

SCHEDULE A: Applications with Recommendation

19/0494

Item No: 05

Date of Committee: 22/11/2019

Appn Ref No:
19/0494

Applicant:
Mrs Susan Henshaw & Mr
Michael Thomlinson

Parish:
Walton

Agent:
Abacus Building Design

Ward:
Longtown & the Border

Location: L/A rear of Walton Parish Church, Walton, Brampton, CA8 2DH

Proposal: Erection Of 1no. Dwelling

Date of Receipt:
25/06/2019

Statutory Expiry Date
20/08/2019

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 Principle of Development
- 2.2 Scale And Design
- 2.3 Impact On The Occupiers Of Neighbouring Properties
- 2.4 Impact On Listed Buildings
- 2.5 Impact On Hadrian's Wall WHS/ Archaeology
- 2.6 Highway Matters
- 2.7 Foul And Surface Water
- 2.8 Impact On Trees
- 2.9 Impact On Biodiversity

3. Application Details

The Site

- 3.1 The application site is a triangular shaped field which sits at a higher level than the adjacent road. A hedgerow and stone retaining wall lie along the

front of the site, with trees being located on the southern and western site boundaries. A field gate provides access to the site.

- 3.2 St Mary's Church, which is a Grade II* listed building, lies to the north of the site. The churchyard, which sits approximately 0.6m higher than the application site, adjoins the site and is separated from it by a stone wall, which forms the northern site boundary.
- 3.3 A terrace of three dwellings lie to the east of the application site. The property immediately adjacent to the site (Townfoot) has a garden that adjoins the application site and is separated from it by a fence.
- 3.4 An access track runs to the south and west of the site beyond which lie further residential properties. A bungalow (South View) lies to the south of the site, with a further bungalow (Montcalm) being located to the west. The track, which provides access to a number of properties and is used for parking, is designated as village green.

The Proposal

- 3.5 The application is seeking full planning permission for the erection of a one-bedroom bungalow on the site. The existing site levels would be reduced by between 0.75m and 1m so that the finished floor levels of the dwelling are reduced to bring it more in level with the level of the road. The dwelling has been orientated so that it faces south and has been designed so that the side elevations do not contain any windows.
- 3.6 The main dwelling would contain a living room, kitchen, bedroom, bathroom and hall. A porch would be added to the front of the dwelling and this would be adjoined by a w.c.. The dwelling would have an eaves height of 2.5m and a ridge height of 4.7m with the porch area having a ridge height of 3.3m.
- 3.7 The dwelling would be constructed of natural sandstone, with a dressed red sandstone plinth and dressed red sandstone quoins, sills and lintels. The windows would be double glazed asphalt grey/ charcoal upvc sliding sash windows, with the front door being stained oak. Rainwater goods would be power coated black cast aluminium. The roof would be covered with Welsh blue slate and would contain a stone chimney.
- 3.8 Two car parking spaces would be provided to the west of the dwelling with a small garden area being provided to the rear. The existing stone wall and hedge that form the front boundary of the site would be retained. The stone wall to the rear, which forms the boundary with the churchyard would be retained and repaired by the applicant. A new hedge is shown being planted on the eastern site boundary between the site and the rear garden of Townfoot.
- 3.9 Foul and surface water drainage would be connected to the existing main public sewer.

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 four neighbouring properties. In response six letters of objection have been received which raise the following issues:

Highway Matters

- the adjacent road is a gravel track and is Parish land which is registered as village green;
- the area is subject to traffic as vehicles use it as a cut through;
- proposal will lead to extra traffic in the area which is already congested;
- whilst there is a parking space within the site the prospective owner might not park there;
- visitors will have to park outside the site given only one parking space is being provided;
- proposal will exacerbate the acute lack of parking in the area;
- there isn't enough space for a vehicle to turn within the site;
- during construction access for lorries delivering materials and removing 277 cubic metres of soil will be too tight;
- the track is designated as village green and it is an offence to damage a village green - any damage would need to be made good by the developer;
- the removal of 1m depth of soil will cause disruption and congestion;
- deliveries and lorries removing soil from the site will destroy the access track;

Residential Amenity

- proposed dwelling will overshadow the neighbouring property and its garden and be over-dominant and result in loss of light to both;
- proposal would lead to an over-development of the site;
- the bungalow will have a direct view into Townfoot's kitchen window and will overlook the dining room of Montcalm;
- the proposed dwelling will block views of the church;
- if a hedge is planted on the boundary with Townfoot it will drop leaves in the garden of Townfoot, could become tall leading to loss of light and will prevent maintenance;

