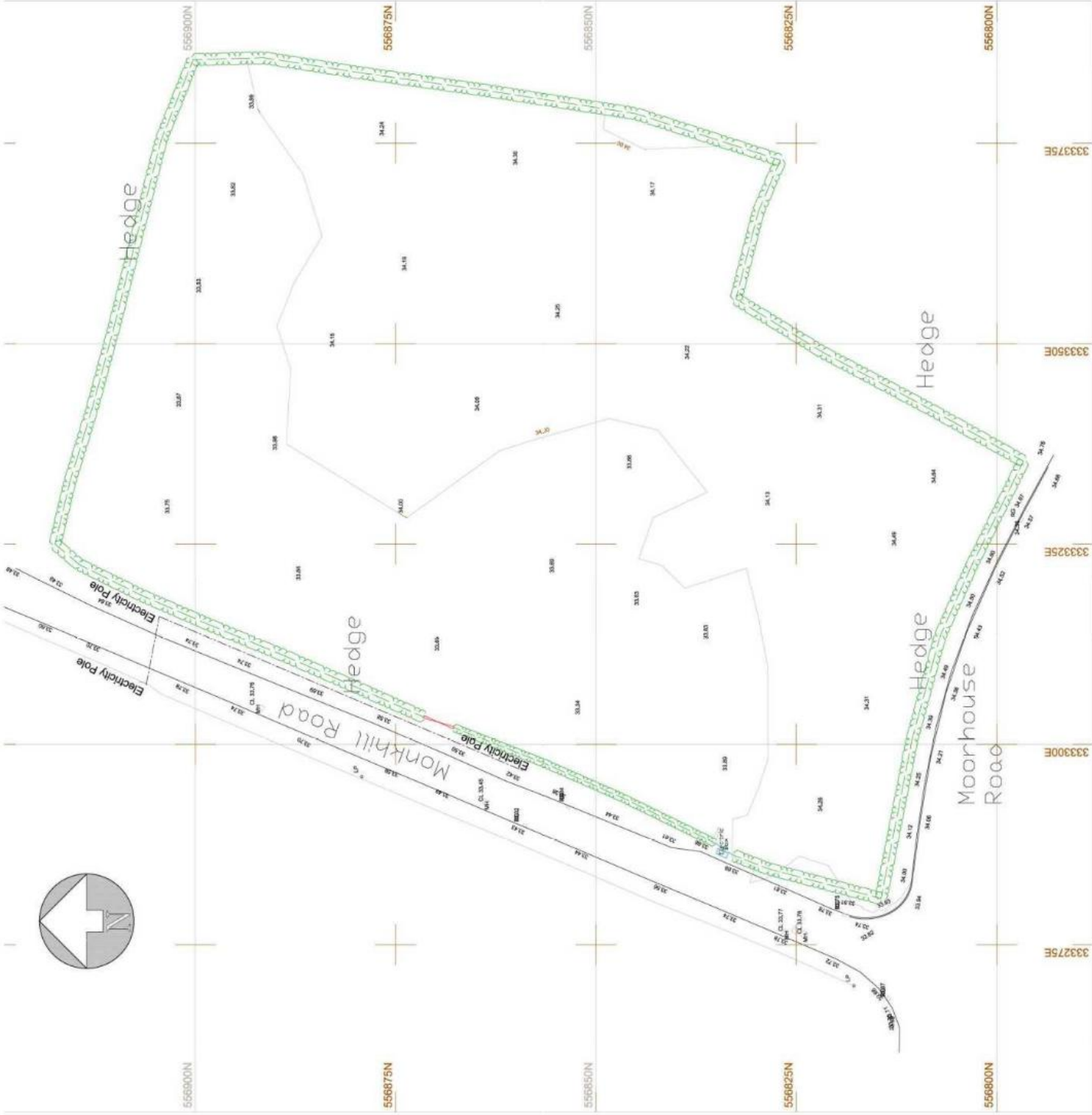
Drawing No.  
18/07/937 - 01

18/07/937 - 01

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No.	Date	Revision	Initial

**ALPHA DESIGN**  
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Project  
**FIELD 3486,  
MONKHILL ROAD,  
MOORHOUSE,  
CARLISLE**  
Client  
**CITADEL HOMES (CUMBRIA) LTD.**

Drawing  
**EXISTING SITE PLAN**  
Scale: 1:250 @ A1 Drawn: CB  
Checked: Date: JULY 2018

Drawing No.  
**18/07/937 - 02**

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E	26/01/21	Visibility studies showing plots 11/12 to be adopted for the site, with back 8 from centre line of each individual access.	GB
D	25/01/21	Party boundary fencing replaced with native species hedgerow, and native species garden and all trees numbered.	GB
C	17/11/20	Outline of 10m wide turn-in loop for refuse vehicles depicted with red dotted lines.	GB
B	09/10/20	Annotation added to show footpath widening on Moorhill Road.	GB
A	29/09/20	Red & blue dotted lines depicting existing and proposed boundaries, including lines to the south of plots 11-13 removed for clarity.	GB
No.	Date	Revision	Initial

