

## SCHEDULE A: Applications with Recommendation

19/0184

Item No: 04

Date of Committee: 10/01/2020

**Appn Ref No:**  
19/0184

**Applicant:**  
Mr Ridley

**Parish:**  
Brampton

**Agent:**  
Sam Greig Planning

**Ward:**  
Brampton & Fellside

**Location:** Land Adjacent to Hillcrest, Milton, Brampton, CA8 1HS

**Proposal:** Erection Of 1no. Dwelling

**Date of Receipt:**  
04/03/2019 23:00:45

**Statutory Expiry Date**  
29/04/2019 23:00:45

**26 Week Determination**  
13/01/2020

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### 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 Impact On Landscape Character
- 2.3 Scale And Design Of The Development
- 2.4 Impact On The Living Conditions On The Occupiers Of Neighbouring Dwellings
- 2.5 Access And Parking Issues
- 2.6 Drainage Issues

#### 3. Application Details

##### The Site

- 3.1 The site forms part of a field which slopes uphill away from the adjacent road. A stone wall lies to the front of the site, beyond which lies a grass verge. The northern and eastern boundaries consist of post and wire fences and a blackthorn hedge has recently being planted along both these boundaries. A foul drain and water main run through the site.

- 3.2 A dwelling (Hillcrest) adjoins the site to the east and this dwelling has a large side garden adjacent to the site, which is separated from it by a solid timber fence.

## **Background**

- 3.3 In July 2018, outline planning permission was granted for the erection of one dwelling on this site (18/0079). The application form makes reference to a three-bedroom bungalow with garage. The submitted block plan shows a water main running through the front of the site approximately 4m to 5m behind the boundary wall. It also shows a foul drain running through the site. At the western end of the site the foul main is shown approximately 1.5m back from the boundary wall, whilst at the eastern end of the site (adjacent to the boundary with Hillcrest) it is shown being 10m back from boundary wall. A 6m easement (3m to each side) is required for both pipelines
- 3.4 The indicative plans show a dwelling, located in the north west corner of the site, with a front elevation set back approximately 12.5m from front boundary wall so that it sits clear of the foul drain and water main that run through the site. A large parking and turning area is shown adjacent to the dwelling and this is accessed via a new driveway. A small rear garden is also shown on the indicative plan.
- 3.5 Following the granting of outline planning permission the site was sold to the applicant. It has now become apparent that the foul water pipeline is plotted incorrectly on the United Utilities sewer maps. At the western end of the site the foul main is actually 8m back from the boundary wall, whilst at the eastern end of the site it is 19m back from boundary wall. This has major implications for the location of a dwelling on the site, which are discussed below.

## **The Proposal**

- 3.6 This proposal is seeking full planning permission for the erection of one dwelling on the site. The dwelling would be sited in the north west corner of the plot, with the front elevation being set back 18m from the boundary wall in order to avoid both the water main and the foul main. A 4.5m garden is shown to the rear of the dwelling.
- 3.7 The dwelling, which would be a dormer bungalow, would be dug into the site, with site levels being lowered by approximately 0.45m. It would have an eaves height of 2.9m and a ridge height of 6.6m. It would contain a x to the and an integral garage to the ground floor. Three bedrooms (two en-suite) and a bathroom would be located within the roofspace and these would be served by three pitched roof dormer windows in the front roofslope and four rooflights in the rear roofslope. A pitch roof porch would be attached to the front elevation. The dwelling would be finished in smooth ivory K-Rend render, with natural red sandstone sills and window surrounds, under a grey Sandtoft 'Rivius' natural slate effect roof tiles. The windows

would be anthracite grey upvc, with the dormer cheeks being anthracite grey weather boarding.

