

SCHEDULE A: Applications with Recommendation

21/0867

Item No: 05

Date of Committee: 14/01/2022

Appn Ref No:
21/0867

Applicant:
Mr Arnot

Parish:
Burgh-by-Sands

Agent:
DB3 architecture

Ward:
Dalston & Burgh

Location: Stoneleath, Burgh by Sands, Carlisle, CA5 6AX

Proposal: Erection Of Single Storey Side Extension To Provide 1no. En Suite Bedroom & Widening Of Existing Vehicular Access

Date of Receipt:
03/09/2021 10:00:09

Statutory Expiry Date
29/10/2021 10:00:09

26 Week Determination

REPORT

Case Officer: John Hiscox

1. Recommendation

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

2. Main Issues

- 2.1 Impact on private amenity
- 2.2 Impact on heritage settings
- 2.3 Impacts on public amenity
- 2.4 Highway safety impacts
- 2.5 Drainage matters

3. Application Details

The Site

3.1 The subject dwelling is called Stoneleath. It is a two-floored converted stone barn orientated perpendicular to the main street in Burgh, with its combined pedestrian/vehicular access situated just west of the body of the dwelling. Towards the northern end of the driveway is a detached garage. The southern gable end wall abuts the public pavement.

- 3.2 The curtilage extends around the dwelling so that there is a gap between the external east wall and the nearest dwelling to the east known as Merscen. Hewit Cottage is situated immediately to the west. Both of these adjacent dwellings are set back from the road so that their front walls more or less align with the rear gable end wall to Stoneleath.
- 3.3 Stoneleath has further curtilage/garden behind/north of the detached garage. The overall plot is approximately 0.06 hectares in area. The area south of the garage and west of the main body of the dwelling is hardsurfaced and is only used for parking vehicles. The entire frontage is enclosed by a 1m high stone wall, although there are no gates in the front wall.
- 3.4 Although the frontage parking area is all open for parking, and turning/manoeuvring is feasible, this becomes limited when more than one vehicle is stationed within the frontage. It is understood that users may enter and leave the site in a reverse gear, on occasion.
- 3.5 Stoneleath's external stonework is coursed local rubble stone, with grey window frames throughout and a grey front door. Slit openings have been preserved at upper floor level, enabling a good deal of character of the former barn to be retained in terms of changes to the elevations. The roof is covered by interlocking tiles that have weathered to a grey over time. The east elevation includes a projection over which the main roof continues. This is partially clad with grey timber planks, and is visible on approach from the east (looking west).
- 3.6 Stoneleath is not a listed building. It is situated within the Burgh-by-Sands Conservation Area, is within the Solway Coast Area of Outstanding Natural Beauty (AONB) and within the buffer zone to the Hadrian's Wall World Heritage Site. There are no listed buildings adjacent.

Background

- 3.7 The application represents an objective to enable flexible ground floor accommodation to be provided to meet the family's specific needs, in particular with regard to mobility of users. This is covered in more detail in the supporting Design and Access Statement, an updated version of which was received in November 2021.
- 3.8 The application was revised during the consideration period to take account of earlier responses to the application from the Parish Council and from the Carlisle City Council Conservation Officer (CCCCO). The main changes to the application were (i) a move away from fibre cement towards timber cladding for the extension walls, and (ii) a move to natural slate on the pitched roof, as opposed to tiles to match the existing roof proposed originally.

The Proposal

- 3.9 A single storey side extension would be added to Stoneleath to provide a ground floor bedroom, bathroom and store. Its main section would have a

dual-pitched natural slate roof with its ridge running west-east and meeting the existing west wall of the house at its apex (just under the existing eaves). A secondary section in front of the main section would provide a connecting vestibule via the existing front doorway (to be internalised); this secondary section would have a flat roof (single-ply roofing membrane).

- 3.10 The south elevation would contain the new main pedestrian access door and a single window serving the bedroom; the west/side gable would contain a second window serving the bedroom; the north (rear) elevation would contain a single window serving the bathroom.
- 3.11 The roof edges facing west would be finished with grey uPVC fascias, to a closed eaves detail. An existing window in the side wall would be internalised, and one of the slits in the west elevation would be infilled because the roofplane would overlap it where it meets.
- 3.12 The existing entrance to the frontage would be increased in width by 0.9m, from 3.6m to 4.5m. The intention of this is to enable vehicles to manoeuvre and turn within the frontage to provide the opportunity for access and egress in a forward gear. This would entail demolishing a 0.9m section of the front stone boundary wall to the left (west) of the existing opening.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to three neighbouring properties. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Solway Coast AONB Unit: - No response.