Excavation/ Site Levels

- the levels shown on the plans are incorrect - the churchyard is approximately 600mm higher than the site;
- if 1m of soil is removed the graveyard will be 1.6m higher than the site;
- concerns about the structural stability of existing boundary walls due to removal of 1m of soil from the site;
- taking 1m of soil off the site level might undermine the bottom of the adjoining churchyard wall which won't have proper foundations and is in a poor state of repair;
- there are graves next to the boundary wall which might collapse;
- the excavation works will cause problems for the retaining wall between the site and Townfoot;
- the site level will be substantially below the level of Townfoot's adjoining garden meaning a retaining wall or earth batter will be required;

Character of the Area

- the plans show a grey buff stone which would not be in keeping with the local area;
- the proposal will severely impact on the character of an open space with a beautiful view of the church;
- proposal would have an adverse impact on the character of the area;
- proposal would have an adverse impact on the listed church;
- the dwelling is tight to the boundaries and only a one-bedroom property will fit on the site;
- the building is large in comparison to the site;
- the site is in the buffer zone of Hadrian's Wall WHS;
- the dwelling will only be 1m from the boundary wall of the churchyard and will intrude on its setting;

Biodiversity

- there are trees and hedges in or adjacent to the site which are not identified in the application;
- newts, lizards and frogs have been seen on the boundaries of the site;
- the proposal would adversely affect wildlife that uses the site;

Water/ Drainage

- the mains water supply for Wallside and Kingbank runs through the site and will need diverting;
- the soakaway is shown too close to the property/ boundary;
- the proposal will cause flooding and overload already over stretched drains;
- concerned that the developers will try and tap into the current water supplying the properties Kingbank and Wallside which would not have capacity to serve another property;

Other Matters

- the drawings are inaccurate;
- the site was previously refused permission for a dwelling and the current proposal seems bigger;
- the previous reasons for refusal have not been overcome;
- in the 1960s and 1970s the site was used as a haulage yard with various lorries containers stored there and it might be contaminated;
- in the 1980s and 1990s the site was used as a paddock for horses.

- 4.2 Following the receipt of amended plans and additional reports three letters of objection have been received which raised the following issues:

Residential Amenity/ Character of the Area

- even if 1m of soil is removed the bedroom window will still look into the kitchen window of Townfoot;
- proposal will lead to an overdevelopment of an open green space;
- new dwelling will lead to overcrowding and overdevelopment in this part of Walton;
- dwelling is over-dominant when viewed from Townfoot;
- the ridge line of the proposed dwelling is above the gutter line of Townfoot which is higher than previously shown;

- a wood burning stove is shown and this will blow soot and smoke over Townfoot;
- there is no provision for log storage within the site;
- proposal will lead to a loss of view of the church and will have an adverse impact on the amenity of the area;
- the site is untidy but is this deliberate neglect to influence any decision?;
- previous objections are still valid;

Highway Matters

- dwelling will add to a lack of parking in the area;
- there is nowhere for vehicles to turn on site and vehicles reversing out will be dangerous;
- any damage to the village green by construction vehicles will need to be made good;
- access for construction vehicles will be tight - a Construction Phase Plan should be part of the planning conditions;

Excavation/ Site Levels

- the revised plans show between 0.75m and 1m of soil being removed - which is it? - removing less soil will make the dwelling more dominant;
- removing a large amount of soil from the site will undermine the adjoining church wall and could cause graves to collapse; a retaining wall will be needed for Townfoot;
- the house will be near the boundary with the church and Townfoot and there won't be much room for retaining structures;
- graves are very close to the boundary wall with the church;
- the access track drops 1m from the gate to the Townfoot - which road level will the dwelling be at?;

Water Supply

- mains water supply for Wallside and Kingbank runs through the site and will need diverting before works start - the developer/ United Utilities need to sort this to ensure those dwellings are not without water;
- a suitable solution for re-directing the water supply of Kingbank and Wallside should be found and detailed before any work starts on site;
- a water pipe runs through the site and through the garden of Townfoot and this needs to be addressed;

Biodiversity

- the ecological appraisal is wrong - frogs, lizards and newts were previously found in the garden of Townfoot - there is a garden pond at Greenacres 150m away from the site;
- proposal will have an adverse impact on wildlife;

Other Matters

- the land has previously been used as a haulage yard and for the keeping of horses.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no

objections;

Walton Parish Council: - concern that access to the development is over a registered village green;

Historic England - North West Office: - do not wish to comment - suggest to seek comments from conservation and archaeological advisers;

Cumbria County Council - (Archaeological Services): - no objections subject to imposition of a condition to ensure that the construction ground works are subject to a programme of archaeological recording;

