

SCHEDULE A: Applications with Recommendation

21/1021

Item No: 07

Date of Committee: 25.02.2022

Appn Ref No:
21/1021

Applicant:
Mr and Mrs Pattison

Parish:
Hayton

Agent:
Maris Properties Ltd

Ward:
Brampton & Fellside

Location: Linden Mear (L/A Ashmere), Talkin, Brampton CA8 1LE

Proposal: Erection Of 1no. Two Storey Dwelling; Associated Access And Landscaping

Date of Receipt:
28/10/2021 23:00:05

Statutory Expiry Date
23/12/2021 23:00:05

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Proposal Would Be Acceptable In Principle
- 2.2 Whether The Scale And Design Of The Dwellings Would Be Acceptable
- 2.3 Impact On North Pennines AONB
- 2.4 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.5 Highway Matters
- 2.6 Drainage Issues

3. Application Details

The Site

- 3.1 The application site, which formerly contained a timber garage with a sheet metal roof, a greenhouse, a trailer and a number of trees and shrubs, has been cleared. A low stone wall formed the front site boundary and this has also been removed. A low timber fence lies on the rear boundary, with a

timber boarded fence being located the northern site boundary.

- 3.2 The garden of Rose Cottage and a garage with living accommodation above lie on the opposite side of the road to the site. A grass area lies to the south of the site and this provides access to a field gate. A watercourse adjoins the western site boundary, beyond which lie the residential properties of Ashmere and 3 Fell View. The access to these dwellings and Hawthorne Cottage adjoins the northern site boundary.

Background

- 3.3 In October 2016, outline planning permission (with all matters reserved) was granted for the erection of two dwellings on the site. A subsequent Reserved Matters application for two two-storey dwellings was approved in August 2018. These dwellings had ridge heights of 7.6m and 6.9m.
- 3.4 In October 2020, planning permission was granted for the erection of one dwelling (20/0568). This was a dormer bungalow which had two pitched roof dormer windows in the front elevation.

The Proposal

- 3.5 This proposal is seeking planning permission for the erection of one two-storey dwelling on the site, which would have an eaves height of 5.1m and a ridge height of 7.9m. The original plans showed a dwelling with a ridge height of 9.3m so the dwelling has been reduced in height by 1.4m.
- 3.6 The dwelling would have a two-storey projecting gable to the front which would be adjoined by a large glazed entrance, which would be two-storey in height. The rear elevations would contain two sets of patio doors and a number of windows at first floor level. The south elevation would also contain a set of patio doors and a number of windows.
- 3.7 The dwelling would be largely finished in render with a buff random sandstone plinth, with the area around the entrance porch on the front elevation also being buff random sandstone. Windows would be grey upvc and would have buff sandstone sills and heads. The roof would be constructed of natural green/ grey slate and would contain a buff sandstone chimney, with rainwater goods being grey upvc.
- 3.8 A 0.9m high reclaimed sandstone wall would be erected along the eastern (roadside) and southern site boundaries. A large parking area would be located to the north of the dwelling.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to seven neighbouring properties. In response, one letter of objection has been received which raised the following concerns:

- the dry stone walls which form the boundary of all the nearby properties which are a generic feature of this AONB are to be replaced with wooden fencing. This is not in keeping with the vernacular and would detract from the historic quality of the landscape;
- the proposal is in essence for a 4 bedroom house as opposed to the dormer bungalow style for which planning permission has already been granted. The granted permission displayed 4 velux windows overlooking the property to the rear while the submitted plans have four first floor windows of a larger size;
- the proposed dwelling is also of greater stature reaching 9.3m at its highest point which will result in a greater dominance over the surrounding area;
- the ground floor western elevation also incorporates two sets of patio doors overlooking the property to the rear.

