

SCHEDULE A: Applications with Recommendation

20/0206

Item No: 04

Date of Committee: 14/08/2020

Appn Ref No:
20/0206

Applicant:
Mr & Mrs Bobby & Emma
Sherlock

Parish:
Cumwhitton

Agent:
Architects Plus (UK) Ltd

Ward:
Brampton & Fellside

Location: Land adjacent Beck House, Cumwhitton, Carlisle

Proposal: Erection Of 1no. Dwelling

Date of Receipt:
24/03/2020 23:00:58

Statutory Expiry Date
19/05/2020 23:00:58

26 Week Determination

REPORT

Case Officer: Richard Maunsell

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Principle of Development Is Acceptable
- 2.2 Whether The Scale, Design And Impact On The Character Of The Area Is Acceptable
- 2.3 Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties
- 2.4 Highway Safety And Access Issues
- 2.5 Impact On The Public Right Of Way
- 2.6 Whether The Method of Disposal of Foul And Surface Water Are Appropriate
- 2.7 Impact Of The Proposal On Biodiversity
- 2.8 Hedges And Landscaping

3. Application Details

The Site

3.1 The land is currently in agricultural use and the site is located at the northern

fringe of Cumwhitton, adjacent to the County highway adjacent to residential properties to the south. On the opposite side of the road is a play area with sporadically located houses further to the north.

- 3.2 The site is currently in agricultural use and occupies an area of approximately 0.31 hectares. The site slopes very steeply upwards from west to east. To the rear, along the eastern boundary of the site, is a public footpath.

Proposal

- 3.3 This application seeks planning permission for the erection of one detached two storey dwelling. The main part of the dwelling would be parallel with the road set back into the site. To facilitate this, the ground would be excavated and a retaining wall constructed.
- 3.4 The building would largely be orientated north to south but would include a gable that would then project from the property towards the road and would be lower than the main building which would be higher and set into the landscape. The gable would be finished in rough course local sandstone with the majority of the building constructed from render with stone detailing. The roof would be covered with natural slate. The composite windows and timber door openings would be proportionate. The building would also incorporate an oak framed curtain glazing system on the south elevation.
- 3.5 The dwelling would utilise the existing field access to the south which would then loop back heading north within the site and provide a parking area to the south-west corner of the property. The drive and parking areas would be tarmac and block paving.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of 10 of the neighbouring properties. In response, two letters of objection have been received the main issues raised are summarised as follows:
1. the proposed development is too large, too tall, is too close on its plot to neighbouring properties and too elevated on the hillside which spoils a beautiful, pristine, ancient hillside through the removal of hundreds of tons of soil;
 2. this proposal neither protects or enhances the natural environment as it involves the removal of most of a hill with all habitat and vegetation contrary to Policy SP1;
 3. the proposal is too large and too prominently situated, is not commensurate with the setting, as a modern development it contrasts enormously with other buildings in the village. The large glazed section and is not made from the same materials as surrounding buildings. There is no need for the property 38 (out of 43) properties in the village have 3-5-bedrooms and many take over a year to sell. This proposal

- encroaches into agricultural land and the removal of the hill and will have a major and unnecessary impact on the fine landscape of the "show-field" on entry to the village contrary to Policy SP2;
4. the proposal does not respond to local context either through the building or the alteration of the topography of the land that would alter the view from both the south of the village (most houses) and from neighbouring properties contrary to Policy SP6;
 5. the fields behind Beck House have caused flooding of the house and the road. The removal of a large section of hillside, replaced with hard-standing, will increase the risk of polluted water flowing into Cumwhitton Beck, a tributary of the River Eden contrary to Policy SP8;
 6. this proposal is neither "compatible with their existing rural setting" or "in keeping in terms of scale and character with the surrounding landscape and buildings" contrary to Policy EC11;
 7. the proposal seeks to remove the contours of the land and remove part of the hill which provides screening between neighbouring properties and the proposed building contrary to Policy EC12;
 8. the development removes an important landscape feature and intrudes into open countryside; is not "contained within the topography"; adversely impacts on existing views entering and leaving the village contrary to Policy HO2;
 9. this development, in open countryside and on agricultural land, is not for "a rural worker" contrary to Policy HO6;
 10. the excavation works represent a dramatic environmental impact, with dust pollution escaping from the open hillside and foul agricultural water run-off into Cumwhitton Beck. The proposal negatively affects the visual amenity of other residents and will add traffic (the application states an additional four vehicles) contrary to Policy HO12;
 11. the removal of a chunk of landscape and the siting of a five-bedroom, two-story home here is excessive and contravenes the policy contrary to Policy GI1;
 12. the development does not provide 90 metres visibility splays which will impact on the junction to the north;
 13. there is a danger arising when turning left on exit requires an extra-large "sweep" across the road into incoming traffic;
 14. the lack of public transport and the development reduces sustainable travel from additional vehicles;
 15. the exit is opposite the entrance/exit to a children's park;
 16. children using the park would be under additional risk using the park. There is no curbing on this section of road for pedestrian access; water and air pollution concerns. It is unclear how the excavated site will be stabilised and there is a landslide risk;
 17. contamination of Cumwhitton Beck from agricultural run-off would pollute the drinking water catchment on the River Eden;
 18. loss of natural landscape to absorb rainfall and replacement with hard standing will increase risk of flooding;
 19. there is conflict with the outline planning permission for a "small and intimate development" to "improve the entrance to the village". Further, the proposal contravenes requirements for "no alteration to the ground level" and to be "single story";
 20. the current view from neighbouring properties overlooks the showfield.