United Utilities: - the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

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 HO2, HE1, HE3, SP6, CC5, IP3, IP6, GI3 and GI6 of the Carlisle District Local Plan (CDLP) 2015-2030. The Supplementary Planning Documents Achieving Well Designed Housing and Trees and Development are also material planning considerations.
- 6.3 The proposal raises the following planning issues.
1. Principle Of Development
- 6.4 When the previous application was refused planning policies only permitted new dwellings in Walton if there was an identified local need. This is no longer the case and the proposal now needs to be considered against the NPPF and Policy HO2 (Windfall Housing Development) of the adopted Local Plan.
- 6.5 At the heart of the NPPF there is a presumption in favour of sustainable development. Policy HO2 of the adopted Local Plan allows new housing development in villages within the rural area if there are services within the village where the housing is proposed. The application site is located within Walton, which contains a range of services and facilities including a church, a village hall, a tea room, a micro-brewery/ bar and a children's play area. The principle of windfall housing within Walton is, therefore, acceptable and complies with national and local planning policies on the location of new

residential development.

2. Scale And Design

- 6.6 Outline planning permission for a dwelling on this site was refused in 2011. The officer's report did not consider that the site was large enough to accommodate a dwelling given the need to provide a parking/ turning area and outdoor amenity space. It was considered that any dwelling on the site would appear cramped and lead to an over development of the site.
- 6.7 The proposal is seeking to erect a one-bedroom bungalow on the site. The existing site levels would be reduced by between 0.75m and 1m so that the finished floor levels of the dwelling are reduced to bring it more in level with the level of the road. The dwelling has been orientated so that it faces south and has been designed so that the side elevations do not contain any windows.
- 6.8 The main dwelling would contain a living room, kitchen, bedroom, bathroom and hall. A porch would be added to the front of the dwelling and this would be adjoined by a w.c.. The dwelling would have an eaves height of 2.5m and a ridge height of 4.7m with the porch area having a ridge height of 3.3m. Being reducing the levels on the site and by restricting the dwelling to single-storey the proposed dwelling would not be over dominant and would be of an acceptable scale.
- 6.9 The dwelling would be constructed of natural sandstone, with a dressed red sandstone plinth and dressed red sandstone quoins, sills and lintels. The windows would be double glazed asphalt grey/ charcoal upvc sliding sash windows, with the front door being stained oak. Rainwater goods would be power coated black cast aluminium. The roof would be covered with Welsh blue slate and would contain a stone chimney. The proposed materials would be acceptable and would be appropriate to the character of the area.
- 6.10 Two car parking spaces would be provided to the west of the dwelling with a small garden area being provided to the rear. The existing stone wall and hedge that form the front boundary of the site would be retained. The stone wall to the rear, which form the boundary with the churchyard would be retained and repaired by the applicant. A new hedge is shown being planted on the eastern site boundary between the site and the rear garden of Townfoot.
- 6.11 In light of the above, it is considered the scale and design of the dwelling would be acceptable and that previous concerns about erecting a dwelling in this site have been overcome.

3. Impact On The Occupiers Of Neighbouring Properties

- 6.12 The previous application was refused in part due to the impact of the proposal on the occupier of the adjacent dwelling Townfoot. That application referred to a dwelling 7m high and did not reduce the site levels. The current proposal is seeking to reduce the site levels by up to 1m and to erect a

single-storey dwelling on the site which would have a ridge height of 4.7m. This would ensure that the dwelling does not over dominate the adjacent property.

- 6.13 The occupier of Townfoot has raised concerns about loss of privacy and loss of light. The dwelling has been orientated so that it faces south and the east elevation which faces the garden of Townfoot would not contain any windows. The kitchen window, located in the west elevation of Townfoot, is already overlooked from the adjacent road which passes within close proximity of the window. The oblique angle between the bedroom window of the proposed bungalow and the kitchen window of Townfoot would ensure that there is no loss of privacy to the occupiers of Townfoot from the proposed dwelling.
- 6.14 The proposed dwelling would lie to the west of Townfoot and whilst there would be some overshadowing of part of the garden at Townfoot at certain times of the day at certain time so the year this would be limited and would not warrant refusal of the application.
- 6.15 The front elevation of the proposed dwelling would face South View. This dwelling has a garage that projects forward of the main dwelling. Whilst there are windows in the north elevation of South View which faces the application site these would be 24m away from the living room window, would be largely screened from view by the existing garage and are already overlooked from the adjacent road.
- 6.16 Montcalm would lie to the west of the proposed dwelling and would be a minimum of 19m away. Given the oblique angle between Montcalm and the proposed dwelling there would be no loss of privacy to the occupiers of Montcalm, which is already overlooked from the road.
- 6.17 In light of the above, the proposal 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.