ALPHA DESIGN

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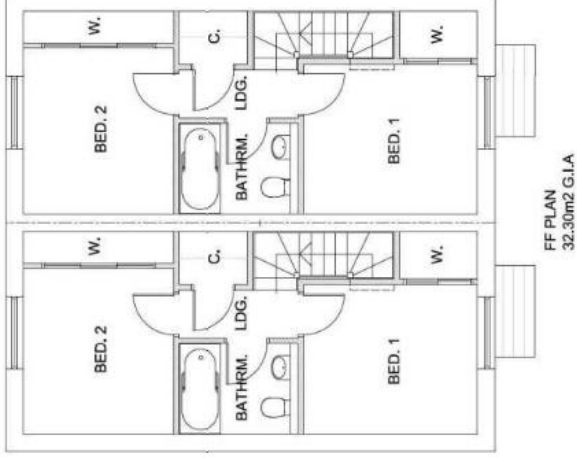
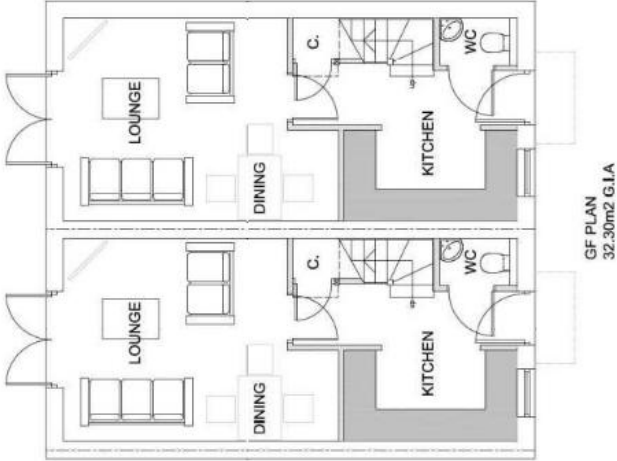
Project	FIELD 3486, MONKHILL ROAD, MOORHOUSE, CARLISLE
Client	
	CITADEL HOMES (CUMBRIA) LTD.

Drawing	
PROPOSED SITE PLAN - 14 DWELLINGS	
Scale 1:500 @ A2	Drawn GB
Checked	Date AUGUST 2020

Drawing No.

18/07/937 - 08 e)

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No.	Date	Revisions	Initial

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Project  
**STANDARD DWELLING TYPES**

Client  
**CITADEL HOMES (CUMBRIA) LTD.**

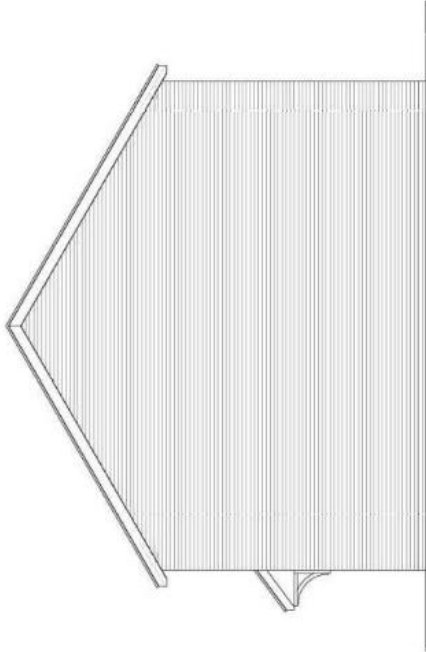
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**THE GRISDALE -  
FLOOR PLAN**

Scale 1:50 @ A1 Drawn GB

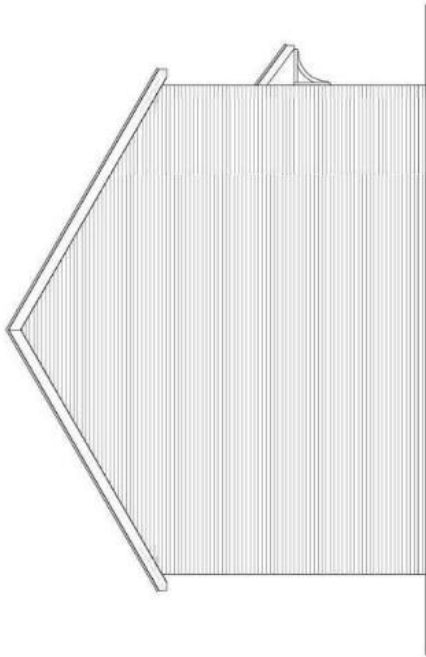
Checked Date SEP7, 2020

Drawing No.  
**18/06/931 - GRISDALE**

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SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

