

SCHEDULE A: Applications with Recommendation

21/0048

Item No: 05

Date of Committee: 26/03/2021

Appn Ref No:
21/0048

Applicant:
Mr M Rodda

Parish:
Carlisle

Agent:

Ward:
Denton Holme & Morton
South

Location: 1 Langdale Avenue, Carlisle, CA2 5QG

Proposal: Erection Of Two Storey Side Extension To Provide Office & Kitchen/Diner On Ground Floor With 3no. Bedrooms (1no. En-Suite) Above (Part Retrospective)

Date of Receipt:
27/01/2021

Statutory Expiry Date
24/03/2021

26 Week Determination

REPORT

Case Officer: Barbara Percival

1. Recommendation

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

2. Main Issues

- 2.1 Impact of the proposal on the living conditions of neighbouring residents
- 2.2 Whether the proposal is appropriate to the dwelling
- 2.3 Impact of the proposal on highway safety
- 2.4 Impact of the proposal on biodiversity
- 2.5 Other matters

3. Application Details

The Site

- 3.1 Number 1 Langdale Avenue is a two-storey semi-detached house located on the western side of Langdale Avenue. The brick and render property occupies a corner plot with the existing vehicular access serving the dwelling taken from Scawfell Drive.

The Proposal

- 3.2 The application seeks full planning permission for the erection of a two storey side extension to provide office and kitchen/diner on ground floor with 3no. bedrooms (1no. en-suite) above.
- 3.3 The submitted drawings illustrate that the extension would be finished in brick and render with a tiled roof to match the existing dwelling. The existing parking space would be extended to provide 3no. in-curtilage parking spaces.

4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of eight neighbouring properties. In response, one representation of objection has been received.
- 4.2 The representation identifies the following issue:
1. potential future parking issues.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections subject to imposition of a condition and informative. The condition would ensure the proposed method to prevent surface water discharging onto the highway is implemented and that the applicant must have an appropriate permit in place allowing works on any part of the highway;

Northern Gas Networks: - no objections to the proposals, however; there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then it is required that the promoter of these works to contact Northern Gas Networks directly to discuss their requirements in detail.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP6, HO8, IP3, CM5 and GI3 of the Carlisle District Local Plan 2015-2030. A further material consideration is the Supplementary Planning Document adopted by the City Council, 'Achieving Well Designed Housing'.

6.3 The proposals raise the following planning issues:

1. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

6.4 Policies within the local plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. Policies SP6 and HO8 of the local plan together with the SPD seek to ensure that householder development proposals do not result in loss of amenity to surrounding properties through unacceptable overlooking, over-dominance or unacceptable conditions for future or existing occupiers of properties.

6.5 The proposal seeks full planning permission for the erection of two storey side extension to provide office and kitchen/diner on ground floor with 3no. bedrooms (1no. en-suite) above. Given that the property occupies a corner position together with the orientation of the proposed extension, in relation to neighbouring properties, the proposal will not have a detrimental impact on the living conditions of adjoining occupiers on the basis of loss of light, overlooking or over dominance.

2. Whether The Proposal Is Appropriate To The Dwelling

6.6 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale and use of materials which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing. In addition to the planning policies, the Council's Supplementary Planning Document (SPD) "Achieving Well Designed Housing" advises that ordinarily extensions should not dominate the original dwelling.

6.7 As highlighted earlier in the report, the application seeks full planning permission for the erection of a two-storey side extension. Development to the gable of this corner property will impact on the character and appearance of the street scene. The ridge height of the extension would follow that of the main dwelling with the proposed extension set back from the main elevation. An area of domestic curtilage would be retained to the front and rear of the property and a paved area would be extended adjacent to the rear for parking facilities.

6.8 The scale of the extension is relatively large but the design would be acceptable incorporating the use of appropriate materials. In the context of the existing building and its corner setting, the proposal would be reasonable and proportionate in scale. In this respect, the extension would not be obtrusive or detract from the character or appearance of the street scene. Accordingly, the proposal is acceptable and does not raise any planning issues.

3. Impact Of The Proposal On Highway Safety

- 6.9 The submitted drawings illustrate that the existing parking provision would be extended to provide 3 in-curtilage parking spaces. A third party has questioned the adequacy of the proposed parking provision. Cumbria County Council, as Highways Authority, has been consulted and advise that the required parking provision of 3 in-curtilage parking spaces has been met. Furthermore, the Highway Authority highlights that there are also no on-street parking restrictions.
- 6.10 In overall terms, the Highway Authority consider the layout details are satisfactory from a highway perspective subject to the imposition of a condition and informative. The condition would ensure the proposed method to prevent surface water discharging onto the highway is implemented and that the applicant must have an appropriate permit in place allowing works on any part of the highway. The views of the third party are noted however; subject to compliance with the condition and informative recommended by the Highways Authority it would be difficult to substantiate a refusal of the application on highway safety grounds.

4. Impact Of The Proposal On Biodiversity

- 6.11 The Councils GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. As the proposed development seeks permission to extend an existing dwelling with minimum disturbance to vegetation, it is unlikely that the development would harm a protected species or their habitat. However, should Members approve the application, an informative is recommended to be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.

5. Other Matters

- 6.12 The applicant has recently advised that works have been commenced on the foundations as the applicant had hired machinery to investigate the location of the drainage routes serving the dwelling. No further works have been undertaken and the site remains dormant until such time as this application is determined. As Members are aware, it is not illegal to commence development without first obtaining planning permission. It should also be noted that these works would be reversible and does not prejudice the decision-making process.
- 6.13 The application has been brought before Members of the Development Control Committee as the applicant is related to an employee of Carlisle City Council.

Conclusion

- 6.14 In overall terms, the proposal would not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking and

unreasonable loss of daylight or sunlight. The scale and design of the proposed extension is acceptable in relation to the dwelling and would not form a discordant feature within the street scene. Adequate in-curtilage parking provision would be achieved. Furthermore, the proposal would not have a detrimental impact on biodiversity.