4. Impact On Listed Buildings

- 6.18 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings. The aforementioned section states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.19 Policy HE3 of the adopted Local Plan seeks to ensure that Listed Buildings and their settings will be preserved and enhanced.

- 6.20 St Mary's church, which adjoins the site to the north, is a Grade II* listed building. The proposals would affect the setting of the church and the applicant has, therefore, submitted a Heritage Statement.
- 6.21 In views from the north, across the graveyard and towards the site, the proposed building will not appear prominent. This is due to the large trees and shrubs within the church yard and along the road which provide significant screening, in winter and summer. In addition, the proposed building would be built at a lower level due to the proposed excavation and would only be single-storey. It would be viewed against a backdrop of buildings in a tight knit pattern, in particular Townfoot, Southfoot and Montcalm. It is, therefore, considered that whilst the building would be visible in these views it would not be a prominent feature and would not cause harm.
- 6.22 In views from the south, the listed church is screened by the terrace of properties that include Townfoot. Once past Townfoot, the church is glimpsed over a mix of gardens, sheds, trees and bushes, and over the site itself. At present, the site is overgrown and untidy. The application proposals would improve the appearance of the site and improve the hedgerow along its frontage. The church building itself is set back from the road and is of a considerable distance from the proposed site. Immediately north of the application site is the graveyard, and there are several trees along the western boundary and within the curtilage of the listed building.
- 6.23 The Heritage Statement concludes that the proposed development would have a neutral impact on the setting of St Mary's Church. In accordance with Policy HE3, the development would preserve and enhance the setting and would be sympathetic in scale, character, materials and layout.
- 6.24 The Council's Heritage Officer has been consulted on the application. He has no objections to the proposal subject to conditions on the proposed materials and windows.

5. Impact On The Hadrian's Wall WHS/ Archaeology

- 6.25 The proposal lies within the buffer zone of the Hadrian's Wall WHS. Historic England has been consulted on the application and does not wish to offer any comments. It has suggested that the views of the specialist conservation and archaeological advisers should be sought.
- 6.26 The City Council's Heritage Officer has no objections to the proposal. He considers that the scale and design of the proposed dwelling would be acceptable.
- 6.27 The County Archaeologist notes that the site lies in an area of archaeological potential. The site lies adjacent to St Mary's church which is located on the site of its medieval predecessor and which is likely to have been the focus of earlier religious activity given that a 10th-11th century cross was found in the graveyard. It is, therefore, considered that there is potential for the site to contain buried archaeological assets and that these

would be disturbed by the construction of the proposed development. As a consequence, the construct ground works of the proposed development should be subject to a programme of archaeological recording. This recording should be carried out during the course of the development (a watching brief) and should be commissioned at the expense of the developer. This programme of work can be secured by a planning condition.

6. Highway Matters

6.28 A number of objectors have raised concerns about the impact of the proposed development on parking in the area and on the surface of the road. Two parking spaces would be provided for the dwelling, which is a one-bedroom property and this should be more than sufficient to meet the parking requirements of the future occupiers.

6.29 Access to the development would be over a track which is designated as village green. This track provides access to a number of dwellings and is used as a parking area for a number of vehicles. If any damage is caused to this track during the construction phase of the development, the applicant would need to repair the track to its previous condition.

6.30 This application does not take access onto an adopted highway. From a Highway Authority point of view the layout details shown on the submitted plan are considered satisfactory. The Highway Authority, therefore, has no objections to the proposals

7. Foul And Surface Water Drainage

6.31 The submitted application shows both foul and surface water drainage discharging into the mains public sewer. The Lead Local Flood Authority (LLFA) and United Utilities have been consulted on the application. The LLFA considers that the drainage details are acceptable. United Utilities has stated that surface water should be drained in the most sustainable way and the developer should follow the drainage hierarchy (infiltration; to a surface water body; to a surface water sewer or highway drain; to a combined sewer). This issue would be addressed through a Building Regulations application.

8. Impact On Trees

6.32 A group of trees (G1) is located adjacent to the site entrance and the boundary wall. It is a group of semi-mature, multi-stemmed trees which have colonised a small section of the site. This group is of low retention value and would need to be removed. A further group of trees (G4) has recently established itself within the site but these do not have a significant retention value and would be removed.

6.33 A mature lime tree is located in the adjacent churchyard. The development would require a minor incursion into the root protection area (RPA) of this tree, which is estimated to be less than 3.5% of the overall RPA. An incursion of this size at a distance of 6m would not have any notable impact upon it. Nevertheless, all initial excavation work within the RPAs should be

by hand with no heavy plant or machinery used.

- 6.34 A hedge of mixed species is located along the front of the site and this would be retained. The hedge needs to be trimmed and managed.