5. Summary of Consultation Responses

Hayton Parish Council: - objects to the application for the following reasons: height of the building compared to other buildings in the village; concern over parking and turning area; concerns over the removal of dry stone walling which is being replaced by a wooden fence which is not in keeping with the other properties locally. There is also a concern over the size of the construction compared to the size of the overall plot;

North Pennines AONB Partnership: - this area of the village sits apart and has its own character that should be considered. Whilst the principle of development of this land might be acceptable it will be necessary that the design of any structure is not over-bearing and therefore creates a discordant note of the type that will never likely be easily accommodated into the setting.

It would be sensible to refer to the vernacular properties nearby that contribute considerably to the character of the location, including those that run away from the road at Rose Cottage, the properties to the south east and older properties in the village centre, when considering an appropriate design for this building. As presented, the scale, shape and pattern of fenestration would benefit from review as it does not easily reflect local character. Additionally, a new native hedgerow behind the road adjacent wall would help by continuing an established local boundary pattern.

Suggested some design changes - triple windows with stone surrounds.

Following receipt of amended plans consider that the proposal is better than the previous proposal;

United Utilities: - no objections, subject to conditions.

6. Officer's Report

Assessment

6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

6.2 The relevant planning policies against which the application is required to be

assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP6, HO2, GI2, GI3, GI6, IP3, IP6 and CC5 of the Carlisle District Local Plan 2015-2030. The Supplementary Planning Document Achieving Well Designed Housing is also a material planning consideration.

6.3 The proposal raises the following planning issues:

1. Whether The Proposal Would Be Acceptable In Principle

6.4 In October 2016, outline planning permission was granted for residential development on this site, with a subsequent Reserved Matters application for two dwellings being approved in August 2018. In October 2020, planning permission was granted for the erection of one dwelling on this site. The principle of developing the site for housing has, therefore, been established by these previous consents.

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

6.5 Permission has previously been granted for the erection of two dwellings on this site. These dwellings were two-storey three-bedroom properties, which were linked via two single-storey garages. Subsequently, planning permission was granted for the erection of one dormer bungalow on the site.

6.6 This proposal is seeking planning permission for the erection of one two-storey dwelling on the site, which would have an eaves height of 5.1m and a ridge height of 7.9m. The originally submitted drawings showed a dwelling with a ridge height of 9.3m so the dwelling has been reduced in height by 1.4m.

6.7 The dwelling would have a two-storey projecting gable to the front which would be adjoined by a large glazed entrance, which would be two-storey in height. The rear elevations would contain two sets of patio doors and a number of windows at first floor level. The south elevation would also contain a set of patio doors and a number of windows.

6.8 The dwelling would be largely finished in render with a buff random sandstone plinth, with the area around the entrance porch on the front elevation also being buff random sandstone. Windows would be grey upvc and would have light buff sandstone sills and heads. The roof would be constructed of natural green/ grey slate and would contain buff sandstone chimney, with rainwater goods being grey upvc.

6.9 The originally submitted plans showed a fence being erected along the roadside. The plans have been amended to show a 0.9m high reclaimed sandstone wall being erected along the eastern (roadside) and southern site boundaries. A large gravel parking area would be located to the north of the dwelling.

6.10 The Parish Council has raised concerns about the height of the building compared to other buildings in the village; the parking and turning area; the

removal of dry stone walling which is being replaced by a wooden fence; and the size of the construction compared to the size of the overall plot.

6.11 The height of the building has been reduced by 1.4m to 7.9m which would be acceptable; there is a large parking area (5.5m by 11m) to the north of the dwelling which could accommodate four cars; the wooden fence has been replaced by a 0.9m high reclaimed sandstone that would be erected along the eastern and southern site boundary; the dwelling is considered to be of an acceptable size in relation to the plot and would occupy a smaller footprint than the two dwellings that were previously approved on this site.

6.12 In light of the above, the scale and design of the dwelling would be acceptable.

3. Impact On North Pennines AONB

6.13 Planning permission has previously been granted for the erection of two two-storey dwellings on this site and subsequently for the erection of one dormer bungalow on the site. The proposed dwelling would be well related to existing dwellings and would not intrude into the open countryside. The scale and design of the dwelling would be acceptable. A 0.9m high reclaimed sandstone wall would be provided along the front (east) and southern site boundaries which would be appropriate for the site. In light of the above, the proposal would not have an adverse impact on the AONB.