- 615 In all aspects the proposals are compliant with the objectives of the National Planning Policy Framework, Planning Policy Guidance and local plan policies. Accordingly, the application is recommended for approval.

7. Planning History

- 7.1 There is no relevant planning history.

8. Recommendation: Grant Permission

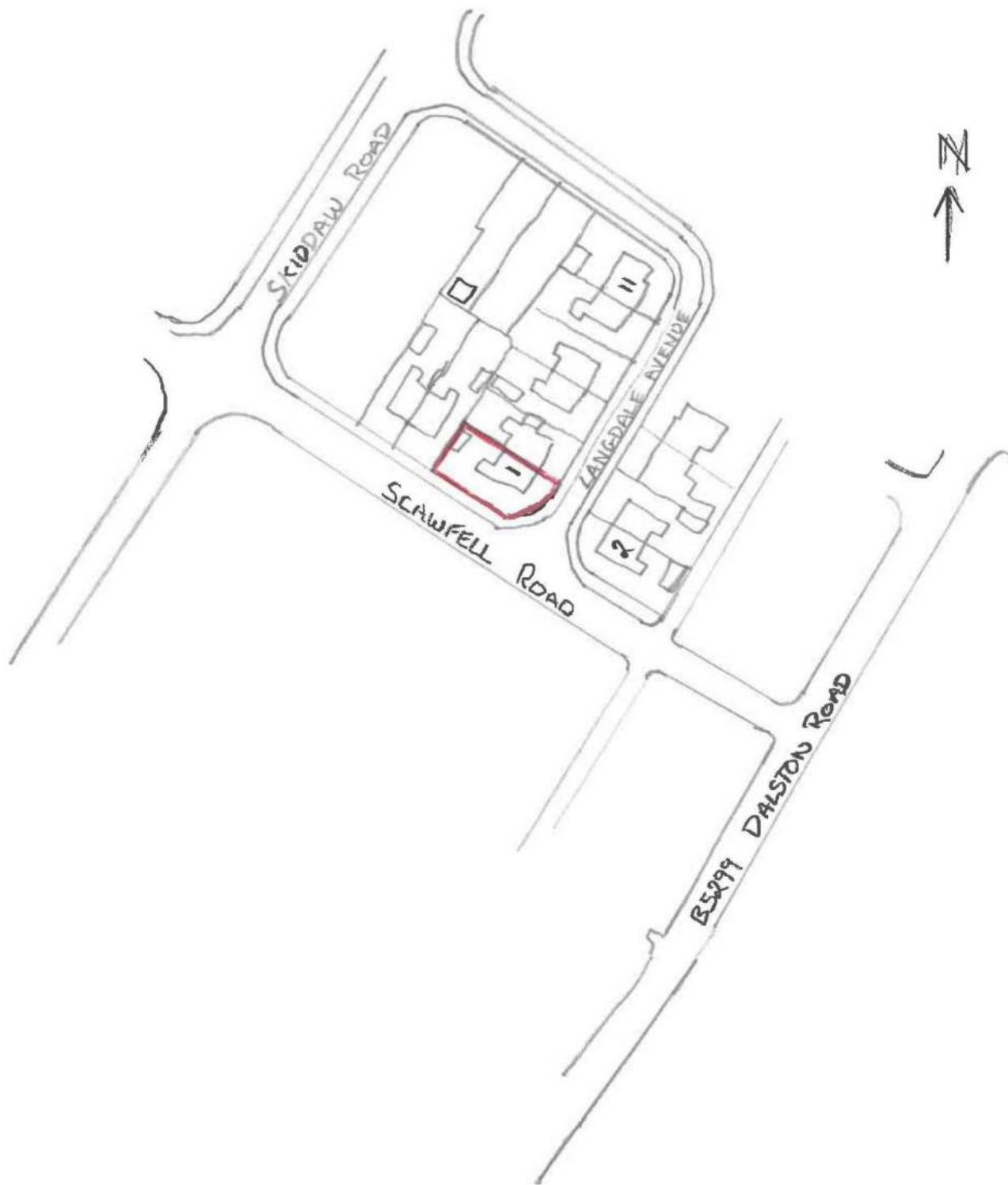
1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 22nd January 2021;
2. the site plan received 22nd January 2021 (Drawing No. 1);
3. the proposed block plan the proposed side elevation received 27th January 2021 (Drawing No. 3);
4. the proposed rear elevation received 22nd January 2021 (Drawing No. 7);
5. the proposed side elevation received 22nd January 2021 (Drawing No. 8);
6. the proposed front elevation the proposed side elevation received 22nd January 2021 (Drawing No. 9);
7. the proposed ground floor plan the proposed side elevation received 22nd January 2021 (Drawing No. 10);
8. the proposed first floor plan the proposed side elevation received 22nd January 2021 (Drawing No. 11);
9. the highway drainage plan received 25th February 2021;
10. the Notice of Decision;
11. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

2. The measures to prevent surface water discharging onto or off the highway as illustrated on the drawing received 25th February 2021 shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management in accordance with Policies IP2 and CM5 of the Carlisle District Local Plan 2015-2030.