9. Impact On Biodiversity

- 6.35 An Ecological Appraisal has been submitted with the application. A data search and desk study of the site and an area within 2km of the site were undertaken to establish the presence of protected species and notable habitats. The site was then visited by an ecologist who undertook a full botanical study of the site and surveys to establish the presence or absence of notable species at the site.
- 6.36 The plant species recorded at the site are all common in the local area and are considered to be of low ecological value. Domestic gardens are considered to offer habitat of equal or greater ecological value. Any vegetation to be trimmed or cleared should be checked for nesting birds before it is removed. Ideally vegetation clearance should occur outside the bird nesting season from March to September. The protection of trees on the site boundary and additional landscaping would promote structural diversity and would encourage a wider variety of wildlife to use the site than already occurs.
- 6.37 Common amphibians and nesting birds are known to occur in the local area but there was no conclusive evidence of any protected species regularly occurring on the site which would be negatively affected by the development. Should any species be found during construction all site works would cease and further ecological advice would be sought, with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.

Conclusion

- 6.38 The proposal would be acceptable in principle. The scale and design of the dwelling would be acceptable. The proposal would not have an adverse impact on the occupiers of any neighbouring properties, on any listed buildings, or the Hadrian's Wall WHS, on archaeology, on tree or on biodiversity. The proposed access, parking and drainage arrangements would be acceptable. In all aspects, the proposal is compliant with the relevant policies in the adopted Local Plan.

7. Planning History

- 7.1 In June 2011, outline planning permission was refused for the erection of a dwelling (11/0239).

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 19th June 2019;
2. the Proposed Block Plans & Site Sections (drawing ref 2019/030/11B) received 27th September 2019;
3. the Proposed Property Plan & Elevations (drawing ref 2019/030/10B) received 27th September 2019;
4. the Proposed Property Plan & Elevations (drawing ref 2019/030/13B) received 27th September 2019;
5. the Proposed Property Plan (drawing ref 2019/030/12) received 27th September 2019;
6. the Planning Statement received 27th September 2019;
7. the Heritage Statement received 27th September 2019;
8. the Ecological Appraisal received 27th September 2019;
9. the Desk Top Study Contamination Report received 27th September 2019;
10. the Tree Survey & Impact Assessment received 27th September 2019;
11. the Notice of Decision; and
12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall then be undertaken in strict accordance with the approved details.

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

4. A sample panel (1m square) of stone masonry walling shall be made available for inspection by the Local Planning Authority. The stone shall be pointed with a cement-free lime mortar. This mortar should contain a range of particle sizes from dust to up to 1/3rd joint size. It should be carefully tamped back from the face of the stonework to provide a flush but textured finish (not brushed). Once the sample panels have been agreed as acceptable by the Local Planning Authority, the remainder of the dwelling shall be built in accordance with the sample panel.

Reason: To ensure the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030 are met and to ensure a satisfactory external appearance for the completed development.

5. Details of all new windows and doors, in the form, of quarter or full-size drawings including sections, shall be submitted for prior approval by or on behalf of the local planning authority before any development takes place. Such details shall include the frames, means of affixing to the wall and the size and opening arrangements of the window.

Reason: To ensure that the proposed windows are acceptable in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of development, details of the proposed hard surface finishes to all external areas shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with these details.

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

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

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

8. Prior to commencement of development, a detailed landscaping scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in its agreed form prior to the occupation of the dwelling. 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 approval to any variation.

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.

9. Prior to commencement of development a detailed scheme of tree and hedge protection shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in its agreed form prior to the commencement of any development works on the site.

Within the fenced off area;

- No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier.
- 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.

- No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning authority.
- No materials or vehicles shall be stored or parked within the fenced off area.
- No alterations to the natural/existing ground level shall occur.
- No excavations will be carried out within the fenced off area.
- 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.

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

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

11. Prior to the commencement of development a written scheme of investigation for an archaeological watching brief must be submitted by the applicant and approved by the Local Planning Authority. Once approved, the scheme shall be implemented in full with an archaeological watching brief being undertaken by a qualified archaeologist. Within two months of the completion of the development, a digital copy of the archaeological report shall be furnished to the Local Planning Authority.

Reasons: 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 investigation and recording of such remains.

12. Prior to the commencement of development, the applicant shall submit details of the proposed wildlife enhancement measures to be incorporated within the site. The development shall then be undertaken in strict accordance with the approved details.

Reason: To ensure that the proposal does not have an adverse impact on biodiversity in accordance with Policy GI3 of the Carlisle

District Local Plan 2015-2030.