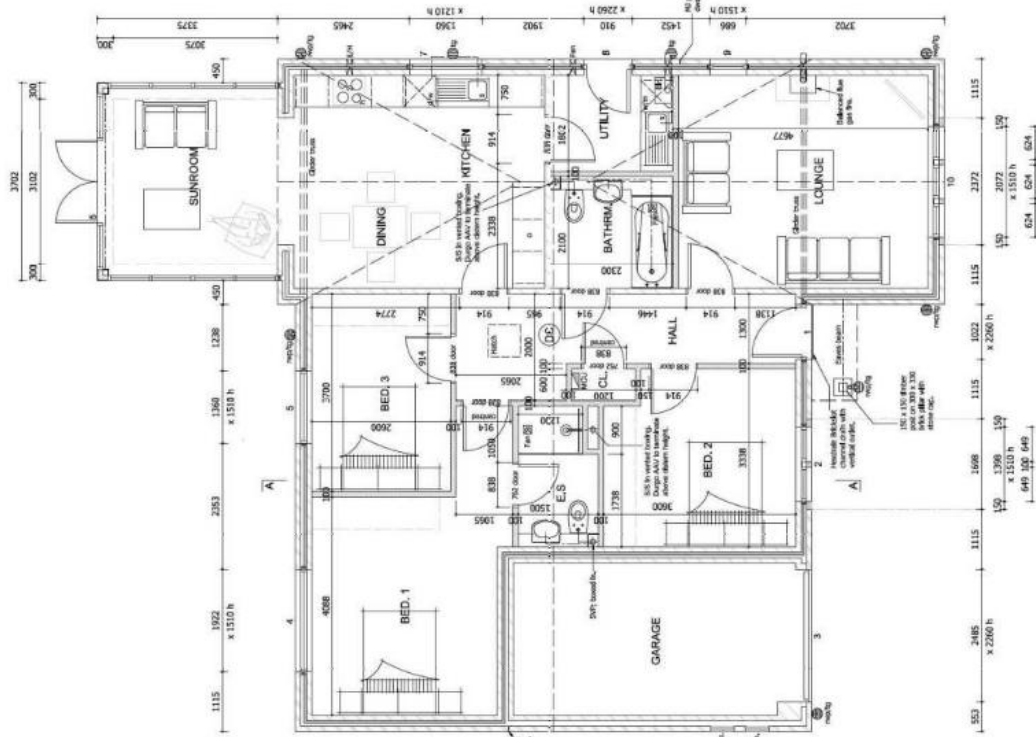


REAR ELEVATION

No.	Date	Revisions	Initial

ALPHA DESIGN Architectural Services Member of the Chartered Institute of Architectural Technologists Tel: 01560 829199 email: [alpha@alpha.co.uk](mailto:alpha@alpha.co.uk)			
Project STANDARD DWELLING TYPES			
Client CITADEL HOMES (CUMBRIA) LTD.			
Drawing THE GRISDALE - ELEVATIONS (BRICK)			
Scale 1:50 @ A1 Drawn GB			
Checked Date SEPT, 2020			
Drawing No. 18/06/931 - GRISDALE			
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No.	Date	Revision	Initial
B	10/11/20	GLS previously adjusted.	CR
A	12/14/20	Outlying Indicators adjusted to align with more 2018-19	CR

## ALPHA DESIGN

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## STANDARD DWELLING TYPES

Client

CITADEL HOMES (CUMBRIA) LTD.

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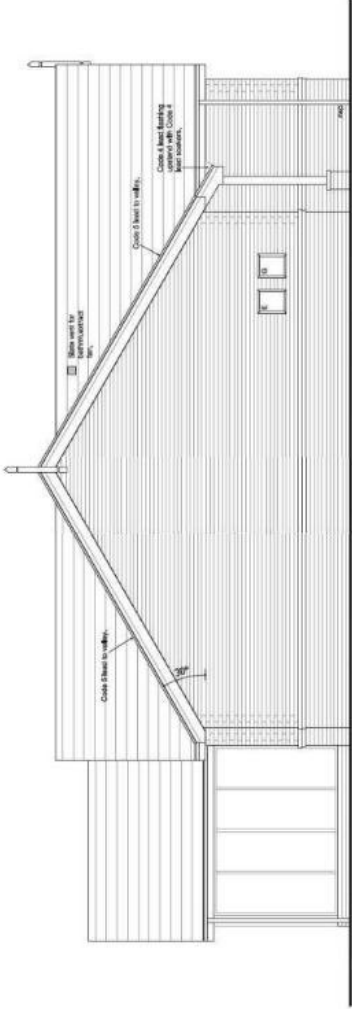
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THE PILLAR (2) -  
FLOOR PLAN

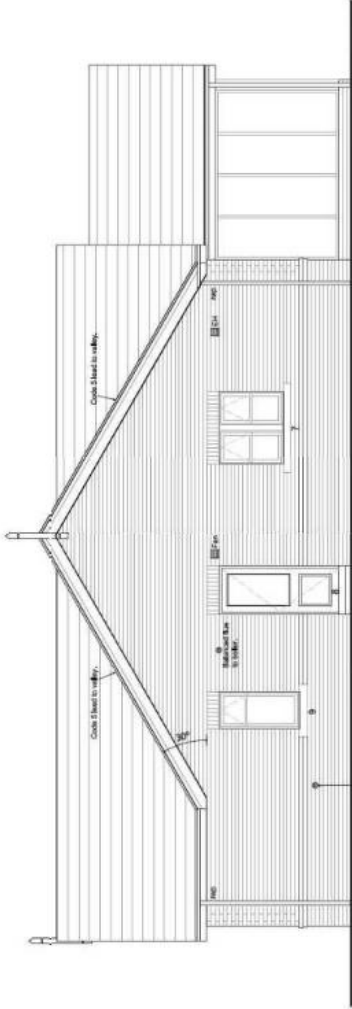
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Rev. A

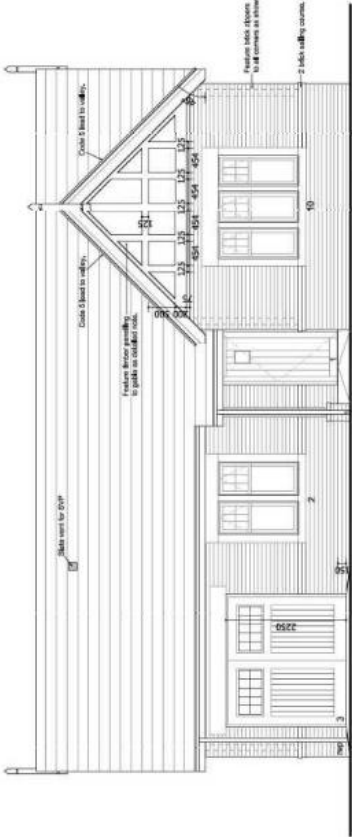
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SIDE ELEVATION