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

6.14 Ashmere and 3 Fell View adjoin the site to the rear. The dwelling would have a rear elevation 20.5m away from the side elevation of Ashmere and 22m from 3 Fell View. Rose Cottage lies across the road from the site although it does not directly face the proposed dwellings. This dwelling would have a front elevation 23m away from the front elevation of Rose Cottage. These separation distances would be acceptable and would comply with the guidance in the Council's Achieving Well Designed Housing SPD.

6.15 In light of the above, the proposals would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over dominance.

5. Highway Matters

6.16 The Local Highway Authority are no longer consulted on applications for single dwellings. The LHA did comment on the previous applications on this site and suggested a number of conditions which have been added to this permission.

6. Drainage Issues

6.17 The application forms state that foul drainage would discharge into the mains sewer in the road. Surface water is shown discharging into the beck that adjoins the site. United Utilities has no objections to the proposal subject to

the imposing of conditions, one of which requires further details of surface water disposal.

Conclusion

- 6.18 In overall terms, the principle of the development is acceptable. The scale and design of the dwelling would be acceptable and the proposal would not have an adverse impact on the AONB or on the living conditions of the occupiers of neighbouring properties through loss of light, loss of privacy or over dominance. The proposed access and parking provision would be acceptable. Conditions have been added to deal with drainage matters. In all aspects, the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.

7. Planning History

- 7.1 In October 2016, outline planning permission was granted for the erection of two dwellings (16/0759).
- 7.2 In August 2018 permission was granted for the erection of two dwellings (Reserved Matters pursuant to outline approval 16/0759) (18/0585).
- 7.3 In October 2020, planing permission was granted for the erection of one dwelling (20/0568).

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 1. the submitted planning application form, received 29th October 2021;
 2. Location Plan (Dwg JP/PLP Rev C), received 15th December 2021;
 3. Block Plan (Dwg JP/PBP Rev C), received 15th December 2021;
 4. Ground & First Floor Plans (Dwg JP/PP Rev C), received 4th February 2022;
 5. Elevations (Dwg JP/PP Rev D), received 4th February 2022;
 6. Design & Access Statement, received 29th October 2021;

7. Materials Schedule, received 29th October 2021;
8. the Notice of Decision;
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to their use as part of the development hereby approved, full details of all materials to be used on the exterior of the buildings 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: To ensure the development is acceptable visually and harmonises with existing development, in accordance with Policies GI2 and SP6 of the Carlisle District Local Plan 2015-2030.

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

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

5. Prior to the commencement of development, details of the proposed boundary treatment shall be submitted for approval in writing by the Local Planning Authority. The boundary treatment shall then be erected in strict accordance with these details and retained at all times thereafter.

Reason: To ensure satisfactory boundary treatment is erected in accordance with Policies GI2 and SP6 of the Carlisle District Local Plan 2015-2030.

6. The development shall not commence until visibility splays providing clear visibility of 43m in both directions set back 2.4m from the carriageway edge have been provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be formed before general development of the site commences so that construction traffic is safeguarded.

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

7. The first 5m of the access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied.

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

8. There shall be no vehicular access to or egress from the site other than via the approved access, unless otherwise agreed by the Local Planning Authority.

Reason: To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and to support Local Transport Plan Policies LD7 & LD8.

9. Access gates, if provided, shall be hung to open inwards only away from the highway, be recessed no less than 4.5m as measured from the carriageway edge of the adjacent highway and shall incorporate 45 degree splays to each side.