The level of excavation, the height and location of the proposed development will intrude significantly on the residents' visual amenity. The intrusion from the development into neighbouring properties is considerable and represents a breach of the residents' right to privacy and visual amenity;

21. a balcony on the south elevation would overlook the occupiers of the neighbouring property;
22. there is inadequate capacity with the existing sewage system;
23. access for construction vehicles would be difficult and would lead to material being deposited onto the road.

4.2 Additionally, five letters of support have been received and the main issues raised are summarised as follows:

1. the area provides a wonderful opportunity to construct a family home that will add character and diversity to this welcoming and beautiful village;
2. the design clearly shows the lengths the architect has gone to, to ensure the house fits in with the landscape, nestling it neatly into the hillside and maintaining the profile of the hill;
3. the scheme avoids any privacy issues with neighbouring houses through the positioning of the house;
4. the building materials used to construct the house are similar to those used in the construction of buildings in the cul-de-sac at the south end of the village and mirror the age and design of many of the older properties within Cumwhitton. Furthermore, the large glass fronted extension recently added to one of the cottages in the centre of the village is another example where the design and materials to be used here would not look out of place;
5. Beck House and its grounds have never been flooded, either from surface water from the hill or from the beck overflowing. Any surface water coming off the hill is easily dealt with by using well recognised drainage solutions;
6. the public footpath going through the field has not been used and indeed access to it from the road is extremely difficult, it is not marked and there is no clear access or egress points;
7. the proposed access point to the property already exists and is regularly used by agricultural vehicles, it also sits side by side with the access point to Beck House. It therefore does not create any additional risks or danger to road users or pedestrians when entering the village;
8. the applicants have very close family connections immediately adjacent to the site and existing ties within this community. Their children attend the local school and their parents are involved in the parent/ teachers there.

4.3 Following the receipt of amended plans, further consultation was undertaken and as a response, one letter of objection has been received and the main issues raised are summarised as follows:

1. it is noted that the overall height of the house has been dropped, it is still far from the original plans passed for two single storey dwellings;
2. the sandstone previously proposed on the elevations facing the road has

now been removed. This change to the appearance of the property does not fit in with the village or the landscape as stated. This could set a dangerous precedent for other development in what is a traditional unspoiled Cumbrian village.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - the following comments have been received:

Local Highway Authority

No objection to the proposal subject to the imposition of conditions to require the provision of visibility splays, surfacing of the access, restriction of any boundary wall adjacent to the highway, details of a drainage scheme including prevention of surface water draining onto the highway and the access to be constructed in accordance with the approved plans.

Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit (I.E Section 184 Agreement) allowing such works. Enquires should be made to Cumbria County Councils Street Work's team - streetworks.central@cumbria.gov.uk

Lead Local Flood Authority (LLFA)

The LLFA has no records of minor flooding to the site and the Environment Agency (EA) surface water maps do not indicate that the site is in an area of risk. This is a minor development which is below the LLFA threshold, for below 5 dwellings will be picked up by building control. The surface water drainage should not be greater than the already existing. If installing soakaway it is advised that this should not to be positioned in close proximity to the highway and should be at least 5m away from the highway and the property;

Cumwhitton Parish Council: - the parish council object for the following reasons:

1. the property should be built in sandstone to be in keeping with the majority of houses in the village;
2. the proposed property should be at the same ground level as that in the outline planning permission;
3. the house as proposed is raised up and will sit above other properties. It should be at the same level, not higher;
4. the houses in the outline application bared significant resemblance to Beck House this proposed house does not and is not in keeping with the majority of others in the village;
4. previous new houses in the village had to be sandstone. This new house should also be sandstone;
6. materials - revised natural stone to render, for such a prominent property

- render not in keeping, visible elevations should be sandstone;
7. landscape/ open space. Creates potential to further extend the village;
 8. landscape/ character. Affects the topography at the entrance to the village;
 9. traffic proximity of the entrance to a junction at a point where the road narrows;
 10. traffic - proximity of the entrance to the entrance to the children's play park;

The Ramblers: - no response received;

Cumbria County Council - (Highway Authority - Footpaths): - Public Footpath 113022 follows an alignment through the proposed development area. It is noted that a formal diversion has been proposed and this will need to be carried out under Town and Country planning regulations before work on the site is initiated;

United Utilities: - no response received.

6. Officer's Report

Assessment

6.1 Section 70(2) of the Town and Country Planning Act 1990/ 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 The Development Plan for the purposes of the determination of this application are The National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG), Policies SP2, SP6, HO2, IP3, IP4, IP6, CC5, CM5, GI3, GI5 and GI6 of the Carlisle District Local Plan 2015-2030. The City Council's Supplementary Planning Document 'Achieving Well Designed Housing' (SPD) is also a material planning consideration. The proposals raise the following planning issues.

1. Whether The Principle Of Development Is Acceptable

6.3 The main issue to establish in the consideration of this application is the principle of development. Since the adoption of the local plan, the NPPF has been published by the Government and is a material consideration in the determination of this application.

6.4 Policy HO2 of the local plan makes provision for windfall housing development within or on the edge of villages in the rural area subject to a number of criteria covering scale, design, location, proximity to services and the need to enhance or maintain the vitality of rural communities.

6.5 In the assessment of the previous application submitted in 2016, it was stated that:

“The application site is located in a sustainable location on the edge of Cumwhitton which has a range of services (public house, village hall and play area) and the proposal would create an opportunity to support these facilities. The site is well related and bounded by residential dwellings to the north and west. The development does not prejudice the plan strategy of the emerging local plan and in such circumstances the principle of additional housing in this location is deemed acceptable.”

6.6 Although the outline planning permission has subsequently lapsed, that decision was made under the policy context of the NPPF and the current, albeit then emerging local plan. There has been no significant change in planning policy to reverse the principle of development on this site which can therefore be considered a sustainable location for development in terms of the policies in the NPPF.