Burgh-by-Sands Parish Council: - Objects to the proposals with regard to proposed materials, recommending that alternative 'traditional' exterior materials (stone or render as opposed to painted vertical timber planking) would be more suited to the heritage setting. Refers to specific policies from within the current Local Plan (HE 7, HO 8) and Burgh Design Statement (adopted Supplementary Planning Document). Makes observations regarding safety of access with cars entering and exiting frontage on challenging section of the main street.

Northern Gas Networks: - No objection; provides advice relating to the presence of gas infrastructure in the locality, and the need for the applicants to make contact with the gas network provider prior to undertaking development.

Historic England - North West Office: - Does not wish to offer any comments.

Cumbria County Council - (Highways & Lead Local Flood Authority): - No objection.

6. Officer's Report

Policy Framework:

- 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 proposed development requires to be assessed against the National Planning Policy Framework (NPPF - 2019 - as amended in July 2021) and the Policies of the Carlisle District Local Plan 2015-2030 listed in paragraph 6.4 below.
- 6.3 The main issues, as listed earlier in the report, are as follows:
- (i) Impact on private amenity
 - (ii) Impact on heritage settings
 - (iii) Impacts on public amenity
 - (iv) Highway safety impacts
 - (v) Drainage matters
- 6.4 Taking into consideration the range and nature of matters for consideration in respect of this planning application, the following Policies of the aforementioned Local Plan are of relevance to this application:
- Policy SP 6 - Securing Good Design
 - Policy IP 2 - Transport and Development
 - Policy CC 5 - Surface Water Management and Sustainable Drainage
 - Policy IP 6 - Foul Water Drainage on Development Sites
 - Policy HE 1 - Hadrian's Wall World Heritage Site
 - Policy HE 7 - Conservation Areas
- 6.5 There are two adopted Supplementary Planning Documents (SPD) of relevance to consideration of this application, which are:
- 1. Achieving Well-Designed Housing (2011)
 - 2. Burgh by Sands Parish Design Statement (2003)
- 6.6 The following paragraphs from within the NPPF are of significant relevance to this application:

Paragraph 126:

- 6.7 *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

Paragraph 127:

- 6.8 *"Plans should, at the most appropriate level, set out a clear design vision and*

expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers."

Paragraph 130:

6.9 *"Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

Paragraph 132:

6.10 *"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."*

Paragraph 134:

6.11 *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Paragraph 197:

6.12 *"In determining applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

Paragraph 199:

6.13 *"When considering the impact 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."*

6.14 The application should also be considered in the context of Paragraph 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, which states that *"with respect to any buildings or other land in a conservation area..... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

Applicants' Supporting Information:

Parking Statement (DB3 Architecture and Design):

6.15 This document describes the background of the family, indicating that the property was purchased in the summer of 2020. It includes information relating to the specific needs of the family and the reasons for requiring additional accommodation at ground floor level.

6.16 It describes the current access/parking arrangements:

"Current parking arrangements consist of adequate in-curtilage parking for both family vehicles; further space for visitor parking immediately in front of this for a further two vehicles; and space exists for a further vehicle to be parked in the garage. However this is all currently achieved by either reversing in off the highway to maintain exit in a forward gear, or alternatively reversing out onto the highway on exit."

6.17 It confirms that similar arrangements exist for the neighbouring dwelling (Hewit Cottage).

6.18 A series of photographs showing the existing situation is included in the Statement. These are annotated to explain what the reader is seeing in the photos. A photograph of the section of wall to the west of the existing access is included (0.9m end section to be demolished). One photo indicates visibility available eastwards past the gable end of Stoneleath. Another shows visibility looking west. It should be noted that neither of these photos is taken from the driveway of Stoneleath - they are indicative rather than technical.

6.19 It goes on to explain the intended future arrangement:

" The proposed extension will result in cars needing to park behind one another rather than side by side, hence improvements are proposed to widen the current vehicular access marginally in order to permit vehicles to enter the site in a forward gear, perform a reverse turn within the front part of the site, and then leave the site also in a forward gear - thus an improvement on the current arrangement from a safety point of view."

6.20 It confirms that the garage space is to remain unchanged.

Supporting Letter (DB3 Architecture):

6.21 This document is intended to respond to matters raised in the consultation response of Burgh-by-Sands Parish Council. The principal matters raised relate to choice of materials; annotated photographic examples of other existing dwellings in the village of Burgh are provided within this document.

6.22 The document is intended to identify that other properties within Burgh village have external materials including timber cladding, render, stone and brick (and mixtures of these).