- 3.8 A new access would be formed at the eastern end of the plot and this would be in accordance with the access shown in the outline application. Visibility splays of 90m in both directions would be provided before work commences on site. The access, which would be constructed of stone chippings, would serve a parking/turning area and an integral garage.
- 3.9 The existing blackthorn hedges that have recently been planted along the western, northern and eastern site boundaries would be allowed to mature. The hedge on the western site boundary would be supplemented by English holly whips to provide foliage all year round and some of the blackthorn and holly would be allowed to grow into hedgerow trees. Fruit trees (cherry and bramley apple) would be planted along the eastern edge of the site, with new planting also taking place to the front of the site, to the rear of the stone boundary wall.
- 3.10 Foul drainage would discharge to the main sewer to the front of the site. Surface water drainage would connect to a soakaway, with the exact location being agreed with Building Control following the carrying out of percolation tests.

#### **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to one neighbouring property. In response two letters of objection have been received from the same household, which raise the following issues:

- when the outline plans were originally submitted we argued that the maps drawn by UU were outdated and incorrect. This has since been proven to be the case. The sewer pipe is indeed a lot further back than in the diagram used in the outline plans and on Mr Ridley's plans meaning the proposed house still has one corner that lies on the easement access strip/the pipe;

- unclear about the exact location of the pipe and the angle it goes through Mr. Ridley's plot, we also believe the proposed soakaway and the tree may lie on top of it;

- UU were very clear they wouldn't permit any large trees with substantial roots to be planted near their pipes due to the possibility of the damage that can be caused;

- the proposed house has been pushed back 2-3 metres more than the outline plans. To push it back further (to avoid the pipes) would separate it further from the rest of the village;

- looking at the plans, the front of Mr. Ridley's house is set back further than the back of the neighboring house and there will be a substantial gap

between the neighboring house of around 30 metres. This surely isn't how a close knit village should appear?;

- the rest of the houses in Milton are all of a similar layout, close together with small gardens to the front, and houses 'slightly' set back - not detached from the rural envelope;

- as you drive into Milton, you would be hit with an ugly house on a hill as soon as you're through the 30mph sign; not what a small village wants or needs;

- when granting permission for an application like this, does this then open the floodgates to a row of houses being built along the side of the A689, a very busy 'A' road?;

- at what point do you say that we can't go further up the road with new builds - when all the green fields are taken?;

- hope someone from the planning department considers coming to view this proposal before signing it off. I've been informed this seldom happens, but should;

- other concern is the drive being built over the UU "trunk main" UU have informed me that this pipe is a 15" pipe that cannot be dug near or over. When widening our drive we were not permitted within 3 metres of the pipe because we would flood Milton if it were to be disturbed/broken;

- know from the pipe being uncovered by Mr. Ridley (to find its location) that it is approximately 4ft below the surface level as it currently stands. Roughly 2ft more would need to be excavated to get the land down to a slope for the drive, then more removed for hardcore and drive to be laid. How can this possibly be safe to do? The machines to whack the hardcore flat, in such close proximity to the pipe will surely do damage;

- furthermore, how will Mr. Ridley get mains water in and foul water out? There surely won't be the space to get these essential amenities through either;

- after a brief discussion on the phone with UU, they have stated there would be a "considerable" cost if the pipe were to be moved - hinted that it wouldn't be worthwhile/feasible;

- because this proposed property is detached from Milton, there won't even be a telegraph pole nearby for Mr. Ridley to connect to; broadband and telephone connections are considered essential commodities these days;

- with the house being on the outskirts of the village, near to the 30mph limit sign, believe it would be a dangerous place to put a new drive. Residents of the village are currently liaising with the local police with regards to speeding issues in the village - the last couple of months they have even sent their mobile van to assess the seriousness of the problem;

- cars and wagons don't slow down at all entering the village, and some are even airborne over the small bridge in Milton. Hear them whizz past, sometimes with tyres screeching;
- if two wagons meet, there are often tyre marks in the grass verges as they don't have enough time to slow down and react accordingly;
- the lack of street lighting and footpaths means walking from the proposed house into the village to catch a bus etc is very dangerous and not recommended;
- do not see that there is one single good point to this proposed build either for ourselves or Milton as a village;
- the proposed development by virtue of its location would be inappropriate to the form and character of Milton and lead to an unacceptable intrusion into the open countryside imposing a negative change to the local landscape character. This would be contrary to Policies HO2 and GI1 of the Carlisle District Local Plan 2015-2030 and the Cumbria Landscape Character Guidance and Toolkit (March 2011)."