6.7 Given these material considerations and the fact that the site is well-related to the built form of the village, the principle of development is acceptable in policy terms. The planning issues raised by the development are discussed in the following paragraphs.

2. Whether The Scale, Design And Impact On The Character Of The Area Is Acceptable

6.8 Paragraph 127(f) of the NPPF highlights that developments and decisions should:

“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. ”

6.9 The City Council's Supplementary Planning Document "Achieving Well Designed Housing", on the matter of privacy, states that:

“Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window). However, if a site is an infill, and there is a clear building line that the infill should respect, these distances need not strictly apply. (para. 5. 44) While it is important to protect the privacy of existing and future residents, the creation of varied development, including mews style streets, or areas where greater enclosure is desired, may require variations in the application of minimum distances. ” (para. 5. 45)

6.10 Moreover, Policies SP6 and HO2 of the local plan requires that proposals ensure that there is no adverse effect on residential amenity or result in unacceptable conditions for future users and occupiers of the development and that development should not be inappropriate in scale or visually intrusive. Proposals should, therefore, incorporate high standards of design including care in relation to siting, scale, use of materials and landscaping that respects and, where possible, enhances the distinctive character of

townscape and landscape. Developments should therefore harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and making use of appropriate materials and detailing.

- 6.11 When outline planning permission was granted in 2016, following a site visit and debate at the Development Control Committee meeting, Members approved the application subject to the imposition of an additional condition which reads:

“The dwellings hereby approved shall be single storey in appearance and comprising of accommodation arranged over a single floor which shall be retained as such with no additional floors created unless otherwise agreed in writing by the local planning authority.”

Reason: *In order that the development is appropriate within the context of the site and the character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.”*

- 6.12 The building itself would be a large detached property. Such large buildings are not uncommon within the village which also incorporates a wider mix of house types including bungalows, cottages and modern new-build houses. Separating this development from these other examples is the topography of the land and the location on the north approach to the village. The building has been designed so that as far as practicable, it would be sited within the landscape, although it would be slightly elevated about the adjacent road by approximately 1 metre and set back from the frontage.
- 6.13 In considering the outline application, Members were evaluating the proposal where all matters were reserved. Although an indicative illustration was submitted, no drawings were submitted available and therefore it was unclear how the development could be incorporated within the land. Before Members, as part of this application, are detailed drawings showing how the building would be incorporated within the landscape and particularly when approaching from the north, how the landscape would wrap around the building with the dwelling being partially screened. In addition to the drawings, a condition is imposed requiring the submission and agreement of existing and proposed ground levels to further ensure that the development is acceptable in this regard.
- 6.14 The proposed materials have been outlined earlier in this report and are commonly used on developments throughout the district. In principle they are acceptable. Reference is made in the representations received that the reduction in the amount of stone used on the building is not acceptable as it is not in keeping with the local context. The village comprises of buildings of different styles and materials with render used in varying degrees of prominence within the streetscene. For example, Beck House adjacent and the south of the site is a two storey property constructed from sandstone but its neighbour to the south, Orchard House, is constructed from red and grey facing brick. It is therefore a matter of judgement as to whether the use and amount of materials is appropriate in this location.

6.15 The palate of materials would be appropriate to the site and its context. The buildings would be a notable addition to the village but given the current open aspect of the site this is inevitable. The scale of the dwelling is considered to be appropriate to the size of the plot with sufficient amenity and parking spaces retained. Should planning permission be forthcoming, it would be appropriate to impose conditions requiring the submission and approval of ground levels together with a sample wall to be agreed by the local planning authority. On this basis, it is not considered that approval of this application would form a discordant feature or be prejudicial to these policy objectives. As such, the development would not be detrimental to the character or appearance of the area.

3. Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties

6.16 Development should be appropriate in terms of quality to that of the surrounding area and should not have an adverse impact on the living conditions of the occupiers of adjacent residential properties. The SPD provides guidance as to minimum distances between primary windows in order to respect privacy and avoid overlooking and states:

"Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window). However, if a site is an infill, and there is a clear building line that the infill should respect, these distances need not strictly apply (para. 5.44). While it is important to protect the privacy of existing and future residents, the creation of varied development, including mews style streets, or areas where greater enclosure is desired, may require variations in the application of minimum distances." (para. 5.45)

6.17 Given the orientation and distance of the application site from the neighbouring properties means that it is not considered that the occupiers would suffer from an unreasonable loss of daylight or sunlight. The siting, scale and design of the development will not adversely affect the living conditions of the occupiers of the neighbouring properties by virtue of over-dominance.

4. Highway Safety And Access Issues

6.18 The site is served by an existing vehicular access. Cumbria County Council, as the Local Highway Authority has raised no objection subject to the imposition of conditions relating to the provision of visibility splays, surfacing of the access drive, any boundary wall height being no greater than 1.05 metres, measures for the prevention of water discharging onto the highway and requiring the access to be constructed prior to the occupation of the dwelling. Subject to the imposition of such conditions, the proposal does not raise any highway issues.

5. Impact On The Public Right Of Way

- 6.19 Cumbria County Council has responded that Public Footpath 113022 follows an alignment through the proposed development area. Members will note from the submitted plans that this is along the eastern boundary of the site. They have advised that a formal diversion will need to be carried out under Town and Country planning regulations before work on the site is initiated.
- 6.20 Although rights of way matters are usually dealt with by the local highways authority, local planning authorities have been granted powers by Section 257 of the Town and Country Planning Act 1990 to make Public Path Orders for the diversion or stopping-up of footpaths, bridleways or restricted byways. This type of application can only be made however where the local planning authority is satisfied that the diversion/ stopping-up is necessary to enable development to be carried out in accordance with a planning permission. The Growth and Infrastructure Act 2013 also amended section 257 of the Act to allow an diversion/ stopping-up Order to be made before planning permission has been granted provided a planning application has been submitted. An Order cannot be confirmed however, until such time as planning permission has been granted. The applicant is aware of the need to comply with this process.
- 6.21 A response is awaited from the agent as to whether the footpath would be affected by the development but notwithstanding this, it does not affect the ability to determine the planning application.