SIDE ELEVATION

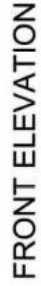
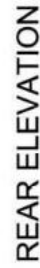


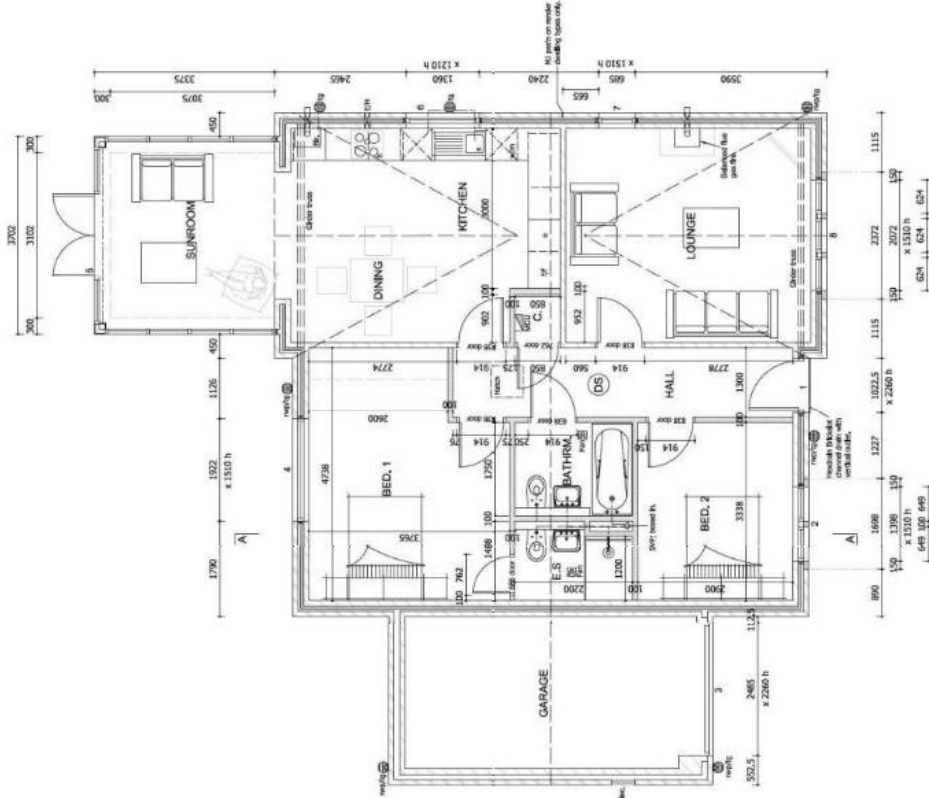
FRONT ELEVATION



REAR ELEVATION

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**GRASMOOR (2)**  
**2-BED FLOOR PLAN**  
TOTAL G.I.A - 94.98m<sup>2</sup>  
1022 sq. ft.  
plus garage @ 15.08m<sup>2</sup>  
162 sq. ft.

C	06/05/21	Initial design submitted for permission of planning authority.	06
B	10/07/21	CLM issued revisions to design.	08
A	23/09/21	Design stage submitted to planning authority.	08
No.	Date	Revisions	Initial

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Project  
**STANDARD DWELLING TYPES**

Client  
**CITADEL HOMES (CUMBRIA) LTD.**

Drawing  
**THE GRASMOOR (2) -  
FLOOR PLAN**  
Scale: 1:50 @ A1 Drawn: CB  
Checked: Date: FEB. 2020

Drawing No.  
**18/06/931 - GRASMOOR (2)**  
Rev. C

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Project  
STANDARD DWELLING TYPES

Client  
CITADEL HOMES (CUMBRIA) LTD.

Drawing  
THE GRASMOOR (2) -  
ELEVATIONS (BRICK)

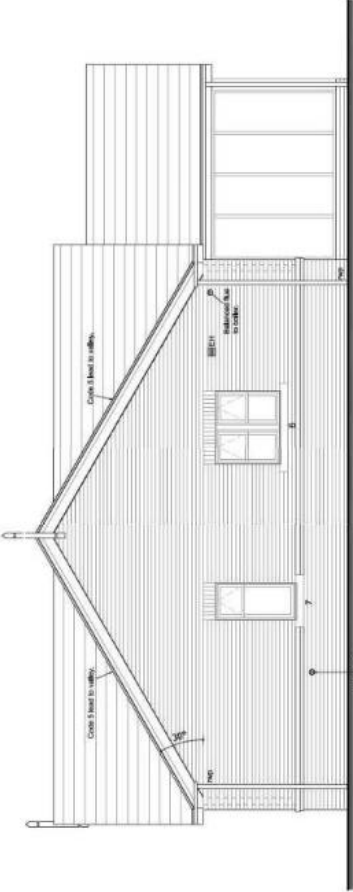
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FEB. 2020