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

10. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

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

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

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

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

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

13. Foul and surface water shall be drained on separate systems.

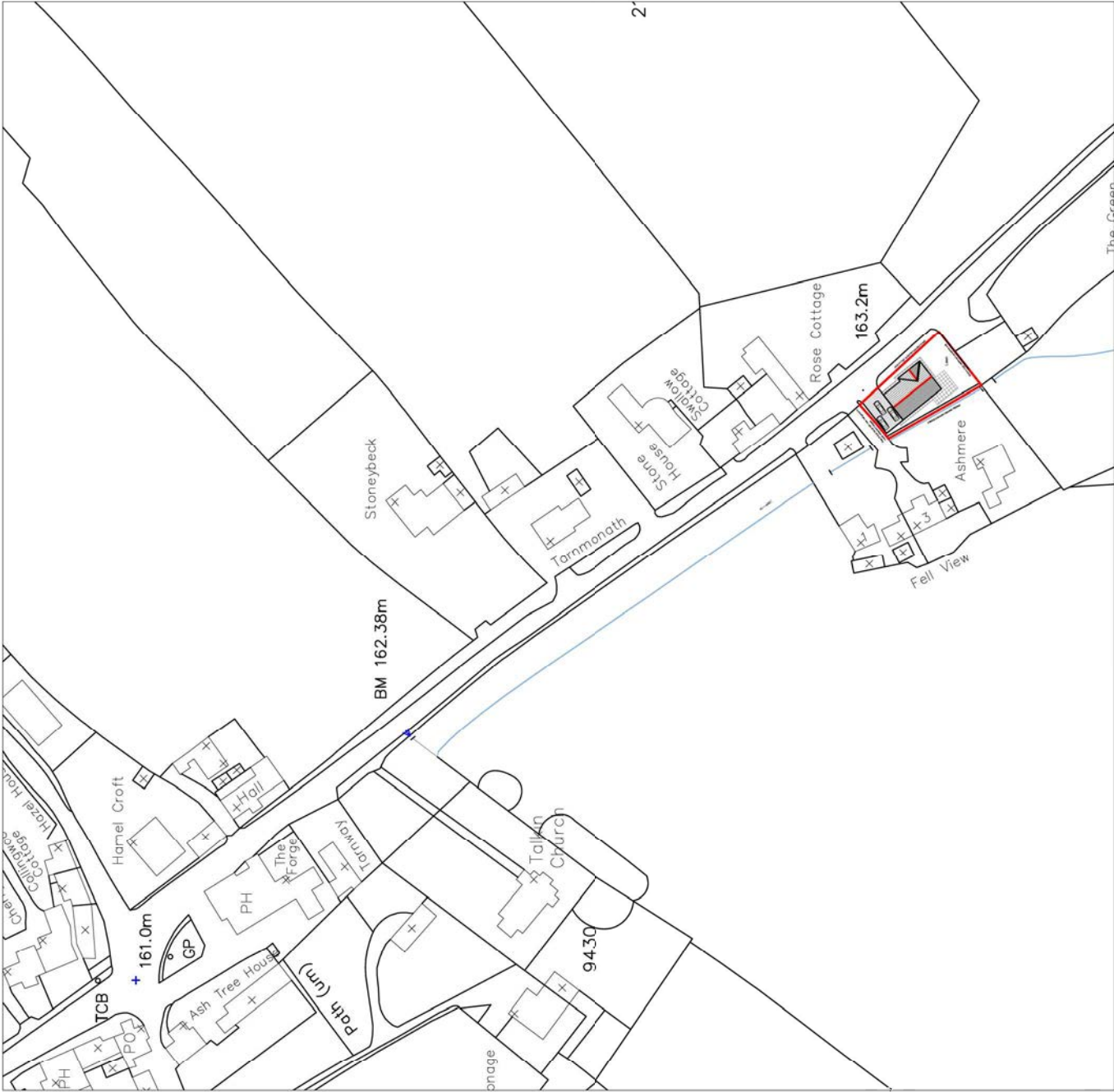
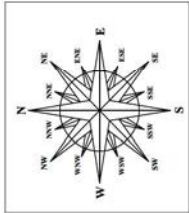
Reason: To secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

14. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
 - (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.