6. Whether The Method of Disposal of Foul And Surface Water Are Appropriate

- 6.22 In order to protect against pollution, Policies IP6 and CC5 of the local plan seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application form, submitted as part of the application, outlines that surface water would be disposed of by means of sustainable urban drainage systems and watercourse but no details are given in respect of the foul drainage.
- 6.23 Cumbria County Council as the Lead Local Flood Authority (LLFA) has raised no objection to the application. Subject to the imposition of conditions requiring the submission and agreement of further details, which would be subject to further consultation with the LLFA, adequate provision could be made within the development and as such, the proposal would be acceptable.

7. Impact Of The Proposal On Biodiversity

- 6.24 Planning Authorities in exercising their planning and other functions must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). Such due regard means that Planning Authorities must determine whether the proposed development meets the requirements of Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European

protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.

- 6.25 As the proposal would involve an area of grassland within the village. The Design & Access Statement identifies that only a short section of the existing hedgerow that bounds the front of the site would have to be removed. The inclusion of a landscaping scheme may also result in a net gain of biodiversity enhancement on the site. As such, the proposal would not harm a protected species or their habitat; however, an Informative has been included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.
- 6.26 Reference is made in the objection received that the development has the potential to result in surface water run-off from the site, both during and after construction, that has the potential to affect the watercourse that ultimately leads into the River Eden. In addition to the aforementioned drainage conditions, members will note that there is a condition requiring the submission and agreement of a Construction Environmental Management Plan which combined, should ensure that the watercourses are protected.

8. Hedges And Landscaping

- 6.27 There is a hedgerow along the southern boundary. Policy SP6 of the local plan requires landscaping schemes (both hard and soft) to be submitted for new developments in order to ensure that new developments are fully integrated into its surroundings. Layouts will be required to provide adequate spacing between existing hedges and buildings.
- 6.28 The layout of the application takes account of the hedgerow on the site. Subject to the imposition of a condition requiring the installation of appropriate protective barriers during construction, these would ensure the retention and protection of the hedge and as such, the proposal does not raise any issues in this regard. The landscaping scheme could also incorporate the retained hedge and is subject to a separate condition.

Conclusion

- 6.29 In overall terms, the site is located within the village of Cumwhitton and the application is supported by the NPPF and the development plan and as such, the principle of development remains acceptable
- 6.30 The proposed development would provide a detached dwelling; however, their fenestration and layout of the development has been designed to respond to the scale and form of existing buildings within Cumwhitton. The proposed palette of materials would also respect and reflect those of the existing properties within the locality.
- 6.31 The scheme has been designed to take account of the topography of the land and nestle the building into the adjacent hillside and whilst the previous outline planning permission was subject to a condition limiting the

development to single storey, in light of the details received, it has been adequately demonstrated that whilst not in compliance with this condition, the scheme would not result in a discordant feature. The retention of the existing hedgerow together with proposed hard and soft landscaping within the site would also help to soften and blend the proposed dwellings into the street scene. Furthermore, the proposed development would also achieve adequate external space and parking provision to serve each of the dwellings. As such the proposal would respond to the local context and would not be disproportionate or obtrusive within the street scene.

- 6.32 Given the location of the application site in relation to neighbouring residential properties, the proposal would not have a detrimental impact on the living conditions of the occupiers of those properties on the basis of loss of light, overlooking or over dominance. Furthermore, to mitigate for any unacceptable noise and disturbance during construction works a condition is suggested which would limit construction hours.
- 6.33 Subject to satisfying pre-commencement conditions, the proposal will not have a detrimental impact on highway safety. Pre-commencement conditions would also ensure that the proposed drainage methods to serve the development would not have a detrimental impact on foul and surface water drainage systems. The proposal would not have a detrimental impact of existing hedgerows or biodiversity.
- 6.34 In overall terms, the proposal is considered to be compliant with the objectives of the relevant local plan policies and the NPPF.

7. Planning History

- 7.1 In 2015, an application for outline planning permission for the erection of three dwelling was submitted but withdrawn prior to determination.
- 7.2 An application for outline planning permission for the erection of two dwellings was approved in 2016.

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 Planning Application Form received 27th March 2020;
 2. the Site Location Plan received 6th April 2020 (Drawing no. 18054–04 Rev A);

3. the Block Plan as Proposed received 6th April 2020 (Drawing no. 18054-57 Rev A);
4. the Ground Floor Plan As Proposed received 17th June 2020 (Drawing no. 18054-48 Rev E);
5. the First Floor Plan As Proposed received 17th June 2020 (Drawing no. 18054-47 Rev D);
6. the Proposed West and North Elevations received 17th June 2020 (Drawing no. 18054-50 Rev F);
7. the Proposed South and East Elevations received 17th June 2020 (Drawing no. 18054-51 Rev D);
8. the Site Sections As Proposed received 17th June 2020 (Drawing no. 18054-53 Rev B);
9. the Design and Access Statement received 27th March 2020;
10. the Contaminated Land Desk Top Study received 27th March 2020;
11. the Residential Dwelling Supplementary Information received 27th March 2020;
12. the Flood Map Planning received 27th March 2020;
13. the Notice of Decision;
14. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Prior to the commencement of any development, a surface water drainage scheme for the site (including all measures to prevent surface water discharging onto or off the highway) based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the local planning authority.