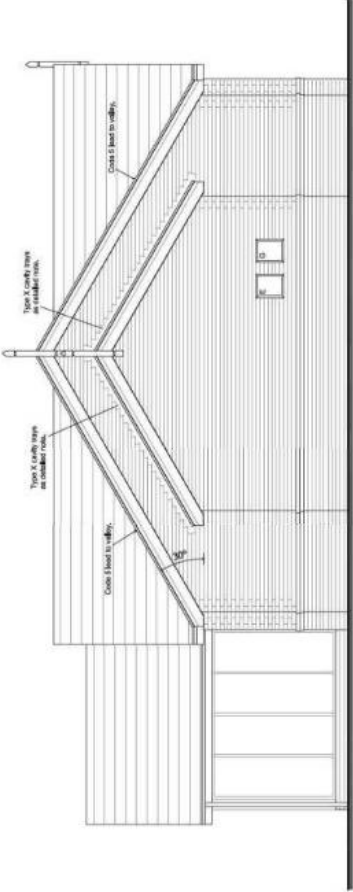
Drawing No.  
18/06/931 - GRASMOOR (2)

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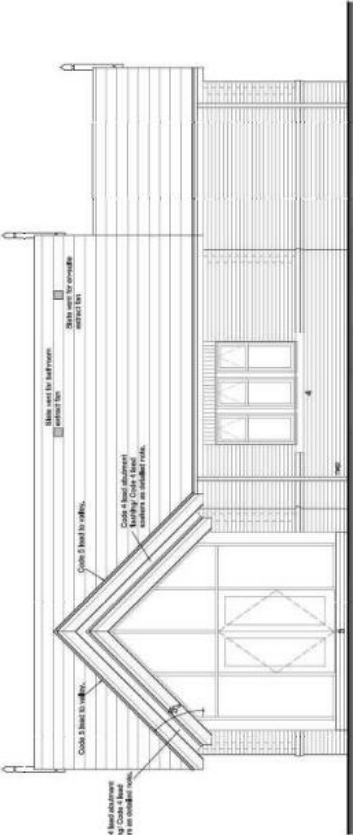
SIDE ELEVATION



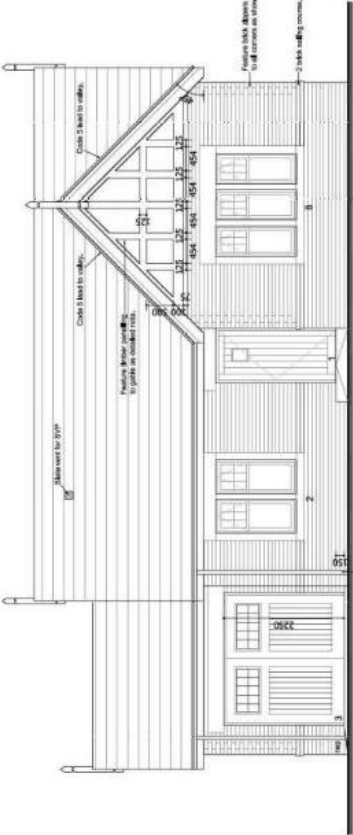
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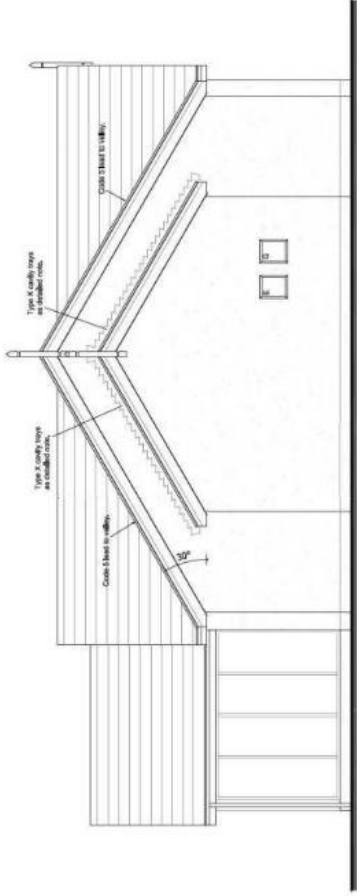


REAR ELEVATION

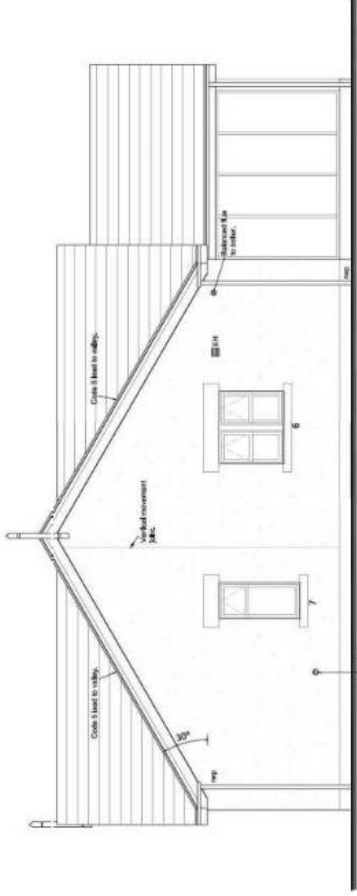


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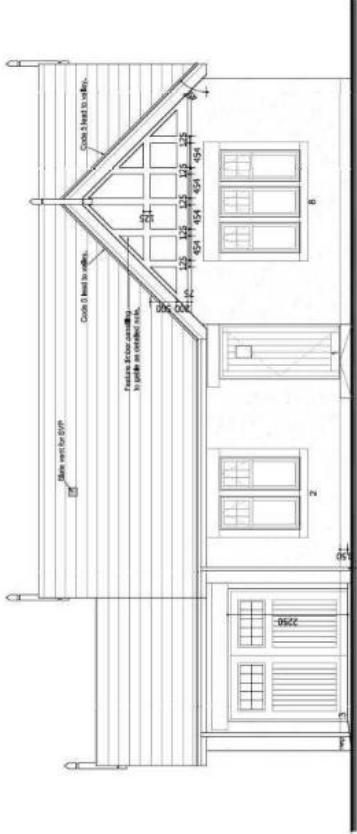