## 5. Summary of Consultation Responses

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - no objections subject to conditions (visibility splays; construction details of access; no other vehicular access to the site; access gates to open inwards; provision of access and turning facilities prior to occupation);

**Brampton Parish Council:** - objects to the application. Members were initially concerned with the outline planning application at this site with regards to the issues raised by United Utilities. An added concern is that the soil pipe is apparently not correctly drawn on the plans and the property would need to be pushed further back in order to cause no disturbance to the pipe. If the property footprint is relocated, it further detaches itself from the village of Milton which is contrary to Policy HO6 in that its location is inappropriate.

Speeding along this road is also a major concern despite highways acknowledging that the proposed access will have adequate visibility splays. The number of HGV's accessing the A69 through Milton from nearby quarries is also a major concern;

**United Utilities:** - no objections, subject to conditions and informatives (foul and surface water drainage; access strip width of 6m for public rising main that runs through the site; unrestricted access to water trunk main which crosses the site). There is an easement on the site which has restrictive covenants that must be adhered to.

## 6. Officer's Report

### Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP6, HO2, IP3, IP4, IP6, CC5, GI1, GI3 and GI6 of the Carlisle District Local Plan 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. The Principle Of Development
- 6.4 The application site is located within Milton and lies in the corner of a field adjacent to an existing dwelling. The National Planning Policy Framework (NPPF) recognises at paragraph 55 that in rural locations the addition of some housing in smaller villages can support services in that and neighbouring villages. Milton lies in close proximity to Brampton and Hallbankgate and the occupiers of the dwelling could access the services in these settlements. In light of the above, outline planning permission was granted for the erection of a dwelling on this site in July 2018. The proposal would, therefore, be acceptable in principle.
2. Impact On Landscape Character
- 6.5 Although the area has no statutory landscape designation, the Cumbria Landscape Character Guidance and Toolkit outlines that the area is characterised as sandy knolls and ridges (sub type 7c). The key characteristics are described as: regular knolls and ridges; the land cover is generally pasture; field patterns are irregular; and there are significant amounts of woodland cover. The vision for the area seeks to conserve and enhance the landscape. Small-scale development will be carefully sited and landscaped to exploit the natural potential for visual containment. Residential development will be carefully controlled.
- 6.6 The dwelling would be located within an undeveloped agricultural field that lies on the western edge of Milton and adjoins an existing dwelling (Hillcrest). Given that the proposal is for one dwelling on a site that adjoins an existing dwelling, subject to suitable landscaping to help integrate the dwelling into the landscape, the proposal would not have an adverse impact on landscape character.
3. The Scale And Design Of The Development
- 6.7 The outline application made reference to a three-bedroom bungalow with garage. The adjoining property is a one-and-a-half-storey dwelling. It is

considered that a bungalow or dormer bungalow would be acceptable on this plot and a condition was added to the outline permission to restrict the proposed dwelling to a dormer bungalow.