Design and Access Statement (DB3 Architecture and Design):

6.23 This document was updated to reflect changes to the scheme. Despite its description it includes a section relating to heritage. Highlights from this Statement are as follows:

- provides a site analysis and context, confirming that the site is well within the Burgh conservation area

- identifies that a footpath is present across the whole width of the site frontage
- states that the speed limit at this point is 30mph
- advises that the widening of the front wall opening is intended to permit vehicles to access the site and perform a reverse turn easier in front of the proposed side extension
- advises that the site is located within an area which is generally residential
- provides a detailed contextual analysis relating to local architecture and built environment character
- identifies that course of Hadrian's Wall 'runs right through the village'
- provides historic context to Burgh village more broadly
- describes Stoneleath in its specific context as a converted barn (and subsequent alterations including replacement uPVC windows)
- describes internal facilities intended to be created in relation to personal circumstances of applicants
- explains design approach including options to re-use traditional and/or salvaged materials and use of contemporary cladding
- states that there are no known records of archaeological interest with respect to the site
- describes in details the extent and nature of the proposed physical works to the building in its heritage context
- suggests that impacts on the heritage asset would be acceptable, having regard to proposed development and the principal reason for its provision
- provides annotated contextual photographs relating to proposed development in its heritage/public setting

Assessment:

Impact on private amenity:

- 6.24 Distances from the extension to properties north and south of the site are sufficient so that window-to-window relationships are not in question. The only property with potential to be affected by any level of significance is Hewit Cottage, a detached dwelling on the plot immediately to the west of Stoneleath.
- 6.25 The nearest window-to-window relationship would be from the proposed side window in the new bedroom to windows in the front and side elevations of Hewit Cottage (all at ground floor level). The distance would be at least 9m, and the views would be adequately oblique from the new window (which is 0.6m in width) so as to render any potential effects as negligible, in particular taking into consideration that any user of Stoneleath could currently stand in the approximate location of the new window and look towards Hewit Cottage.
- 6.26 The new extension would not give rise to significant shadowing because it would be entirely lower than the eaves of the existing building, and with the sun's passage generally passing over Stoneleath before it arrives at Hewit Cottage, it is considered that there would be negligible, if any impacts.

6.27 In this regard, the application therefore accords with Policy SP 6 of the Local Plan. However, to ensure that the extension could not be changed in any way (for example, with additional openings in its west face) it would be relevant and appropriate, if planning permission is granted, to impose a condition specifically removing permitted development rights for that type of development.

Impact on heritage settings:

6.28 Although set back from the frontage and clearly subservient to the main dwelling, the extension would only be screened on approach from the east (by Stoneleath) and would easily be seen in the context of the 'street scene' of Burgh village on approach from the west or from close by, and with Stoneleath being at the core of the conservation area, it is very important that its introduction would not harm this heritage asset/setting, which is considered to be of excellent overall quality.

6.29 The potential effects of the extension would be very localised and would not relate to any listed buildings or the setting of Hadrian's Wall. The nearest buildings sharing the visual setting that would be affected are Hewit Cottage immediately to the west and 1 Ash Tree Square opposite. Neither of these dwellings is of specific conservation or heritage quality, but they are appropriately included in the conservation area and do not significantly detract from its overall quality.

6.30 The proposed extension could be described as contrasting or contemporary in nature compared to its immediate traditional settings. This approach can work well instead of a traditional or pastiche design approach so that old and new can easily be distinguished. It can add interest and variety to heritage contexts if it is done in a harmonious manner.

6.31 The approach adopted was discussed with the case officer and the Carlisle City Council Conservation Officer (CCCCO) at pre-application stage and was felt to be a good alternative to traditional or pastiche design for this particular project. The use of vertical boarding is considered to represent and/or pick up on agricultural materials utilised in claddings of barns and is visible elsewhere in the village (as evidenced by the applicants) as an appropriate complementary material.

6.32 The Parish Council is concerned that this approach is not in accord with relevant policies or with the SPD because traditional materials such as stone or render would be more in keeping with the heritage setting and prevalent within Burgh. The thrust of the SPD is clear in this regard, leaning very heavily towards preservation of existing character by only using traditional approaches.

6.33 When principal buildings are strong in character and additions are truly subservient, it is reasonable for them not always to 'match' existing materials because this can cause dilution of character and hierarchy; the use of complementary materials in the manner proposed would create a lighter feel to it and allow the presence of the main taller stone section to remain

dominant. Observers will be able to discern easily between old and new. This does not always work, but the specific proposed arrangement/relationship here will permit it to work because the marriage between the style of the conversion and the complementary nature of the extension (which intends mainly to be clad with natural slate and timber) would result in a harmonious development that does not look out of place in the setting.