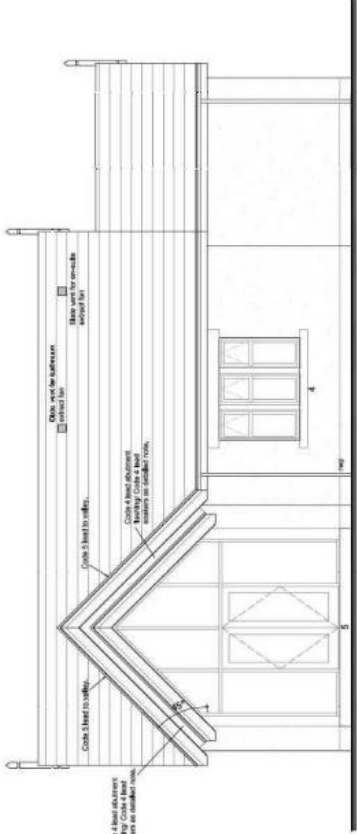
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SIDE ELEVATION



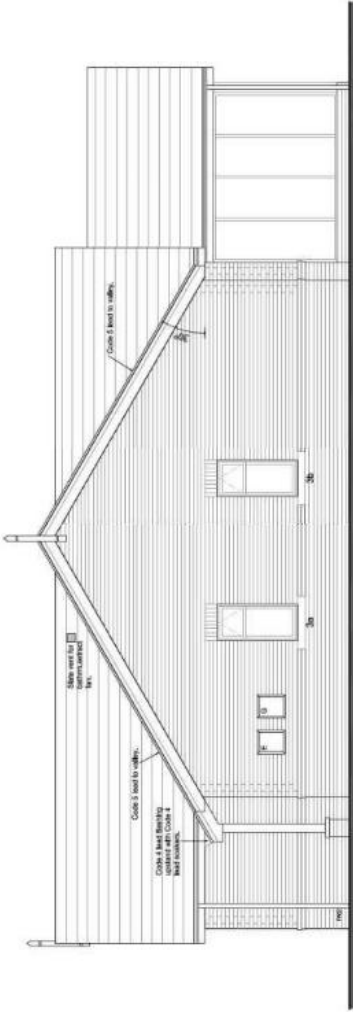
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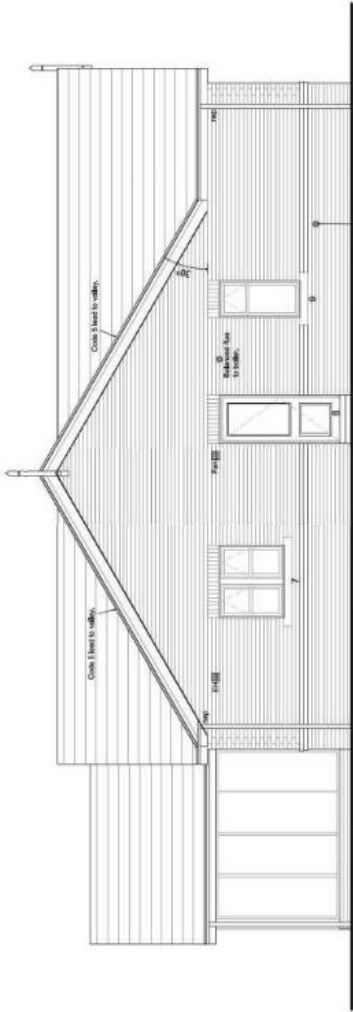
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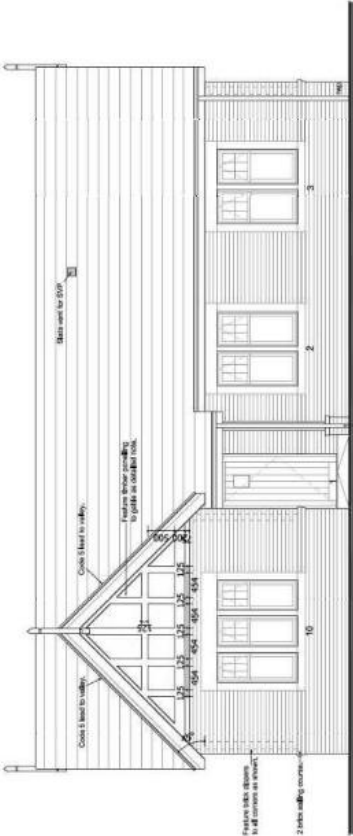
No. _____ Date _____ Revision _____			Alpha Design Architectural Services Member of the Chartered Institute of Architectural Technicians Ttd: 01900 852199 email: gph@alpha.co.uk			Project _____ Standard Dwelling Types _____ Client _____ CITADEL HOMES (CUMBRIA) LTD.			Drawing No. _____ 18/06/2021 - PILLAR (3)			This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on the before commencing work or proceeding shop drawings.		
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SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