- 6.8 This proposal is seeking to erect a dormer bungalow on the site. The dwelling would be sited in the north west corner of the plot, with the front elevation being set back 18m from the boundary wall in order to avoid both the water main and the foul main. A 4.5m garden is shown to the rear of the dwelling. Whilst the siting of the bungalow towards the rear of the site is not ideal and would ideally be sited further forward in the plot, this is the only option given the location the water main and foul drain.
- 6.9 The dwelling, which would be a dormer bungalow, would have an eaves height of 2.9m and a ridge height of 6.6m. The dwelling would be dug into the site, with site levels being lowered by approximately 0.45m. The ground floor of the dwelling would contain a lounge, kitchen, study, utility, W.C. and an integral garage, with the first floor containing and an integral garage to the ground floor. Three bedrooms (two en-suite) and a bathroom would be located within the roofspace and these would be served by three pitched roof dormer windows in the front roofslope and four rooflights in the rear roofslope. A pitch roof porch would be attached to the front elevation. The dwelling would be finished in smooth ivory K-Rend render, with natural red sandstone sills and window surrounds, under a grey Sandtoft 'Rivius' natural slate effect roof tiles. The windows would be anthracite grey upvc, with the dormer cheeks being anthracite grey weather boarding.
- 6.10 A new access would be formed at the eastern end of the plot. This would be constructed of stone chippings and would serve a parking/turning area and an integral garage. The existing blackthorn hedges that have recently been planted along the western, northern and eastern site boundaries would be allowed to mature. The hedge on the western site boundary would be supplemented by English holly whips to provide foliage all year round and some of the blackthorn and holly would be allowed to grow into hedgerow trees. Fruit trees (cherry and bramley apple) would be planted along the eastern edge of the site, with new planting also taking place to the front of the site, to the rear of the stone boundary wall.
- 6.11 The Council's Heritage/ Urban Design Officer raised some concerns about the application as first submitted. He notes the prominent position of the site on the road side and raised concerns about the quality of the design which included concrete roof tiles, white upvc windows, white upvc sidings to the dormers, asymmetrical window casements, overly prominent eaves and white render which he considered would result in an incongruously designed and overly prominent building dominating the entrance to the village.
- 6.12 The scheme has been amended and the dwelling would now be finished in smooth ivory K-Rend render, with natural red sandstone sills and window surrounds, under a grey Sandtoft 'Rivius' natural slate effect roof tiles. The windows would be anthracite grey upvc, with the dormer cheeks being anthracite grey weather boarding. The Heritage/ Urban Design Officer has confirmed that has no objections to the amended plans, subject to

consideration being given to the use of a natural slate roof and subject to the garage door being change to vertical boarding.

- 6.13 In light of the above, whilst the siting of the dwelling in the plot is not ideal, given the revised design, the proposal to reduce the site levels by 0.45m and the proposed landscaping scheme, which would help to reduce the impact of the dwelling in the landscape, on balance the scale and design of the dwelling is considered to be acceptable.

#### 4. Impact On The Living Conditions Of The Occupiers Of Neighbouring Dwellings

- 6.14 The dwelling would have a side elevation approximately 37m away from the side elevation of Hillcrest. The proposed dwelling would have a bedroom window in the side elevation facing Hillcrest, which has windows at ground and first floor level in the west elevation facing the site. This separation distance is sufficient to ensure that the proposal does not have an adverse impact on the occupiers of Hillcrest. The provision of suitable boundary treatment would ensure that there is no overlooking of the side garden of Hillcrest. The proposal would not, therefore, have an adverse impact on the living conditions of the occupiers of Hillcrest through loss of light, loss of privacy or over-dominance.

#### 5. Access And Parking Issues

- 6.15 The Local Highway Authority has been consulted on the application. A plan has been submitted which shows adequate visibility splays of 90m in both directions. Parking and turning facilities can be accommodated within the site. On this basis, the Local Highway Authority has confirmed that it has no objections to the proposal subject to the imposition of a number of conditions.