SITE PLAN
SCALE 1:1250
DRAWING 1

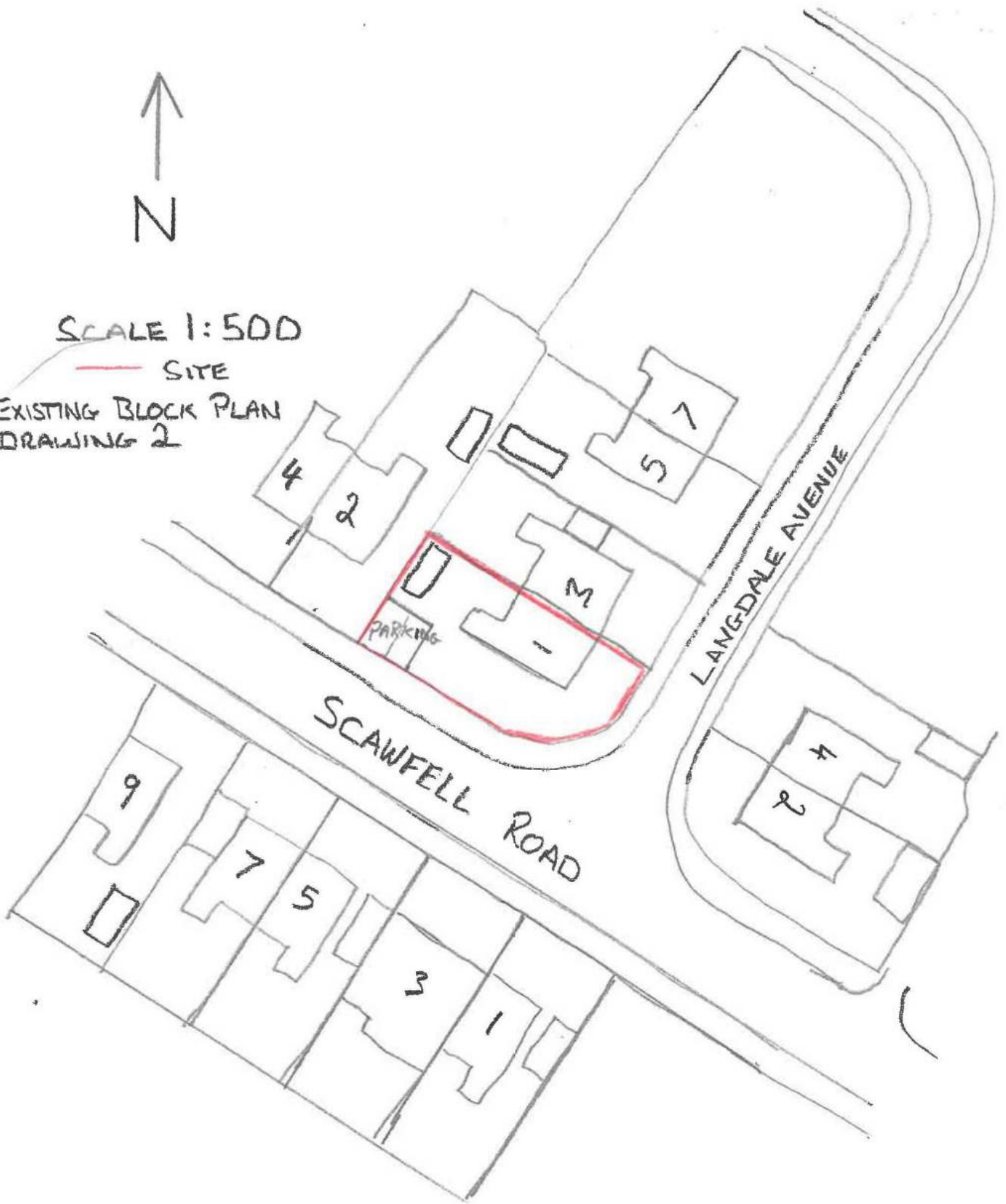
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SCALE 1:500

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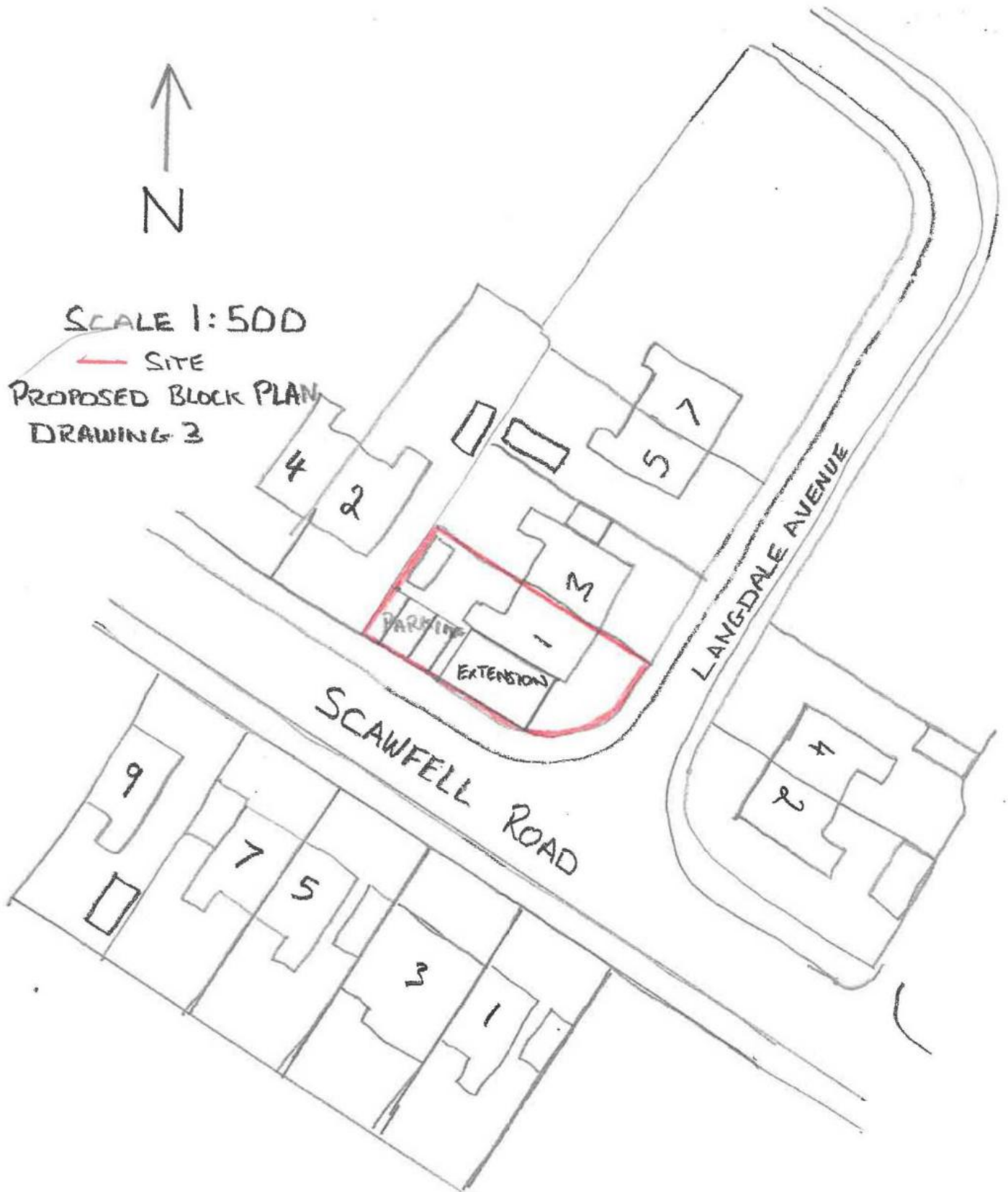
EXISTING BLOCK PLAN
DRAWING 2