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

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

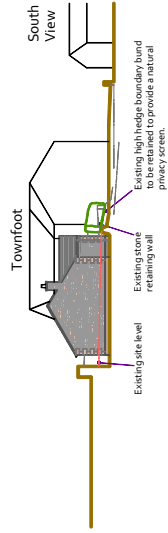
14. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling shall be submitted to and approved in writing by the local planning authority before development commences. The development shall be undertaken in strict accordance with the details approved in response to this condition.

Reason: In order that the approved development responds to planning issues associated with the topography of the area and preserves amenity in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

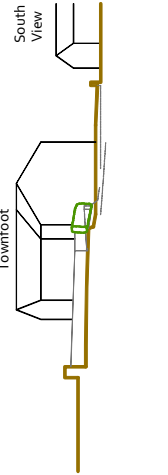


Location Plan 1:12,500

Walton



Proposed Site Cross Section AA 1:200



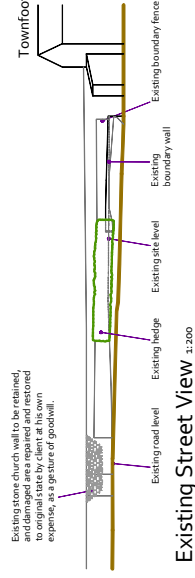
Existing Site Cross Section AA 1:200



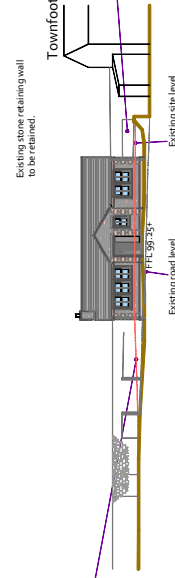
Proposed Block Plan 1:200



Proposed Block Plan - Drainage 1:200



Existing Street View 1:200

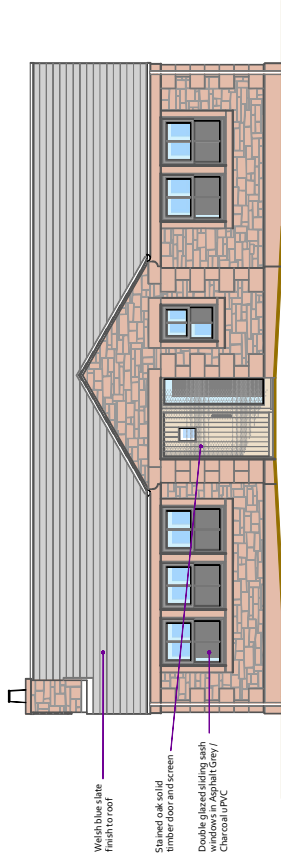


Proposed Site Cross Section - Section BB 1:200

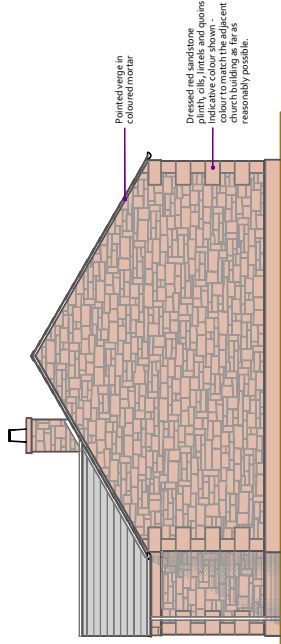
PROPOSED CONSTRUCTION OF A 3 BED RESIDENTIAL BUNGALOW ON FIELD SITE TO REAR OF WALTON PARISH CHURCH, WALTON, NR BRAMPTON, CUMBRIA.
PROPOSED BLOCK PLANS & SITE SECTIONS
PLANNING

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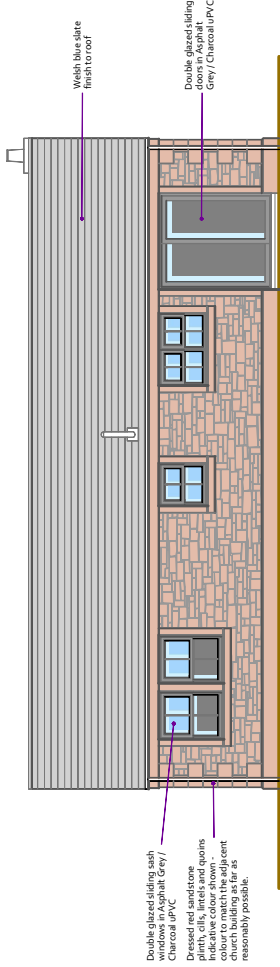
Drawn by	Checked by	Scale	Drawn by	Checked by	Scale
MR M THOMLINSON & MRS S HENSHAW	MR M THOMLINSON & MRS S HENSHAW	1:250	MR M THOMLINSON & MRS S HENSHAW	MR M THOMLINSON & MRS S HENSHAW	1:250