The surface water system shall demonstrate that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any building in a 1 in 100 year event plus 40% to account for climate change, and where reasonably possible flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are managed in conveyance routes (plans of flow routes etc). The scheme must also confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the surface water public sewer, the pass forward flow rate to the surface water public sewer must be restricted to 5l/s for any storm event.

Reason: To ensure a satisfactory form of development and to secure a proper drainage scheme in accordance with policies within the National Planning Policy Framework, the National Planning Practice Guidance and Policies SP6 and CC5 of the Carlisle

District Local Plan 2015-2030.

4. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the local planning authority. The development shall then be undertaken in accordance with the approved details.

Reason: To prevent pollution of the water environment in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

5. 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, preserves amenity and reduces flood risk, in accordance with Policies SP6 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of the development hereby approved, a detailed Construction Environment Management Plan for the construction phase of the development and a Construction Code of Practice shall be submitted to and approved in writing by the local planning authority.

The Construction Environment Management Plan shall provide details of measures proposed for the storage of all plant, machinery and materials to be used in connection with the construction of the development and for controlling any escape of noise and/ or fumes during the works. The development shall be carried out in accordance with the Construction Environment Management Plan.

The scheme shall in particular include:-

- locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development;
- details of all bunds, fences and other physical protective measures to be placed on the site in connection with such storage including the time periods for placing and retaining such bunds, fences and measures (as the case may be);
- provision for the on-going maintenance of any such bunds, fences and other measures;
- the control and removal of spoil and wastes;
- measures to prevent the pollution of surface and ground water arising from the storage of plant and materials.
- management of surface water during the construction phase

The Code of Practice shall indicate: -

- a. the proposed hours of operation of construction activities including arrangements for the delivery of construction vehicles;

- b. the frequency, duration and means of operation involving excavations, drilling, piling, and any concrete production;
- c. sound attenuation measures incorporated to reduce noise at source;
- d. details of measures to be taken to reduce the generation of dust;
- e. the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material.

The Code of Practice shall be strictly adhered to during all stages of the construction of the proposed development.

The development shall only be implemented in accordance with the Construction Environment Management Plan, provided that this may be amended in accordance with details expressly submitted to and approved in writing by the local planning authority for such purpose.

Reason: To ensure that the development does not adversely affect the environment or the living conditions of the occupiers of neighbouring properties in accordance with Policies SP6 and CM5 of the Carlisle District Local Plan 2015-2030.

7. 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, including roofs, walls, cladding, doors, windows, external frames and rainwater goods 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 SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

8. Details shall be submitted of the proposed hard surface finishes to all public and private external areas within the proposed application site (including phasing/ delivery) and approved in writing by the local planning authority before their use as part of the development hereby approved. The approved development shall be carried out in strict accordance with the details approved in response to this condition.

Reason: To ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. A landscaping scheme shall be implemented in strict accordance with a detailed proposal that has first been submitted to and approved in writing by the local planning authority. The scheme shall include details of the following where relevant (this list is not exhaustive):
 1. new areas of trees and shrubs to be planted including planting densities;
 2. new groups and individual specimen trees and shrubs to be planted;
 3. specification/age/heights of trees and shrubs to be planted;
 4. existing trees and shrubs to be retained or removed;

5. any tree surgery/management works proposed in relation to retained trees and shrubs;
6. any remodelling of ground to facilitate the planting;
7. timing of the landscaping in terms of the phasing of the development;
8. protection, maintenance and aftercare measures.

Reason: To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI 6 of the Carlisle District Local Plan 2015-2030.

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

Reason: To ensure adequate infrastructure provision and to maintain the visual character of the locality in accordance with Policy IP4 of the Carlisle District Local Plan 2015-2030.

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

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

12. The development shall not commence until visibility splays providing clear visibility of 2.4 metres measured 60 metres down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. 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 grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to ensure compliance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

13. 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 brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of

the adjacent highway.

Reason: In the interests of highway safety and in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

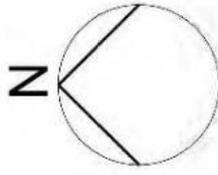
14. Any existing highway fence/ wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before the dwelling is occupied and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety and to preserve sight lines in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

15. The dwelling shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: To ensure that the development is served by a vehicular access constructed to the satisfaction of the local planning authority in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

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Rev	Date	Description	Dr by	Approved by
A	02/04/20	Autocad from Helikey & red line boundary updated	CJ	CJ
			date created	
			20/01/2020	
			project by	
			AN	