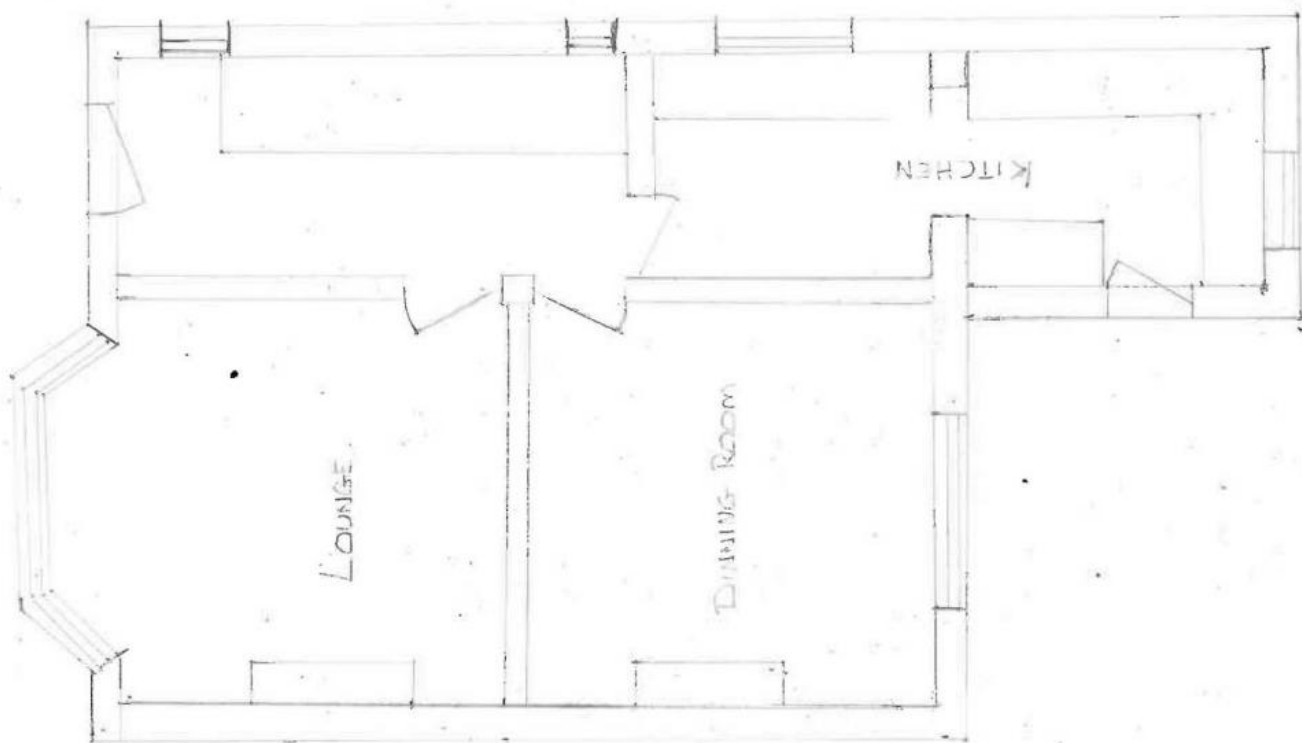
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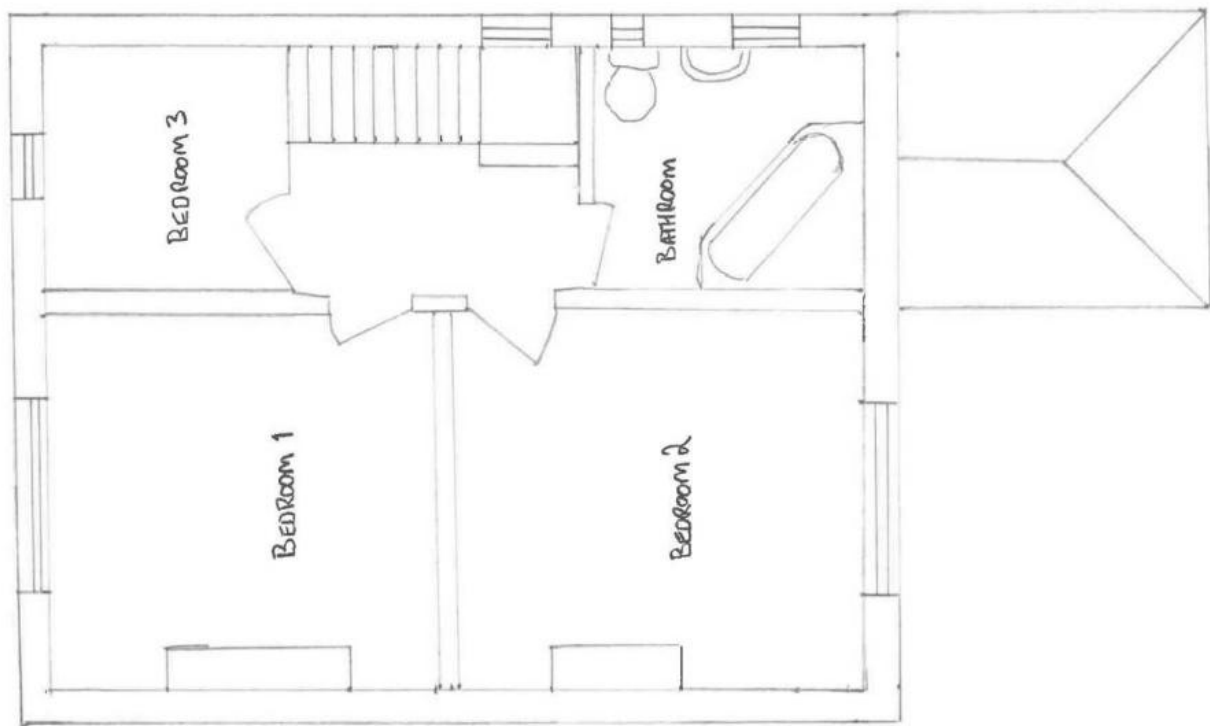
— SITE
PROPOSED BLOCK PLAN
DRAWING 3