#### 6. Drainage Matters

- 6.16 The Lead Local Flood Authority (LLFA) has been consulted on the application and has raised no objections to the proposal, which is a minor development below the LLFA threshold.
- 6.17 United Utilities has been consulted on the application. It has confirmed that it has no objections to the proposal subject to conditions to ensure that: foul and surface water are drained on separate systems; no development shall commence until a sustainable surface water drainage scheme has been submitted to and approved in writing by the local planning authority; and a sustainable drainage management and maintenance plan for the lifetime of the development is submitted to and agreed in writing by the local planning authority.
- 6.18 United Utilities has also noted that a public rising main runs through the site and it will require an access strip width of 6m, 3m either side of the centre line of the sewer. Deep rooted shrubs and trees should not be planted in the vicinity of the public sewer. In addition, a 15 inch critical water trunk main crosses the site. United Utilities needs unrestricted access for operation and maintenance purposes and development is not permitted over, or in close



proximity, to the mains.

## Conclusion

- 6.19 In overall terms, the proposal is acceptable in principle. The scale and design of the dwelling would be acceptable and it would not have an adverse impact on landscape character or the occupiers of any neighbouring properties. Appropriate access and parking could be provided. Conditions have been added to cover foul and surface water drainage. In all aspects, the proposal is considered to be compliant with the objectives of the relevant national and local planning policies.

## 7. Planning History

- 7.1 In July 2018, outline planning permission was granted for the erection of one dwelling (18/0079).

## 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 4th March 2019;
2. Location Plan (Dwg No. 2019/2/2/003), received 9th December 2019;
3. Block Plan (Dwg No. 2019/2/2/002 rev D), received 9th December 2019;
4. Plan and Elevations as Proposed (Dwg No. 2019/2/2/001 Rev A), received 4th November 2019;
5. Drainage Plan, (Dwg No. 2019/2/2/004 rev 0), received 9th December 2019;
6. Design & Access Statement received 4th March 2019;
7. the Notice of Decision; and
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the local planning authority.

**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.

4. Within 3 months of the granting of this permission, details of hard and soft landscape works, including a phased programme of works, shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of the dwelling or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

5. Within 3 months of the granting of this permission, details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall then be undertaken in strict accordance with these details.

**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.

6. 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.

7. Prior to the commencement of development, the applicant shall submit details of hedgerow protection fencing to be installed on the site for approval in writing by the Local Planning Authority. This fencing shall be erected prior to the commencement of development and shall remain in place until the works are completed.

**Reason:** To ensure that the existing hedgerow is protected in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

8. Prior to the occupation of the dwelling hereby permitted suitable receptacles

shall be provided for the collection of waste and recycling in line with the schemes available in the Carlisle District.

**Reason:** In accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

9. 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 provision of infrastructure and to accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

10. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11. 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 16.00 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.

12. The development shall not commence until visibility splays providing clear visibility as Drawing Number 2019/2/2/002 Rev D (received 9th December 2019). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site

commences so that construction traffic is safeguarded.

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

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 10metres inside the site, as measured from the carriageway edge of the adjacent highway.

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

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

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

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

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

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

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

17. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

**Reason:** The carrying out of this development without the provision of

these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

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

**Reason:** To secure proper drainage and to manage the risk of flooding and pollution.

19. No development shall commence until a sustainable surface water drainage scheme including a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme shall be in accordance with the principles of the submitted Design and Access Statement dated Feb 2019 ref: 2019/2/2/003 and also in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. No surface water will be permitted to drain directly or indirectly into the public sewer. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

20. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
  - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

**Reason:** To ensure that management arrangements are in place for the sustainable drainage

21. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwelling and garage 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.