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REV	DESCRIPTION	BY	DATE
C	Revised boundary treatments	SL	14/12/21
B			
A			
Complete			

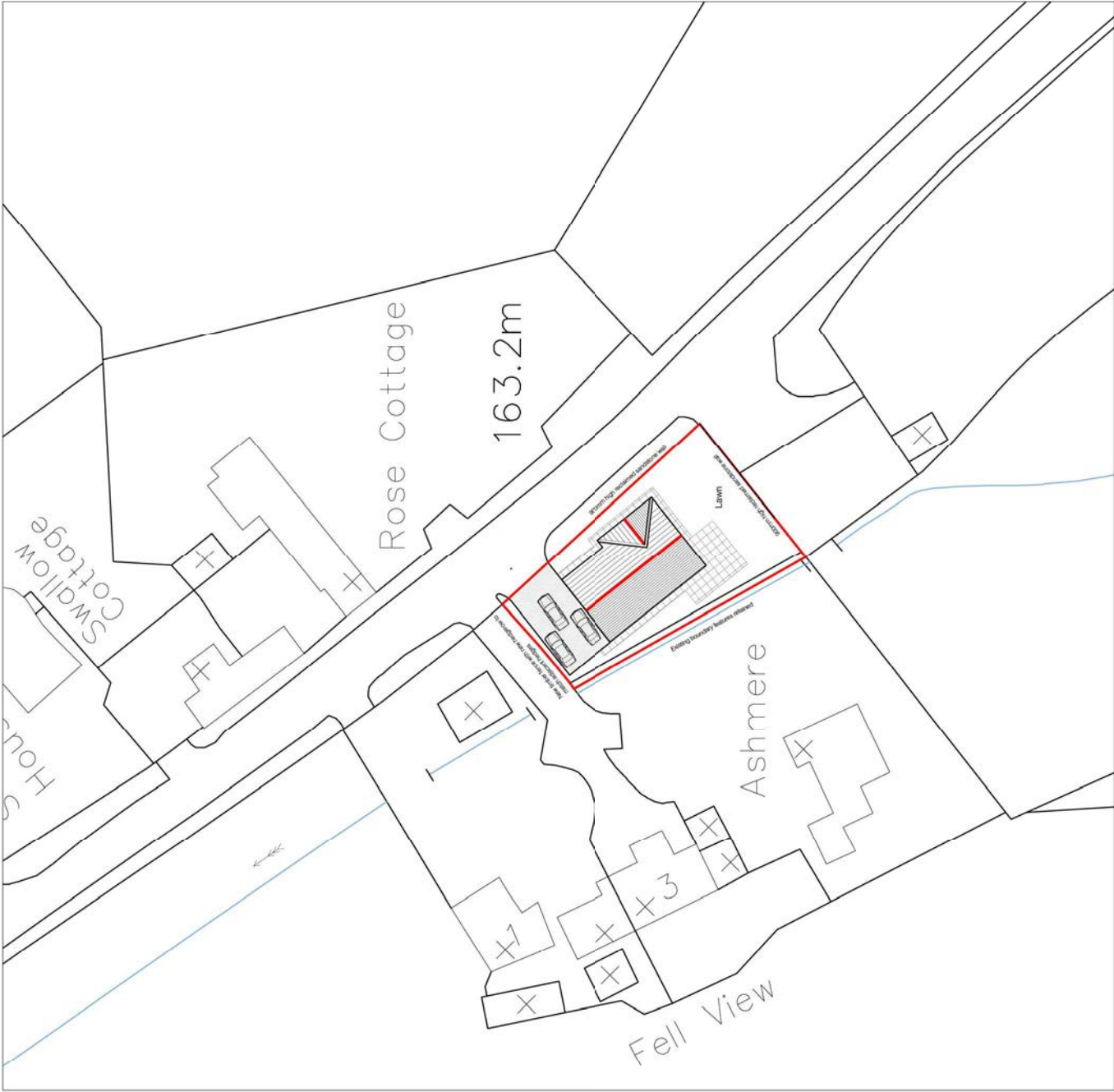
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CA8 1LE