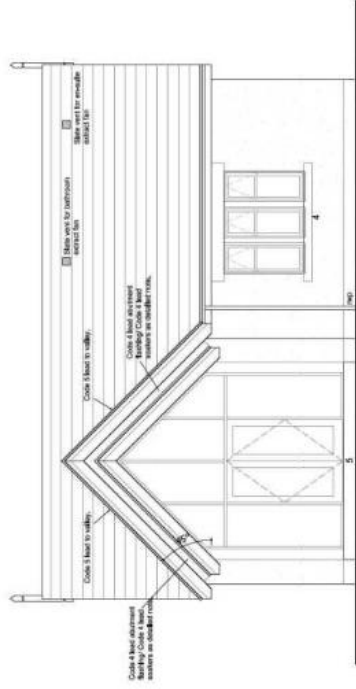


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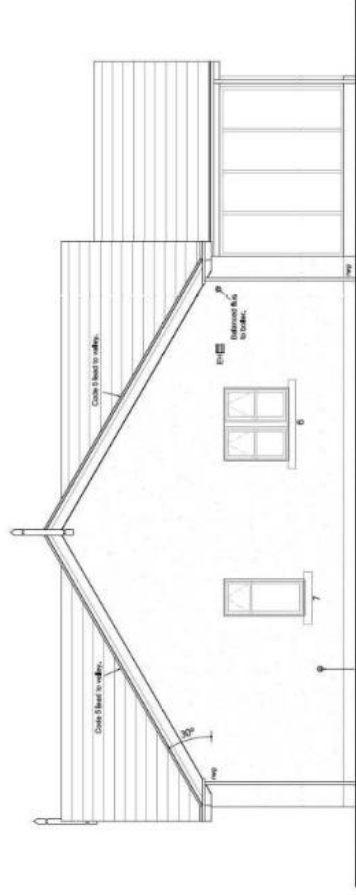




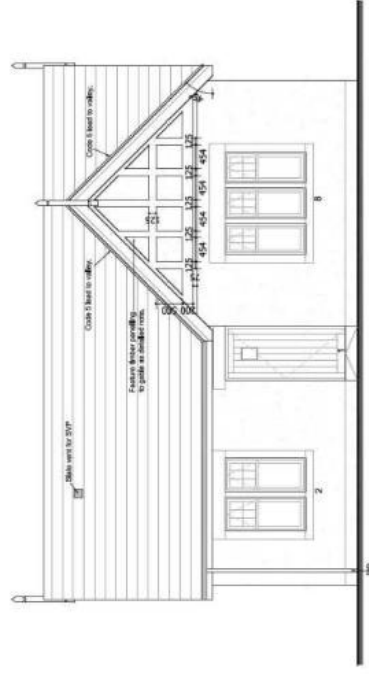
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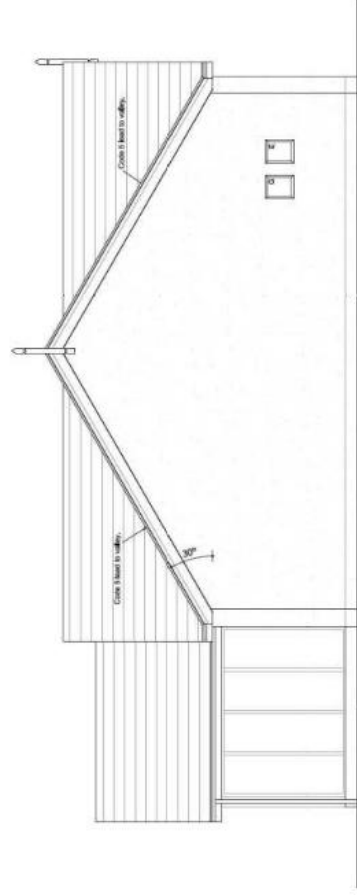
REAR ELEVATION



## SIDE ELEVATION



FRONT ELEVATION



**SIDE ELEVATION**

No.	Date	Revisión	Initial

ALPHA DESIGN

Architectural Services  
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Project

STANDARD DWELLING TYPES

Client

CITADEL HOMES (CUMBRIA) LTD.

Drawing

THE GRASMOOR (2) -  
ELEVATIONS - NO GARAGE

Country	Year	Population	GDP	Urbanization
China	1990	1,193,800,000	2,397,600,000	31.1%
China	2000	1,267,300,000	10,900,000,000	39.2%
China	2010	1,370,500,000	45,700,000,000	50.1%
China	2020	1,412,700,000	145,000,000,000	60.0%
China	2030	1,454,900,000	240,000,000,000	70.0%
China	2040	1,497,100,000	335,000,000,000	80.0%
China	2050	1,539,300,000	430,000,000,000	90.0%
China	2060	1,581,500,000	525,000,000,000	100.0%
China	2070	1,623,700,000	620,000,000,000	110.0%
China	2080	1,665,900,000	715,000,000,000	120.0%
China	2090	1,708,100,000	810,000,000,000	130.0%
China	2100	1,750,300,000	905,000,000,000	140.0%

Scale 1:50 @ A1 Drawn: GS

Checked	Date	Feb. 2021
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Drawing No.

18/06/931 - GRASMOOR (2) - NO GARAGE

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18/06/931 - DETACHED GARAGES

Rev. A

Drawing No.

Checked

Date

JULY 2019

Scale 1:100 @ A2

Drawn

GB

DETACHED SINGLE

GARAGE DETAILS

Drawing

STANDARD DWELLING TYPES

Project

CITADEL HOMES (CUMBRIA) LTD.