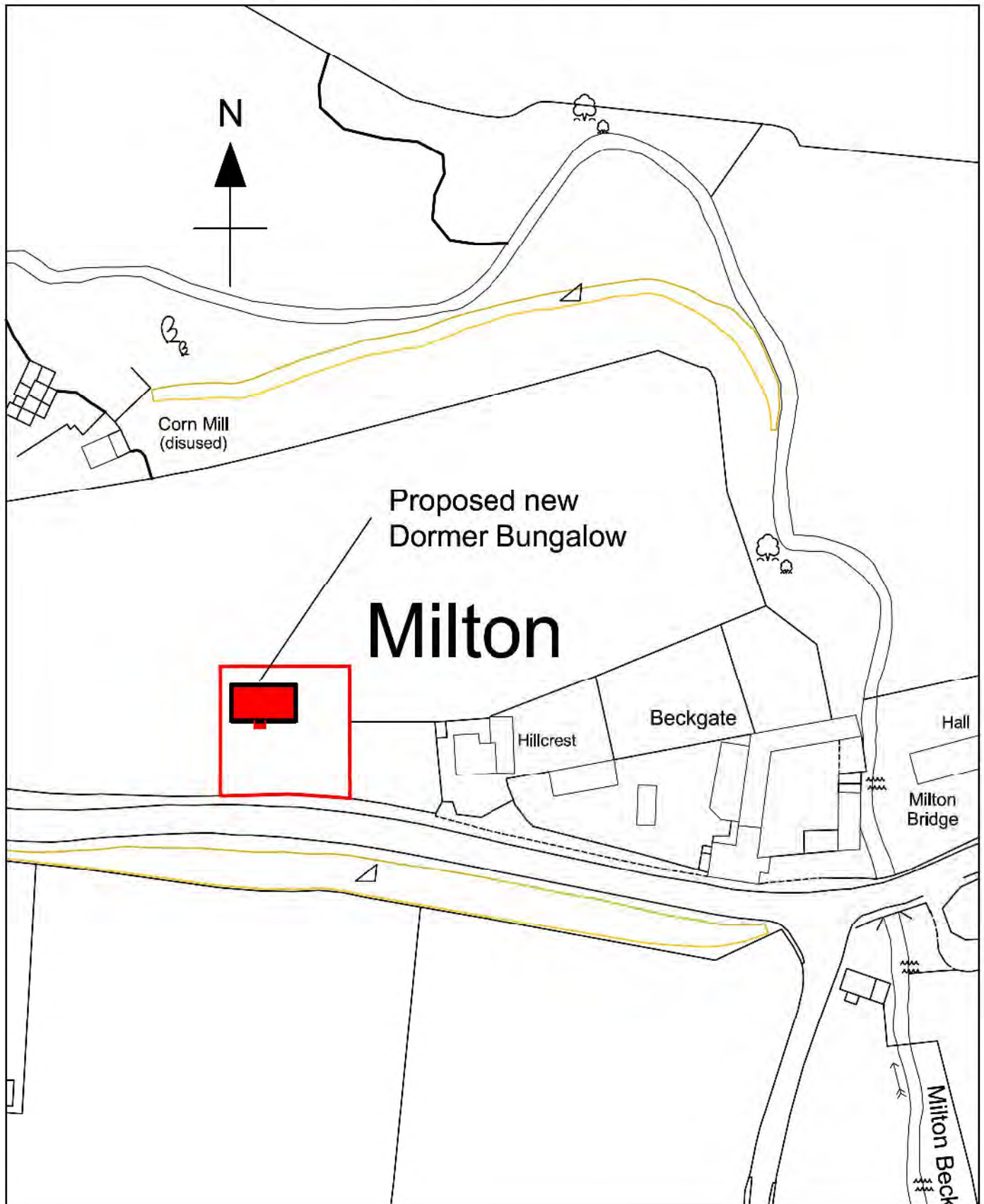
**Reason:** In order that the approved development responds to planning issues associated with the topography of the area and preserves amenity in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

22. Notwithstanding the garage door detail shown on the approved plan, details of the proposed garage door shall be submitted for approval in writing by the local planning authority prior to its installation. The garage door shall then be installed in strict accordance with these approved details.