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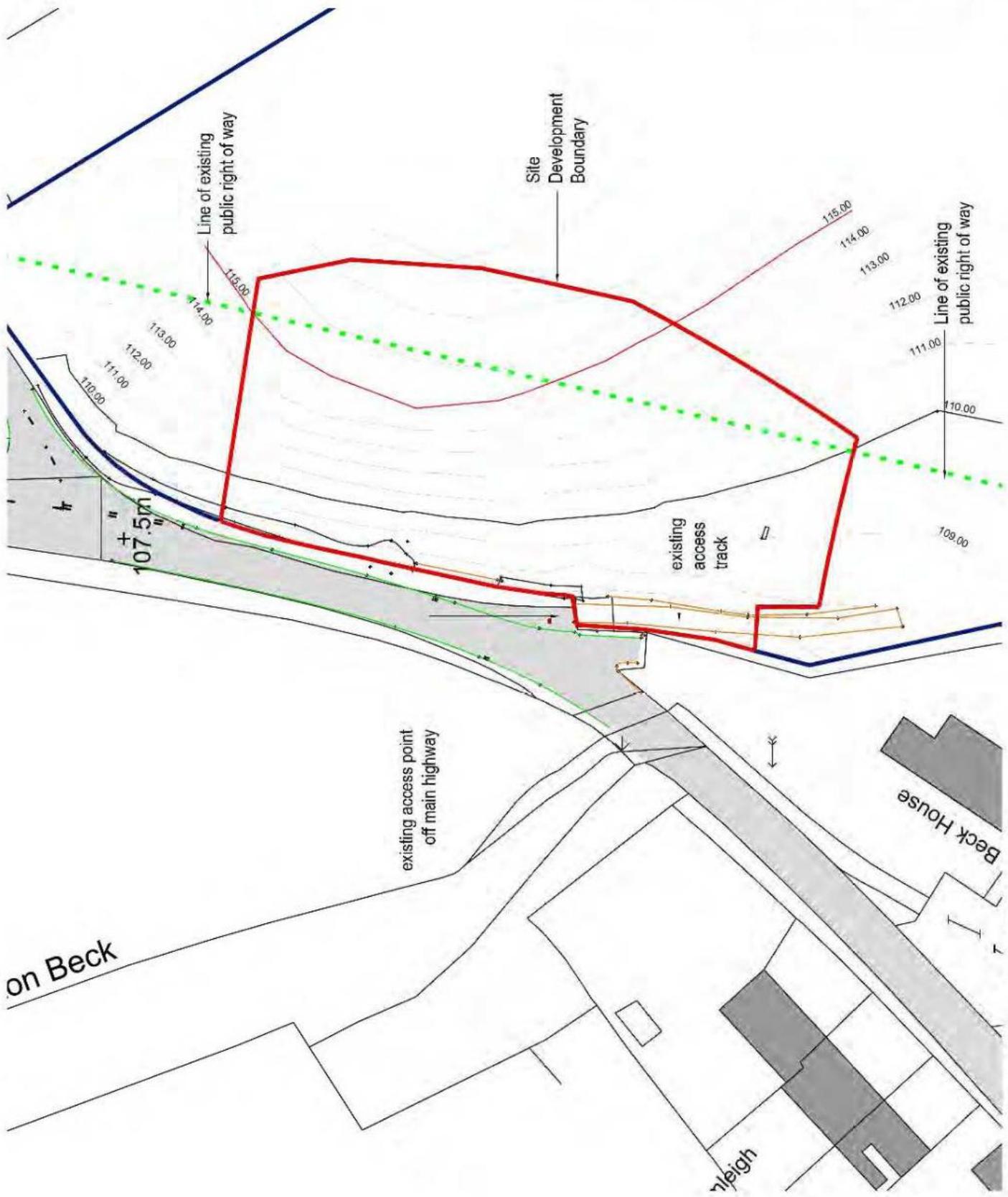
client
Emma & Bobby Sherlock

project
New Dwelling adjacent to Beck House, Cumwhitton

showing
Block Plan As Existing

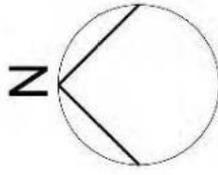
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Block Plan As Existing
Beck House, Cumwhitton

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Rev	Date	Description	DR By
A	02.04.20	Access from highway & revise boundary updated	CJ
			approved by
			CJ

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client
Emma & Bobby Sherlock