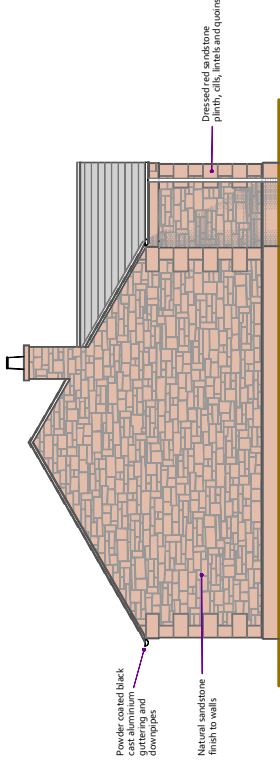
Proposed Front Elevation 1:50



Proposed Side Elevation 1:50



Proposed Rear Elevation 1:50



Proposed Side Elevation 1:50

PROPOSED EXTERNAL FINISHES

- Roof: Welsh Blue Slate
Walls: Natural Sandstone to Walls (Red Sandstone to Plinth, Cills, Lintels & Quoins)
Windows: Asphalt Grey / Charcoal Colour sliding sash uPVC double glazing.
Front Door: Medium Solid Oak
Rainwater: Powder coated black cast aluminium guttering and downpipes.

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FOR THE
PROPOSED CONSTRUCTION OF A TWO
RESIDENTIAL BUNGALOW ON FIELD SITE TO REAR OF
WATON PARISH CHURCH, WALTON,
NR. BRAMPTON, CUMBRIA.
PROPOSED PROPERTY PLAN & ELEVATIONS
PLANNING

DATE	2018/0001/18B
DATE	1/20
DATE	06/04/2019
DATE	1/20

ACCESS TO MANUAL CONTROLS
All Controls that are intended for operation by the Occupant shall be readily accessible and clearly identifiable. Unless incorporating a Restrictor or other protective device for safety reasons, controls should be operable with one hand.

WINDOWS, ROOFLIGHTS, VENTILATORS
All windows, rooflights and ventilators shall be capable of being opened to allow natural ventilation should have controls for opening positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:-
• not more than 1.7m above the finished floor level, or
• not more than 1.1m above the finished floor level, where access to controls is limited by a fixed obstruction of not more than 900mm. High windows, rooflights and ventilators shall be provided in the position which projects not more than 600mm in front of the position of the finished floor level. Where a fixed obstruction of greater or equal height to the finished floor level is present, the obstruction is greater or equal to the finished floor level, in an unobstructed location, should be provided, or " not more than 1.2m. above floor level, in an unobstructed location, within an enhanced fire resistant enclosure, capable of resisting fire for a period of not less than 30 minutes and providing natural ventilation which is not provided with mechanical ventilation.

ELECTRICAL FIXTURES
Electrical fixtures and systems should be positioned at least 350mm. from any external corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m. above the finished floor level. All electrical fixtures, including sockets, switches, fire alarm call points, and timer controls or programmers. Height Range to be:-
• Light switches should be positioned at a height of between 900mm. and 1200mm.
• Sockets should be positioned at a height of between 450mm. and 600mm.
• Outlets and outlets for other services such as telephone or television should be positioned at least 400mm. above floor level. Above an obstruction, such as a worktop, fixtures should be positioned at least 200mm. above the obstruction. All socket outlets are concealed, such as at the rear of white goods in a kitchen or utility room, separate switching should be provided in an accessible position, to allow appliances to be isolated.

ALL BATHROOMS:
In accordance with Water Byelaws to prevent the development of Legionnaires Disease, hot water storage tanks and heating vessels should be stored at a temperature of not less than 60 Degrees Centigrade and distributed at a temperature of not less than 55 Degrees Centigrade. To prevent scalding the maximum temperature of hot water should be limited to 48 Degrees Centigrade. The installation is to include a Thermostatic Mixing Valve (TMV) or fitting complying with BS EN 1311:1999 or BS EN 1287:1999, fitted as close to the point of delivery as practicable.