- 6.34 The language used in the NPPF does not intend to limit development in heritage settings/contexts to traditional designs and materials, and with the application of good architecture and design new developments can harmonise with, and not harm such settings. This is a project where the design and architectural approach are well thought out and reflect an understanding of how contemporary, or complementary additions can add positively to said settings.
- 6.35 Removal of 0.9m of frontage stone wall could be seen as degradation of the quality (and quantity) of such items in the street scene, which without doubt contribute to the character of the conservation area. However, although significant, the level of demolition proposed is relatively small and is unlikely to be overtly harmful. This modification could be accepted as part of the overall development.
- 6.36 For these reasons, the application is considered to be in accord with Policies HE 7, HO 8 and SP 6 of the Local Plan.

Impact on public amenity:

- 6.37 Potential impacts on public amenity relate largely to similar issues raised under the previous heading: visual impacts in the local setting. The proposed extension and altered frontage wall would be easily viewed from the public realm and would interact visually with it.
- 6.38 The scale and subservience of the development proposed, the extension's location set back from the frontage and the relatively minor change to the frontage wall would be noteworthy but not harmful in terms of public amenity effects. The application does not represent development proposals that would have a significant impact on public amenity, and the application therefore also accords with Policies HO 8 and SP 6 in this regard.

Highway safety impacts:

- 6.39 The Parish Council has raised matters relating to impacts on highway safety, which is understandable because Burgh village is under increasing pressure due to the number of vehicles both passing through and being resident with the village, leading to tension for both pedestrians and drivers.
- 6.40 The proposed development would certainly change circumstances for users of Stoneleath because the extension would occupy part of the frontage curtilage currently used for parking. The existing garage would remain available for parking, but the depth of space available would reduce and force users to employ different access and egress tactics.

- 6.41 The potential useability of the revised frontage for turning and manoeuvring layout was tested during the case officer's site visit with a modest private car (length 4.5m approximately). The position of the extension was estimated via (i) a nose-in approach (site entered in forward gear), (ii) a reverse turn towards the house wall near its south-west corner and (iii) a subsequent exit via the front opening. The latter of these was attempted rather than achieved. The case officer noted that if the gap was slightly increased, this would have been possible, which suggests that it would be a necessary augmentation to make the proposed layout work. This 0.9m increase in the access width has been intentionally included in the proposed layout to resolve this potential issue, which was identified at pre-application stage as a matter for consideration.
- 6.42 It may be noted that Cumbria County Council, as highway safety specialist consultee, has indicated no objection to the application on highway safety grounds. Officers agree with this position and this would indicate, in the light of the above information, that the application is in accord with Policy IP 2 of the Local Plan.

Drainage matters:

- 6.43 The management of surface and foul water drainage is known to be an important matter within Burgh village, because although it is in Flood Zone 1 (the lowest level of risk) it is sensitive to inundation during heavy rainfall and the existing mains sewerage provisions are understood to be under pressure. The application drawing indicates that gutters and downpipes would be installed on the extension to supplement existing items, but it is not stated in any submitted documents how either foul or clean water would be dealt with.
- 6.44 Cumbria County Council, as Lead Local Flood Authority, has indicated that it is satisfied with the application in a drainage context. Officers agree with this position, but in the absence of any information describing how drainage would be achieved, it would be appropriate and necessary to impose a condition relating to drainage in the event of planning permission being granted. This would enable the application to accord with Policy CC 5 and Policy IP 6.

Conclusion

- 6.45 The application represents a mildly contemporary, or complementary approach to design rather than following traditional precedents as per the main thrust of the Burgh SPD. Materials, in particular, are an area of concern for the Parish Council because the strong preference would be for it to be externally clad with render or stone.
- 6.46 Changes to the access are also of interest to the Parish Council, especially because highway safety in Burgh is a significant ongoing concern.
- 6.47 The principle of development is not in question as far as the Parish Council is concerned, but it objects to the application as per current plans largely because of what it believes would be an inappropriate visual impact in the

local village/heritage setting. Concerns relating to highway safety are included in the consultation response.

- 6.48 Officers do not agree with the position of the Parish Council, because although Burgh is a village of high quality with regard to its character and heritage designations, the development has been designed to harmonise using complementary materials that pick up on those found in agricultural buildings throughout the district, rather than follow a pastiche by using stone or render. The approach adopted would allow old and new elements to be clearly distinct from one another, but also to relate well visually to one another. Stoneleath is substantial and robust enough in terms of its character to withstand the reasonable effects that would arise. The approach is endorsed by the CCCCO and would result in an acceptable form of related development which does not detract from the character of either Stoneleath or the wider locale of the village and its conservation area.
- 6.49 The application was submitted further to non-prejudicial pre-application officer advice and accurately reflects not only dialogue at that time, but also recommendations during the current consideration period that materials be changed to fit better in the setting. Heavy clay tiles intended originally to match the main roof have been changed to natural slate; cement-based cladding has been replaced with timber. Earlier comments by the Parish Council were influential and helpful in this context.
- 6.50 The changed frontage access would enable the extension to be introduced and highway safety to be maintained, albeit with slight, but acceptable degradation to the conservation area at this point.
- 6.51 Other than the outstanding objection by the Parish Council, no other adverse representations have been received, either from other consultees or third parties. Conditions relating to materials, drainage and removal of permitted development rights for new openings have been proposed to ensure the application is acceptable in all respects, and accords not only with the Local Plan policies referenced above, but also the NPPF and the 1990 Act.
- 6.52 Notwithstanding the objection by the Parish Council, the application is therefore recommended for approval.