project
New Dwelling adjacent to Beck House, Cumwhitton

showing
Block Plan As Proposed

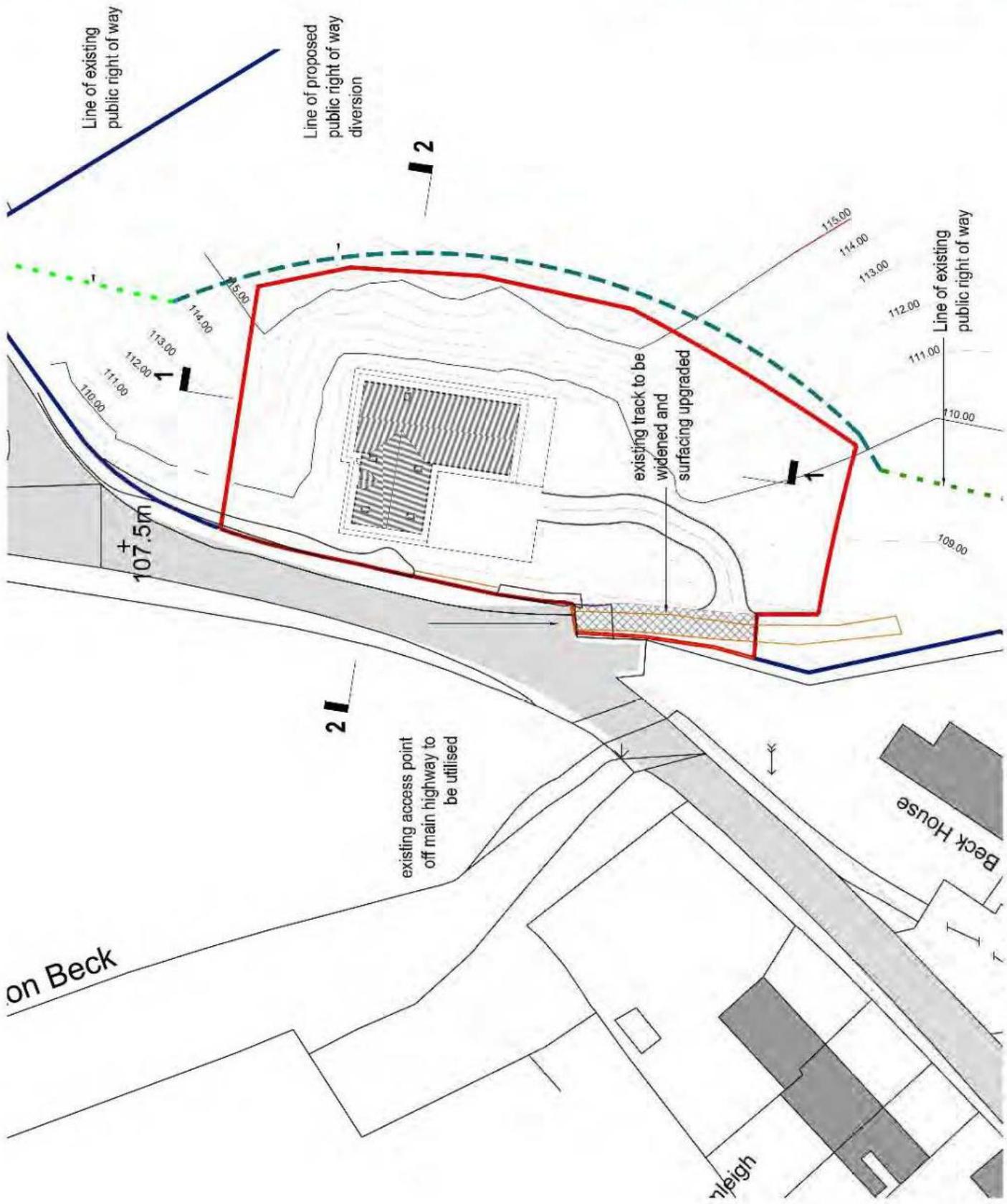
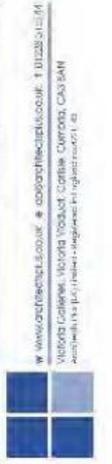
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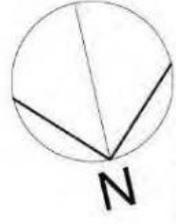
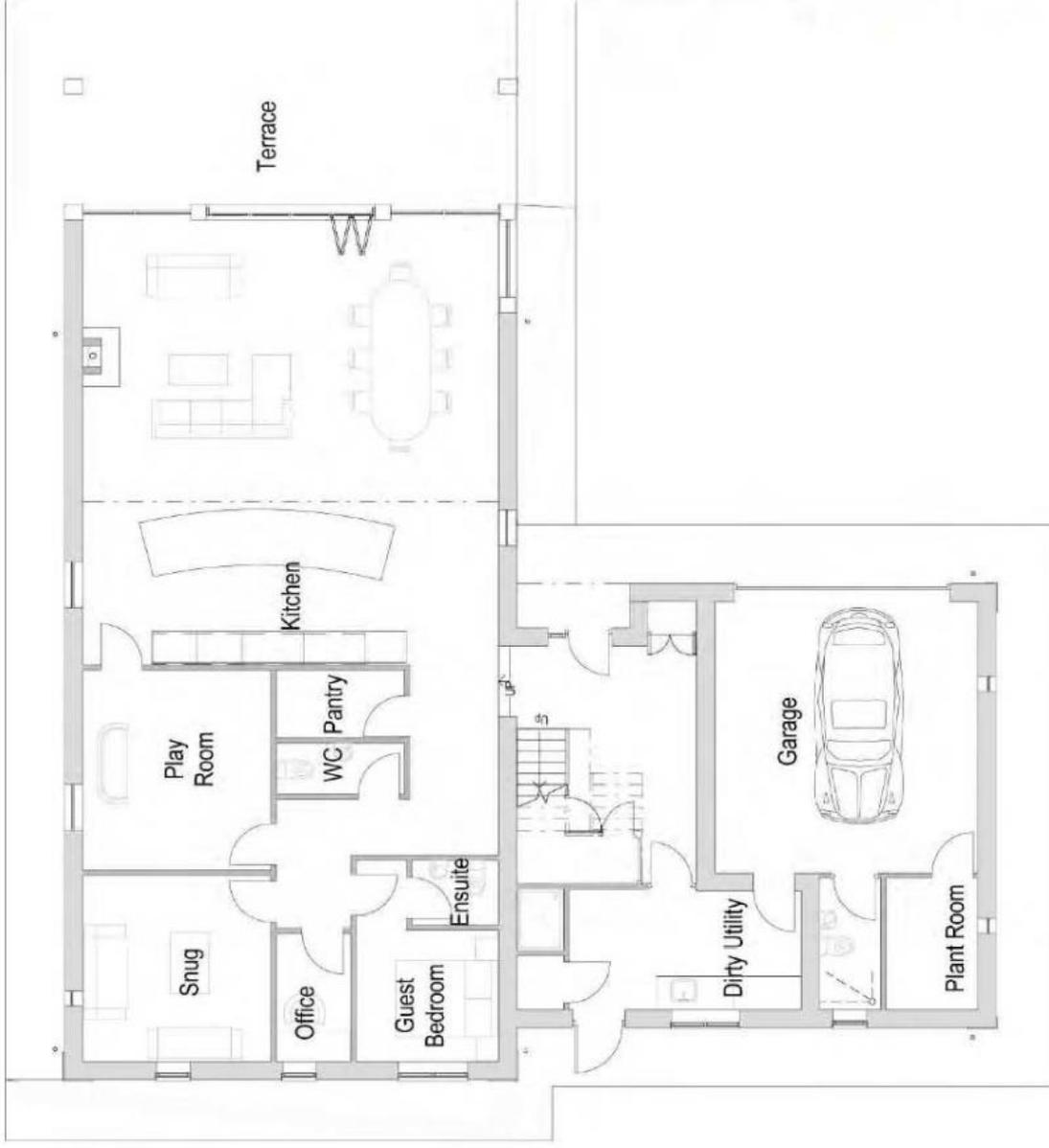
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Block Plan As Proposed
Beck House, Cumwhitton