Maris Designs Ltd
Hawksbank, The Gill
Talkin, Carlisle
CA8 1LE

Land adjacent Ashmere
Talkin Village, Carlisle, CA8 1LE
Planning Location Plan

Scale of 1:1250
Date: 14/12/21
Project No: 02/21
JP/PLP
C



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Rev	Description	By	Date
C	Revised boundary treatments	SL	14/12/21
B			
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Land adjacent Ashmere
Talkin Village, Carlisle, CA8 1LE

Planning Block Plan

Scale of Plan	1:500	Date	14/12/21	Drawn	SL	Check	SL
Project No	02/21	Project Name	JP/PBP	Client	C		

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Ground Floor



First Floor

DRAFT			
REV	DESCRIPTION	BY	DATE
C	revised windows		
B			
A			

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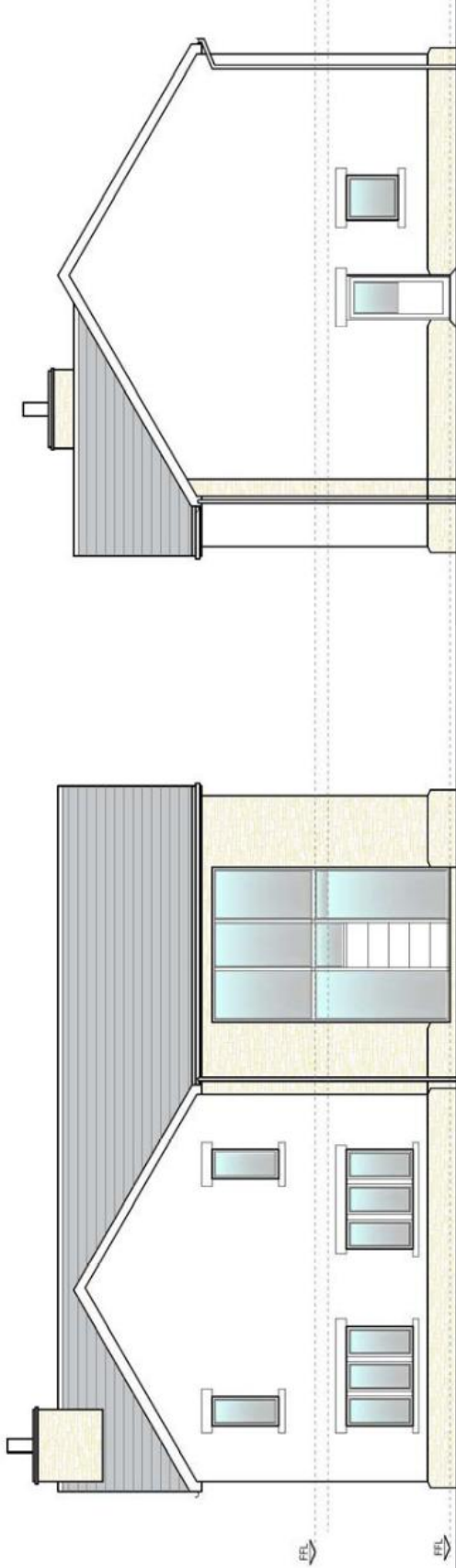
Maris Designs Ltd
Hawksbank, The Gill
Darton, Carlisle
CA8 2JP

Land adacent Ashmere Talkin Village, Carlisle, CA8 1LE			
Planning Plans			
SCALE AS SHOWN	DATE	BY	SL
1:100	20/01/22	SL	SL
PROJECT NO	DATE	BY	SL
02/21	JP/PP	C	C