7. Planning History

- 7.1 In 1998, under ref. 98/0635, planning permission was erected for the erection of a garage unit.
- 7.2 In 1996, under ref. 96/0194, planning permission was granted for the conversion of a barn to a dwelling.

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, other than where it refers to roof and external wall cladding materials;
2. drawing ref. 14810 DB3 B01 00 DR A 90.001 'Site Location Plan', received on 3 September 2021;
3. drawing ref. 14810 DB3 B01 00 DR A 90.002 'Existing Site Block Plan', received on 3 September 2021;
4. drawing ref. 14810 DB3 B01 00 DR A 90.003 'Proposed Site Block Plan', received on 3 September 2021;
5. drawing ref. 14810 DB3 XX GF DR A 20.002 (Revision F) 'Proposed Floor Plan and Elevations', received on 2 November 2021;
6. Design and Access Statement (Revision 02 - DB3 Architecture), received on 2 November 2021;
7. the Notice of Decision;
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) no windows, other than those shown on the approved plans shall at any time be placed in the west elevation of the extension hereby permitted without the grant of a separate planning permission from the local planning authority.

Reason: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy, to accord with Policies SP 6 and HO 8 of the Carlisle District Local Plan 2015-2030.

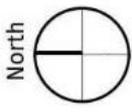
4. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of materials to be used externally on the extension shall be submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The development shall then be

undertaken in strict accordance with the approved details.

Reason: Satisfactory details of the external materials have not yet been provided, therefore further information is necessary to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies HE 7, SP 6 and HO 8 of the Carlisle District Local Plan 2015-2030.

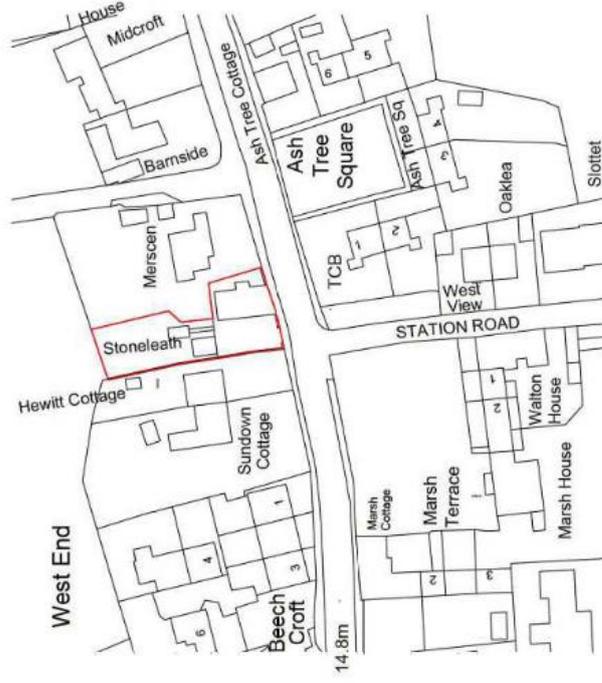
5. Prior to commencement of the development hereby approved, details of all proposed foul and surface water drainage works shall be submitted to, and approved in writing by the local planning authority. The drainage works agreed in response to this condition shall be fully implemented and be operational prior to occupation of the extension.

Reason: In the absence of any clear information relating to drainage in connection to the application, and to ensure acceptable means of surface and foul water dispersal/disposal, to accord with Policies IP 6 and CC 5 of the Carlisle District Local Plan 2015-2030.