Client

ALPHA DESIGN

Architectural Services

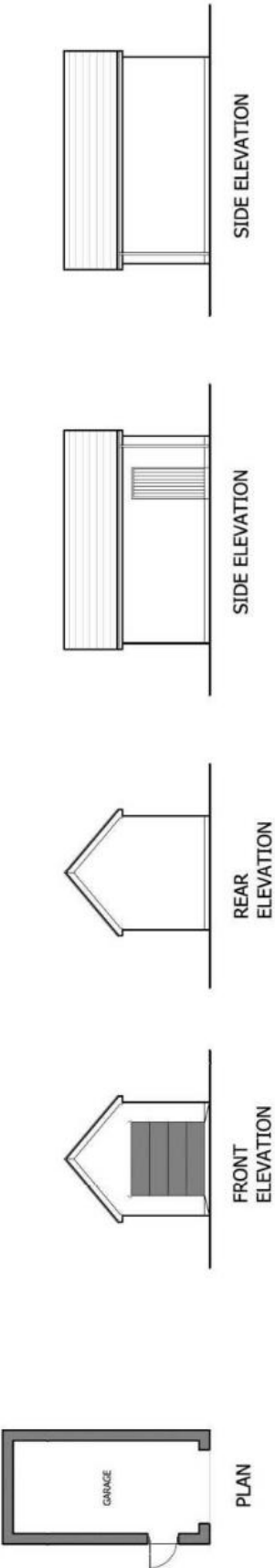
Member of the Chartered Institute of

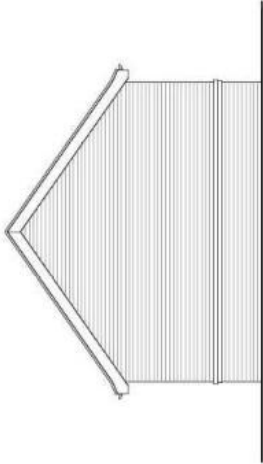
Architectural Technologists

Tel: 01900 829199 email: gb@adacumbria.co.uk

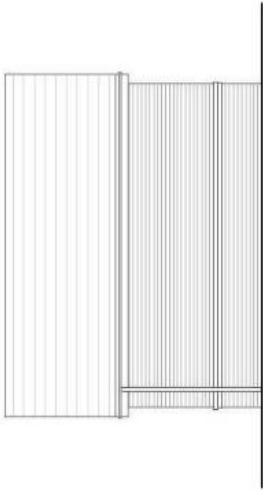
No.	Date	Revision	Initial
A	23/07/19	Bids version of elevations removed to align Dwelling Type Schedule - scheme for 5 dwellings.	GB

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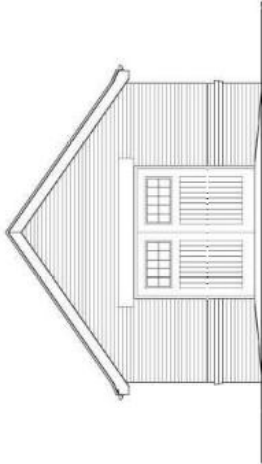




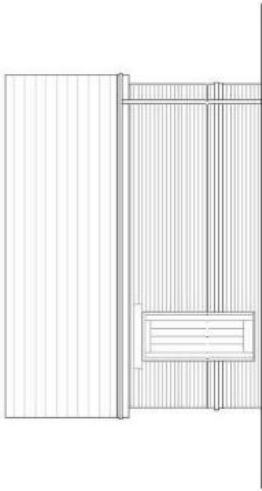
REAR ELEVATION



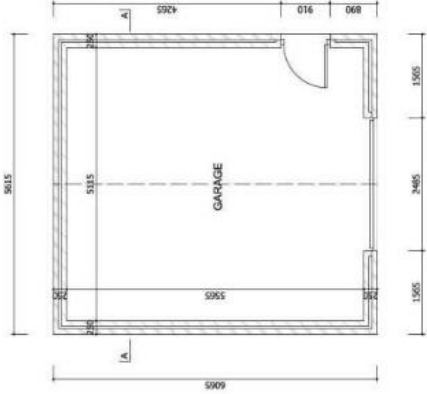
SIDE ELEVATION



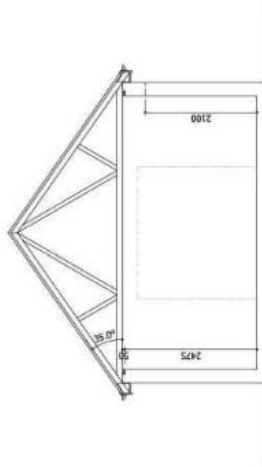
FRONT ELEVATION



SIDE ELEVATION



PLAN



SECTION A-A

No.	Date	Revisions	Initial

**ALPHA DESIGN**  
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Project  
**STANDARD DWELLING TYPES**

Client  
**CITADEL HOMES (CUMBRIA) LTD.**

Drawing  
**DETACHED DOUBLE GARAGE -  
PLAN, SECTION & ELEVATIONS**  
Scale: 1:50 @ A1  
Drawn: CB  
Checked:      Date: AUGUST 2020

Drawing No.  
**18/06/931 - DOUBLE GARAGE**

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written permission from the author. All dimensions  
are in millimetres unless otherwise stated.  
Preparing shop drawings.