APPLICATION NUMBER 21/0048
J LANGDALE, HENRIE, CARLISLE

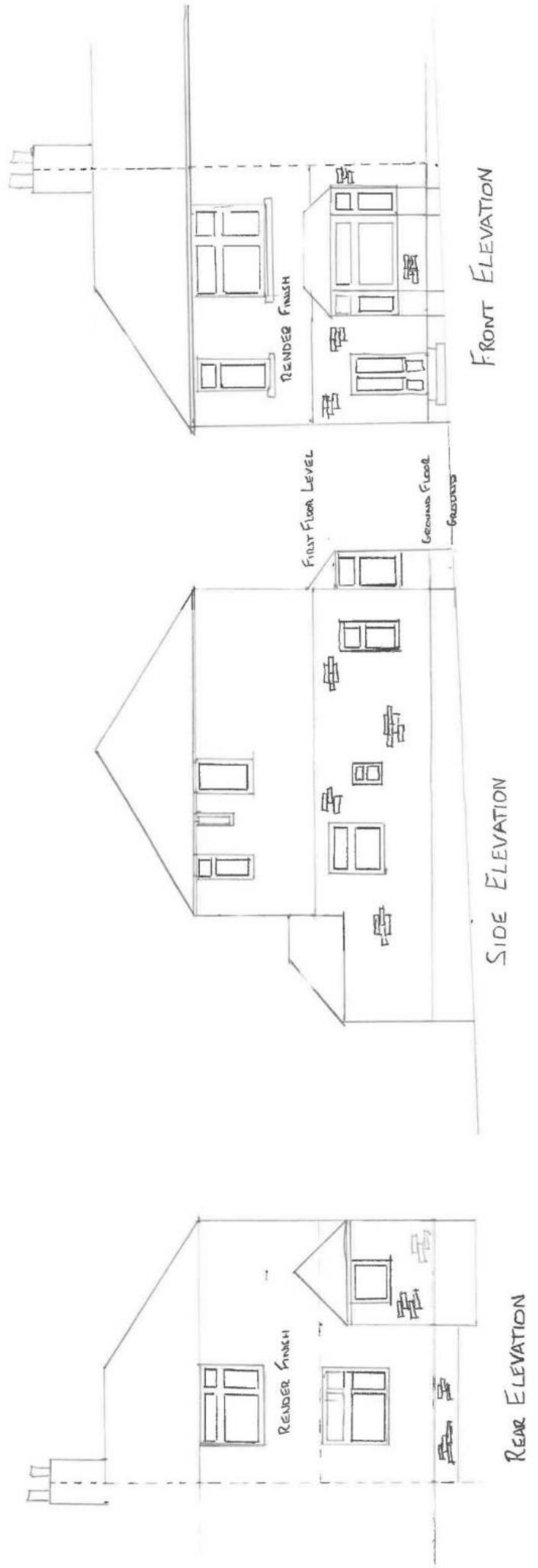
EXISTING GROUND FLOOR PLAN
SCALE 1:50
DRAWING 5