Application site boundary

Adjoining land in ownership of applicant



Ordinance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022432

REV	DATE	DESCRIPTION	DR	CHK

PLANNING ISSUE

DB3

ABERYSTWYTH
30 High Street, Abergystwyth, Ceredigion, SY23 2LN
T: 01970 624 626 www.aberystwyth.gov.uk

CLIENT
Cardiffle City Council

PROJECT
Proposed Adaptations to

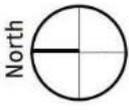
Stoneleath, Burgh by Sands, Cardiffle, C15 6AX

TITLE
SITE LOCATION PLAN

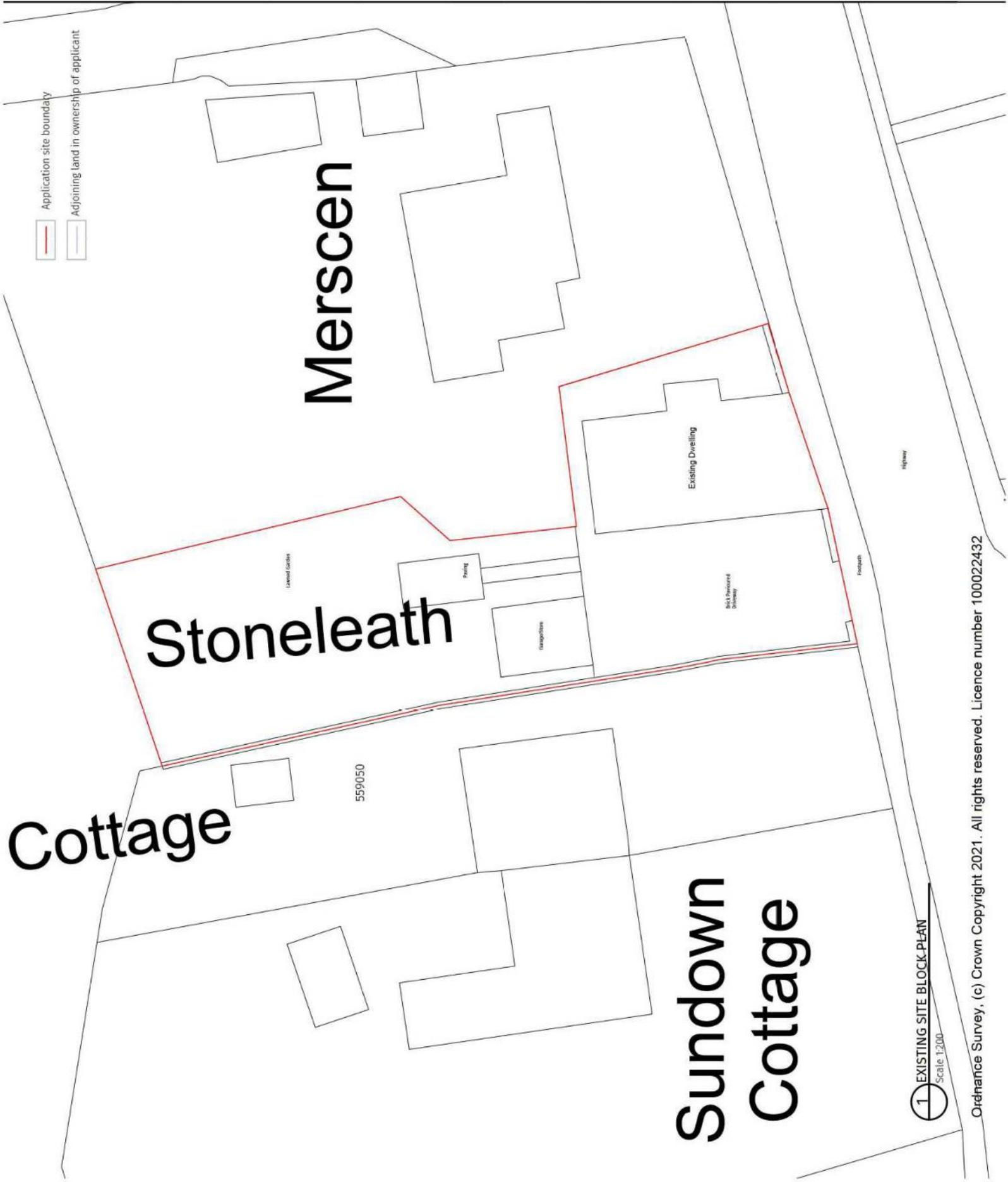
CREATION DATE	SCALE @ A1	DRN	CHK	STATUS
25.08.21	1:1250	PD	BR	

SHEET NO.	REVISION
14610 - DB3 - 801 - 00 - DR - A - 90,001	

© COPYRIGHT - ALL RIGHTS RESERVED
THIS DRAWING MUST BE USED IN CONJUNCTION WITH A PLANNING PERMISSION
APPROVED BY THE LOCAL AUTHORITY. IT IS UNLAWFUL TO REPRODUCE OR TRANSMIT
THIS DRAWING OR ANY PART THEREOF IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE
OR RETRIEVAL SYSTEM WITHOUT THE WRITTEN PERMISSION OF THE DRAWING AUTHOR.