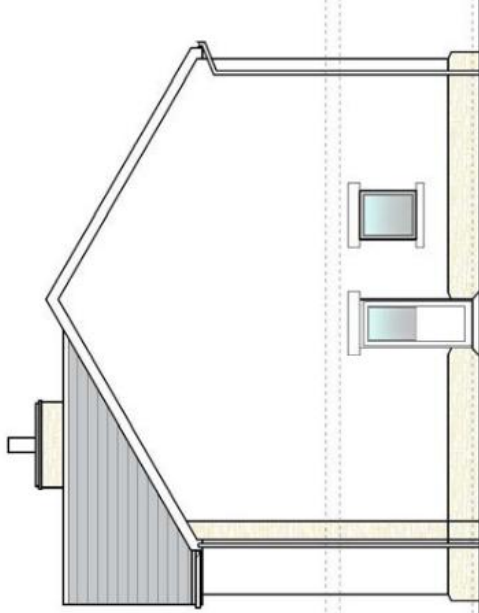
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Materials

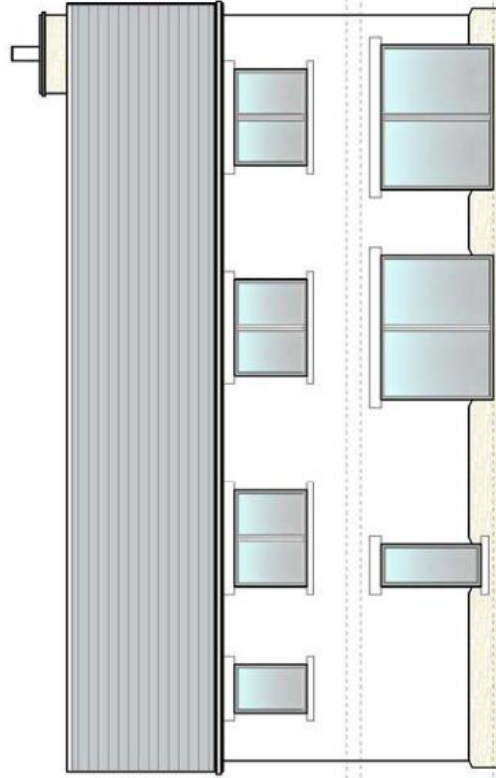
Roof: Natural Green/Gray Slate
Guttering and downpipes: Antirustic Grey UPVC
Paint: Light yellow base coated random sandstone
Clis and Heats: Light yellow sandstone
Windows: Grey RAL 7004 UPVC
Doors: Grey RAL 7004 Aluminium



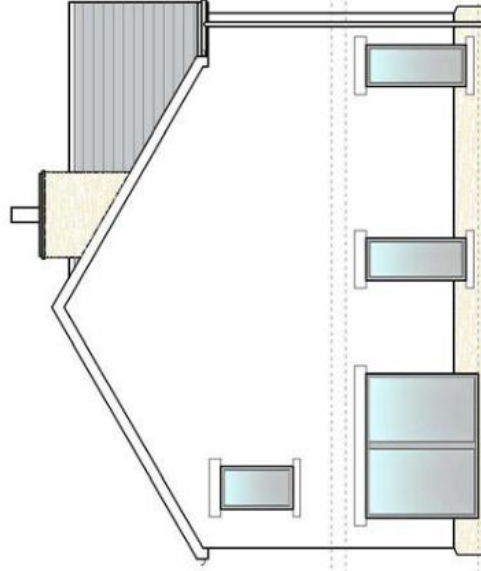
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

REV	DESCRIPTION	BY	DATE
D	Revised windows	SL	20/01/22
C	lowered roof pitch to 30 degrees	SL	14/12/21
A			

Complete

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Talkin, Carlisle
CA8 7JP

Land adjacent Ashmere
Talkin Village, Carlisle, CA8 1LE
Planning Elevations

SCALE	DATE	BY	SL	CD
1:100	20/01/22	SL	SL	SL
PROJECT NO	DATE	BY	SL	CD
02/21	JP/PP	JP/PP	JP/PP	D