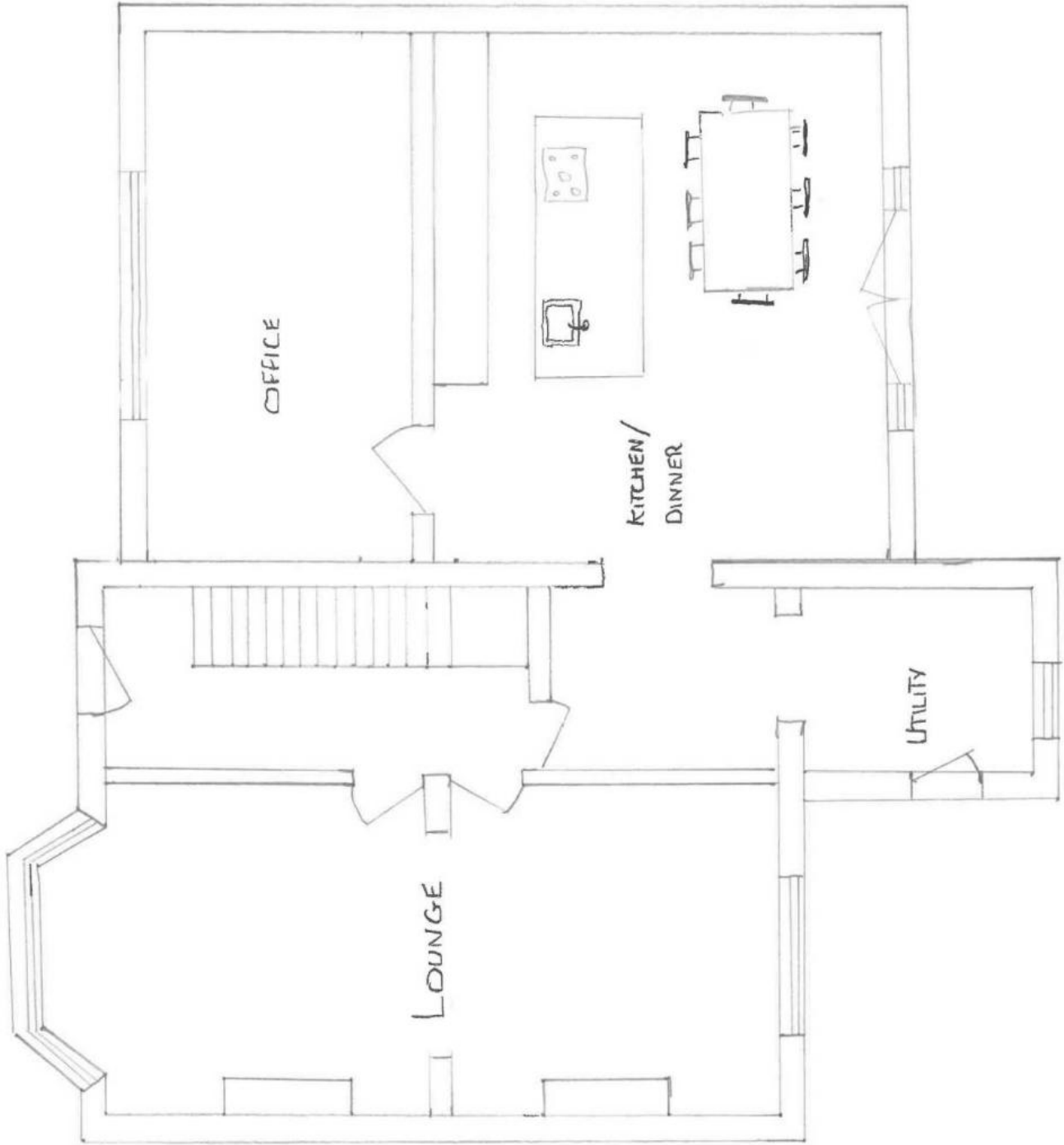


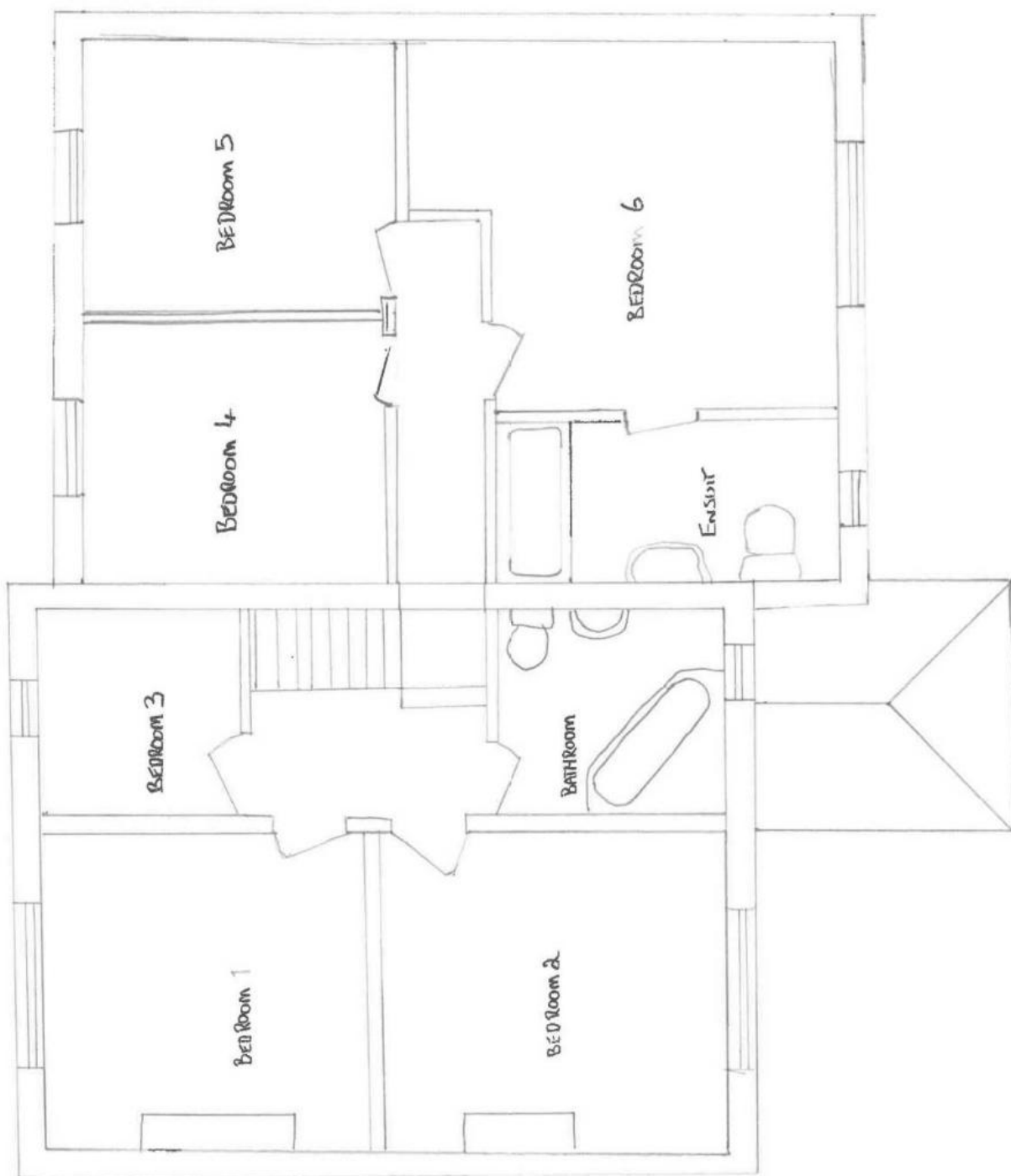
EXISTING FIRST FLOOR PLANS
SCALE 1:50
DRAWING-6