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Rev	Date	Description	Dr by
E	08/06/20	General updates to suit planners comments	CJ
D	03/03/2020	Bathroom window addition	AN
C	27/02/2020	Client requested revisions	AN
B	28/01/2020	Guest Bedroom and Dirty Utility revised	AN
A	21/01/2020	Stair position, ensuite and WC revised	AN

original by	date created	approved by
AN	16/01/2020	CJ

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client
Emma and Bobby Sherlock

project
New Dwelling
Land adj to Beck House, Cumwhitton

drawing
Ground Floor Plan Option 9 - As Proposed

proportion	scale	rev	issue status
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18054-48		E	Planning

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 architectsplus.co.uk

Ground Floor Plan Option 9 - As Proposed 208 m²
New Dwelling
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South Elevation

Rev	Date	Description	Dr by
D	16/06/2020	Adjustments to account for Planner's requirements	CJ
C	03/03/2020	Bedroom window and velux additions	AN
B	27/02/2020	Client requested revisions	AN
A	21/01/2020	Notes added and revised oak frame	AN

Prepared by	Date created	Dr by
AN	16/01/2020	CJ

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Lead: Emma and Bobby Sierlock

Project: New Dwelling
Land adj to Beck House, Cumwhitton



East Elevation

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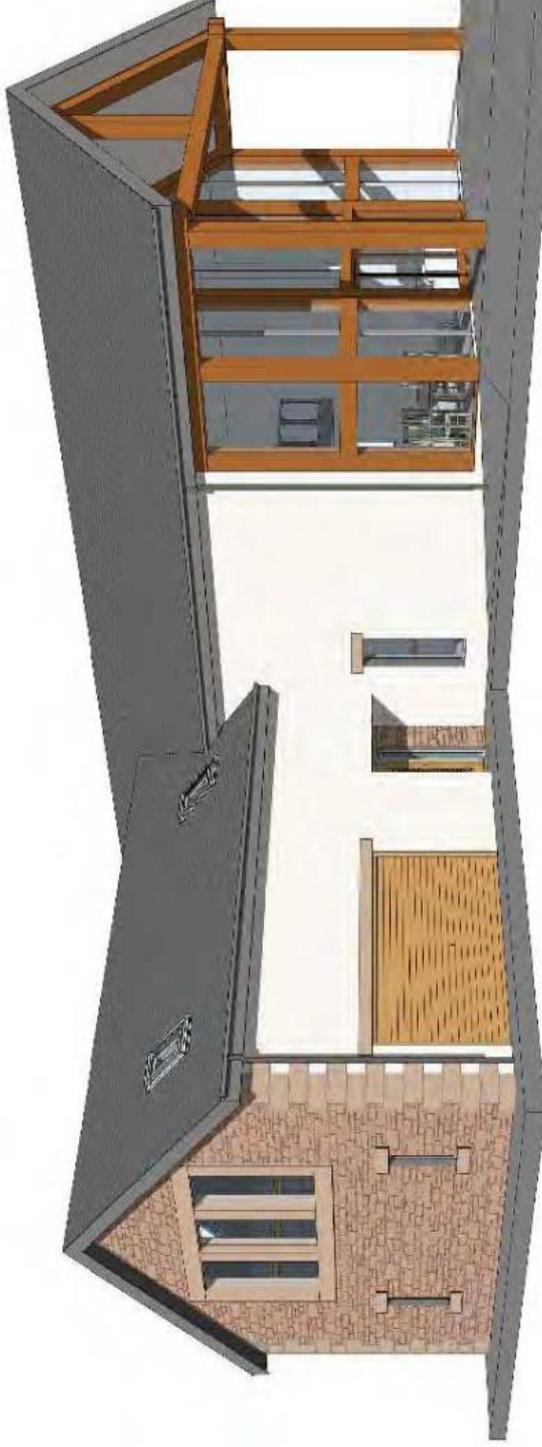
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Elevations

New Dwelling

Land adj to Beck House, Cumwhitton

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3D Entrance View

3D

New Dwelling
Land adj to Beck House, Cumwhitton

Rev	Date	Description	Dr by
F	16/06/2020	Adjustments to account for Planners requirements	CJ
E	12/03/2020	Stone framing for gable window	AN
D	02/03/2020	Velux and quoin addition	AN
C	09/03/2020	Oak framing gable end window	AN
B	27/02/2020	Client requested revisions	AN
A	21/01/2020	Oak frame revisions	AN
created by			approved by
AN		16/01/2020	CJ

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project
New Dwelling
Land adj to Beck House, Cumwhitton

drawing
3D

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drawing number
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rev
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issue status
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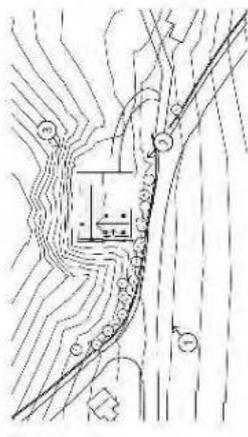
EXTERNAL VIEW 1

1



EXTERNAL VIEW 2

2



Block Plan

1 : 2000



EXTERNAL VIEW 3

3

External Views
Beck House, Cumwhitton

C	16/06/20	Adjustments to account for Planner's requirements	CJ
B	12/03/20	Stone Gable and window framing	AN
A	27/02/20	Client Requested Revisions	AN
Rev	Date	Description	Dr by
original by		date created	approved by
AN		21/01/2020	CJ

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client
Emma & Bobby Sherlock

project
Beck House, Cumwhitton

drawing
External Views

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