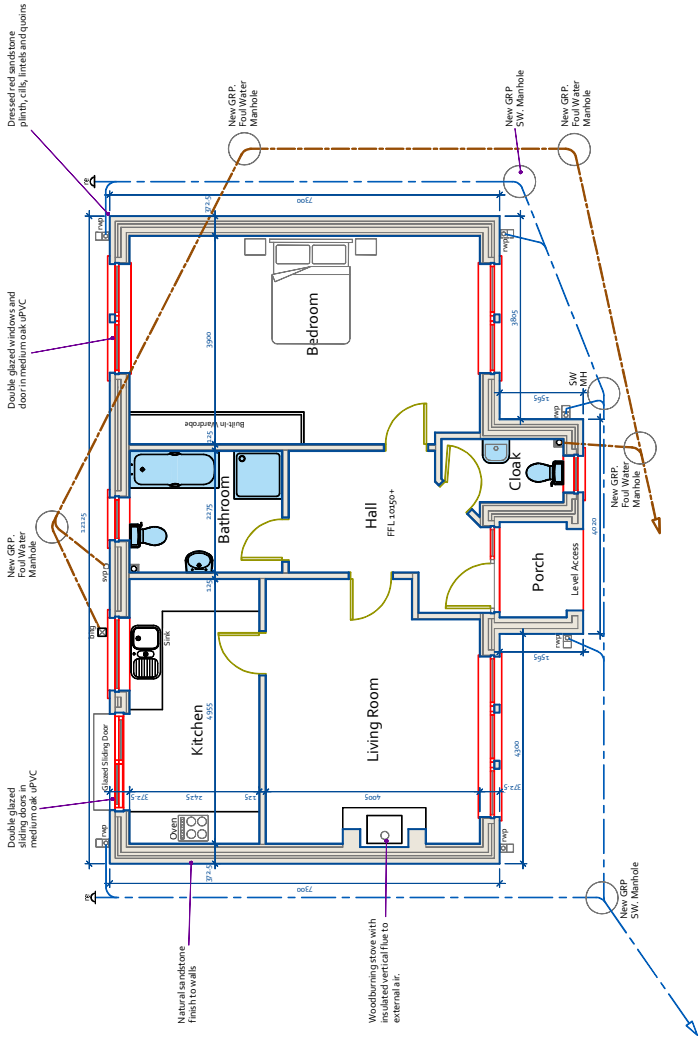
DISABLED ACCESS (REAR / SIDE ENTRANCE & ACCESS TO CAR PARKING)
Access to all doors on principle floor level to be a minimum of 900mm wide clear of any obstruction. The door should be a self-closing door with a minimum of 20mm gap at the bottom. Principle entrance door to dwelling to have a threshold of no greater than 10mm. Principle entrance approach to have a level platform minimum 1200 x 1200mm then ramped away at a maximum of 1:12. Ramp to be constructed of a material of equal or greater strength than the existing ground. Ramp to be no less than 1000mm wide. Principle door opening 800mm wide should be cleared with PVCU. Manufacturer to ensure compliance as frames vary widely in size. Minimum 750mm clear of door frame. Channel drain with vertical outlet to top external threshold.

HEATING
Worcester Bosch Gas Fired Combination Boiler in Utility. Ensure 10mm air gap under door. Secondary Heating - Closed Appliance Wood Burning Stove 73% Efficiency. Make, Model and Efficiency to be confirmed.

Full Details of the Heating and Hot Water System to be in accordance with Manufacturers Design and Specification. Full details of the Heating and Hot Water System to be supplied by the Main Building Contractor to the Building Control Officer prior to installation to ensure compliance and approval by the Building Control Officer before the commencement of any works. The system shall be installed by a competent person, installed by Specialist Contractor. Timber Framed Timber Construction Log House Supplied to Manufacturers Design and Specifications.

Smoke Detection Mains operated self contained smoke alarms and heat detectors within 7.5 metres of all circulation areas and 7.5 metres of any habitable room and not more than 3 metres of any external door. Smoke Detection System to be a Grade D System in accordance with BS 5833. All Smoke Detectors to be Permanently wired to a separate fused circuit at the distribution board. Detectors to be uninitiated, separate independent battery back up supply. Smoke Detector to have Carbon Monoxide Detection: Mains Operated (with separate battery back up supply) Carbon Monoxide Detector to be installed in the same room as the Detector to be incorporated of Appliance, and fitted in same room. Detector to incorporate a Sensor Failure Warning Device, to BS EN 59293.

Boiler Flue Terminal Ducted at High Level. Flue Vent To be Positioned a Min. of 600mm. from any Window Opening vertically and horizontally.
Extract Fans to be Ducted to External Air. No Outlet to be positioned within 1 meter of Boundary.



Proposed Property Plan 1:50

Abacus Building Design

Planning No.	2018/00012
Drawn By	MR. M. THOMLINSON & MRS. S. HENSHAW
Scale	1:50

PROPOSED CONSTRUCTION OF A NEW RESIDENTIAL BUNGALOW ON FIELD SITE TO REAR OF WALTON PARISH CHURCH, WALTON, NR. BRAMPTON, CUMBRIA.
PROPOSED PROPERTY PLAN