EXISTING ELEVATION PLANS
DRAWING 4
SCALE 1:100

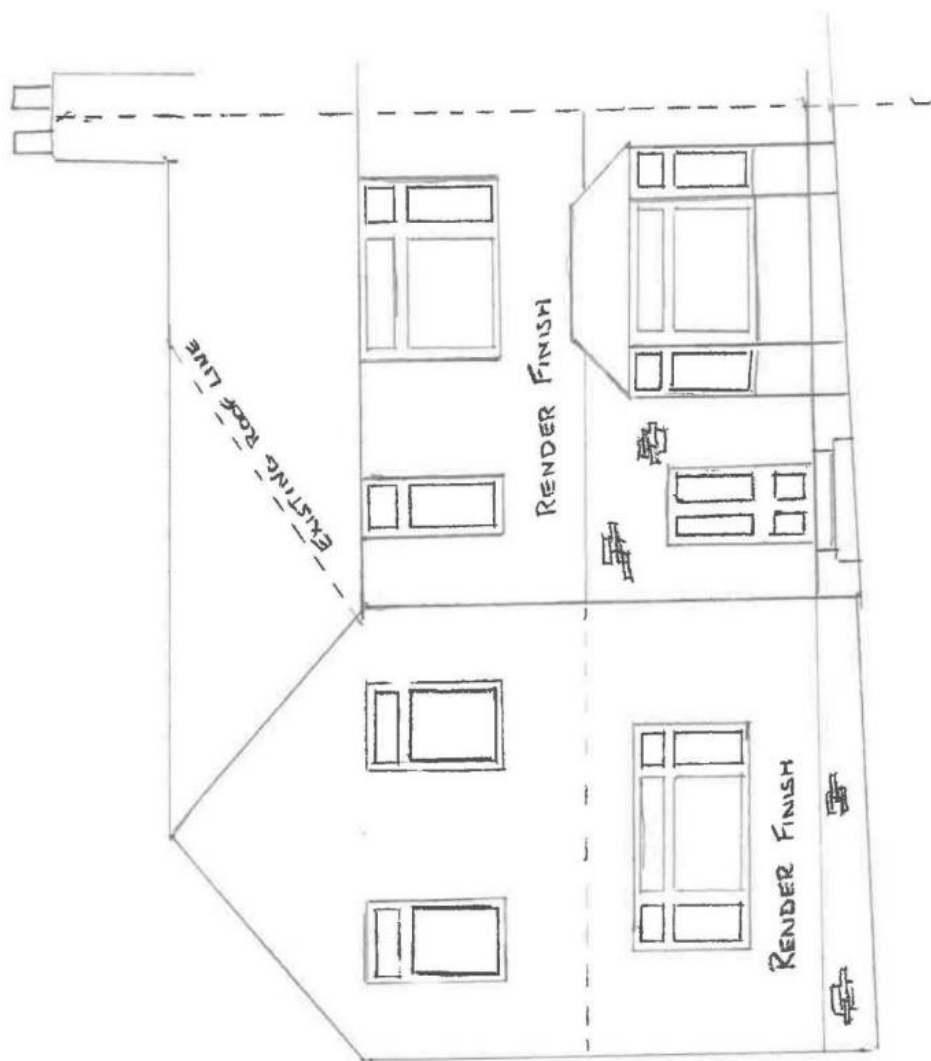


PROPOSED GROUND FLOOR PLAN
SCALE 1:50
DRAWING 10





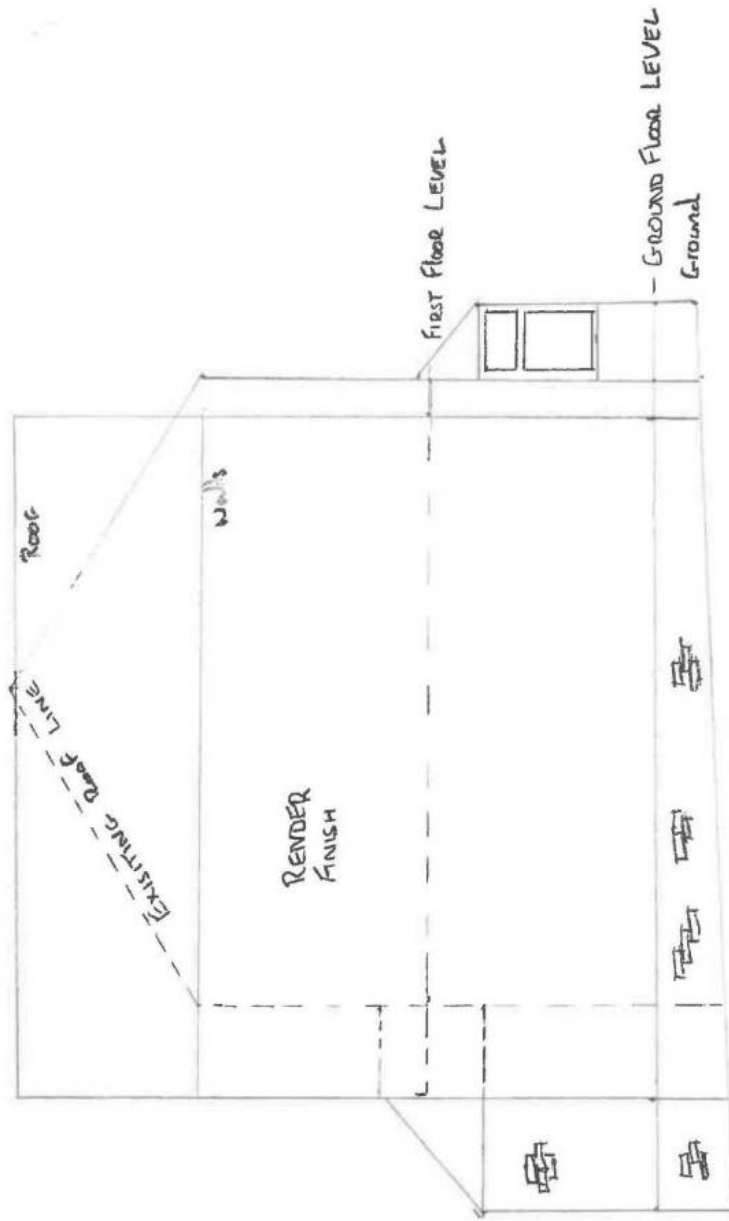
PROPOSED FIRST FLOOR PLAN
SCALE 1:50
DRAWING- 11