- Application site boundary
- Adjoining land in ownership of applicant



REV	DATE	DESCRIPTION	DR	CHK

PLANNING ISSUE

DB3

ABERYSTWYTH

30 HEALY WAY, ABERYSTWYTH, Ceredigion, SY23 2JH
T: 01970 624 626 | www.aberystwyth.gov.uk

CLIENT
Cardiffle City Council

PROJECT
Proposed Adaptations to
Stoneleath, Burgh by Sands, Cardiffle, C15 6AX

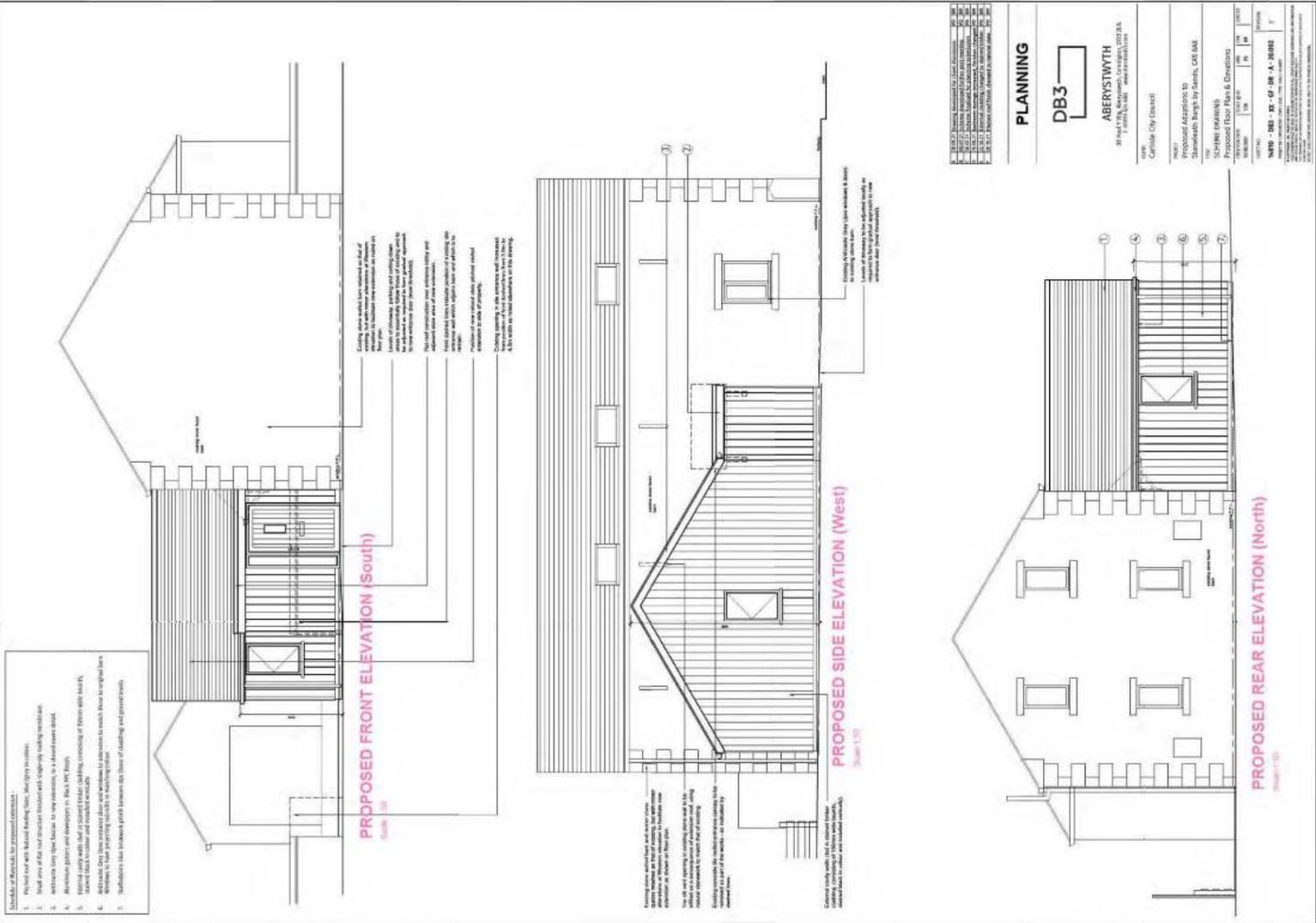
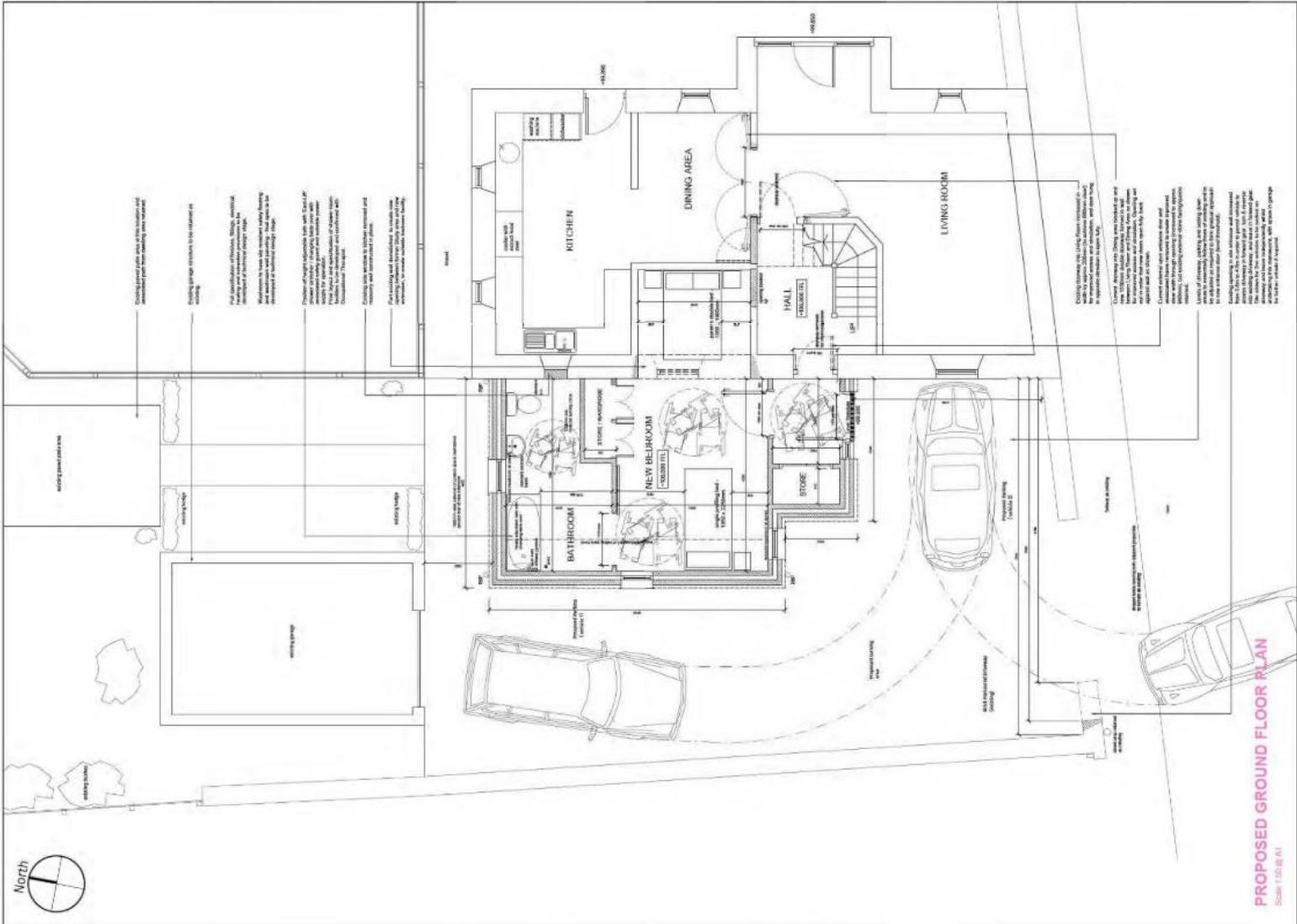
TITLE
EXISTING SITE BLOCK PLAN

CREATION DATE	SCALE @ A1	DNM	CHK	STATUS
25.08.21	1:200	PD	BR	

SHEET NO.	REGISTRATION NUMBER	REGISTRATION NUMBER
14610 - DB3 - 001 - 00 - DR - A - 90.002		

IS COPYRIGHT. ALL RIGHTS RESERVED.
THIS DRAWING MUST BE USED IN CONJUNCTION WITH A PLANNING PERMIT.
APPROPRIATE PERMISSIONS MUST BE OBTAINED FROM THE LOCAL AUTHORITY.
FOR FURTHER INFORMATION CONTACT THE PROJECT MANAGER.
DO NOT SCALE FROM THIS DRAWING FOR DIMENSIONS UNLESS SPECIFIED OTHERWISE.

1 EXISTING SITE BLOCK PLAN
Scale 1:200



<p>PLANNING</p> <p>DB3</p> <p>ABERYSTWYTH</p> <p>100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000</p>	<p>ABERYSTWYTH</p> <p>100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------