FIRST FLOOR LEVEL

GROUND FLOOR LEVEL
GROUND

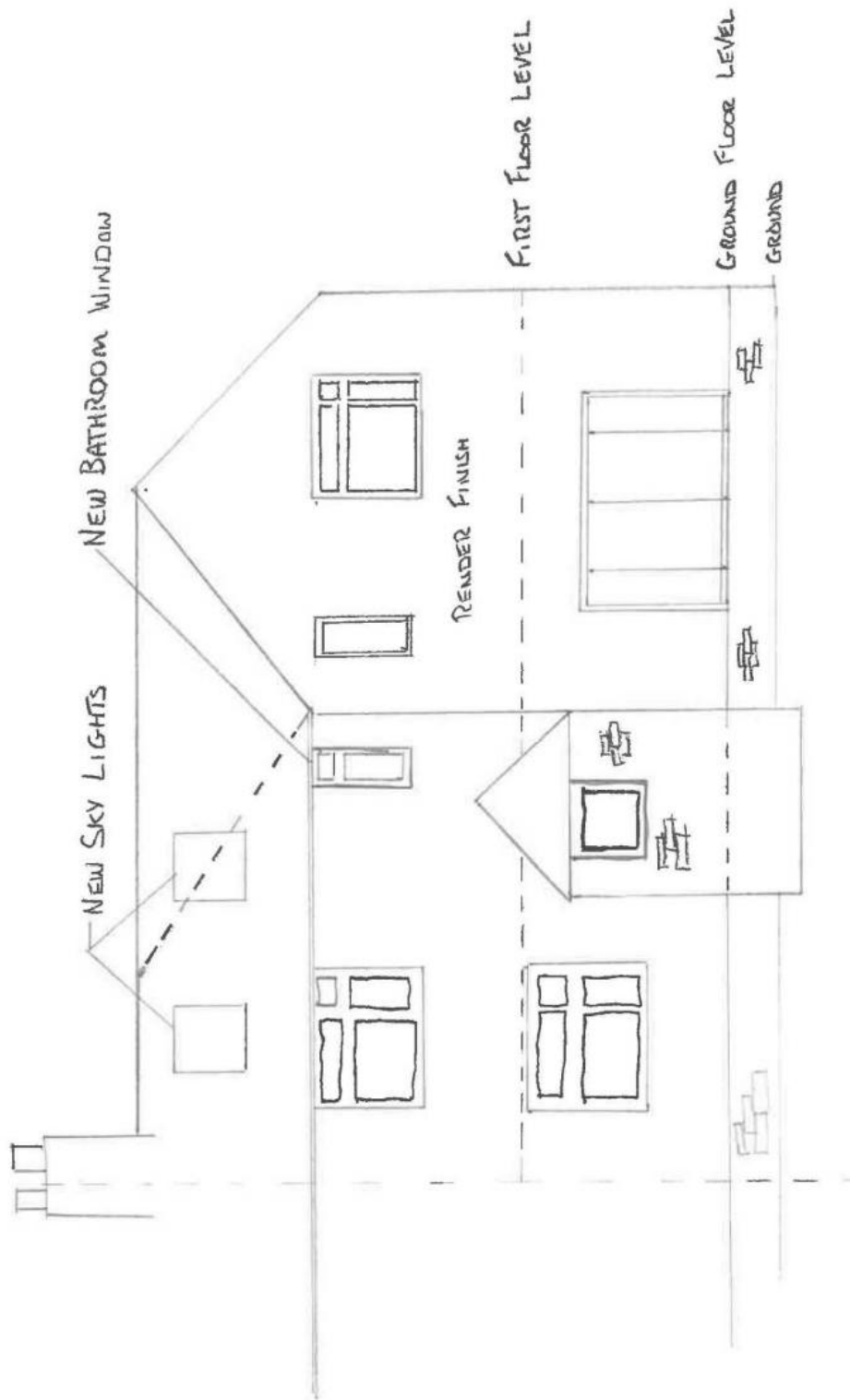
PROPOSED FRONT ELEVATION
SCALE 1:100
DRAWING 9



PROPOSED SIDE ELEVATION

SCALE 1:100

DRAWING- 8



PROPOSED REAR ELEVATION
SCALE 1:100
DRAWING 7