**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.

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# AA DESIGN SERVICES



PROPOSED NEW DWELLING, MILTON, BRAMPTON, CUMBRIA,  
FOR MR R. RIDLEY

LOCATION PLAN SCALE 1:1250

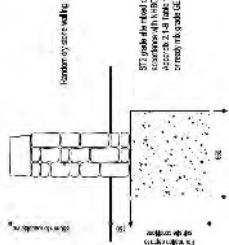
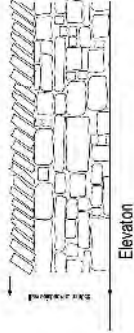
DRG NO 2019/2/2/003





DRIVE GATE DETAIL

DRY STONE WALL DETAILS



Plan

Section

Revision  
No. Date Description  
1 28/12/18 Final drawing for construction  
2 01/01/19 Revised drawing for construction  
3 01/01/19 Revised drawing for construction

AA DESIGN SERVICES  
Alan Armstrong MCAAT  
Montcalm, Walton, Brompton,  
Cumbria, CA8 2DH.  
Tel: 01607 7854 Fax: 01607 91388  
E-mail: alan@aa-design.com

MR R. RIDLEY

PROPOSED NEW DWELLING  
MILTON

BLOCK PLAN

DATE 1/2/2020  
DATE SUBMITTED 1/2/2020

2019/22/2020

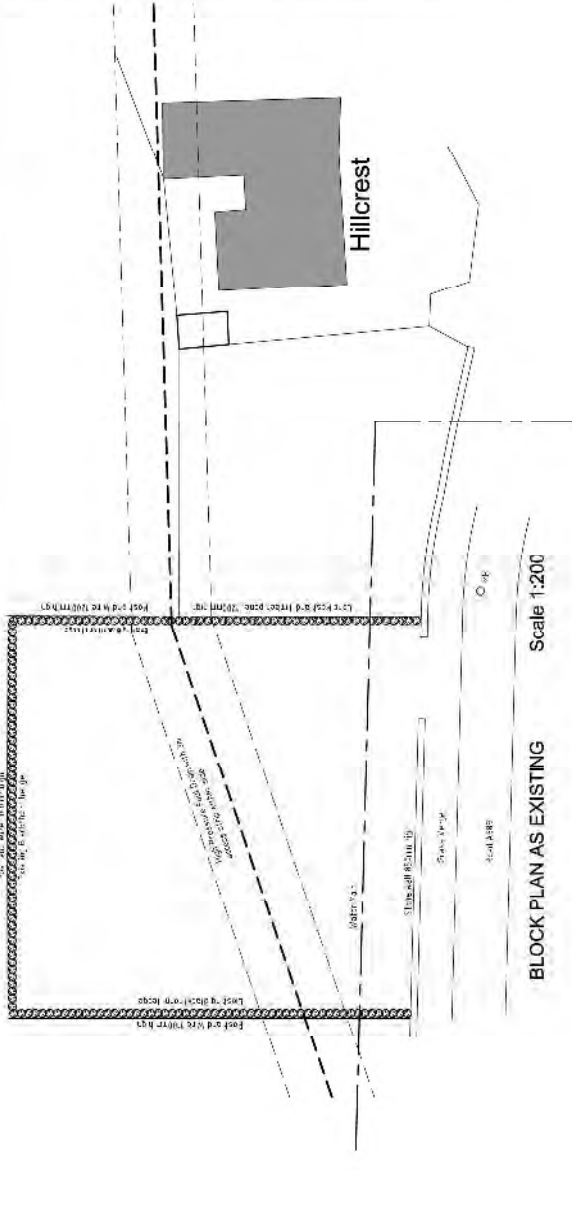
DO NOT SCALE THIS DRAWING

**LANDSCAPE ARCHITECTURE**

As the 'top' of the landscape, the landscape architect's role is to create a vision for the landscape that is both aesthetically pleasing and functional. This involves understanding the site's context, including its history, topography, and existing features, and then developing a plan that integrates these elements with the proposed development. The landscape architect's role is to create a vision for the landscape that is both aesthetically pleasing and functional. This involves understanding the site's context, including its history, topography, and existing features, and then developing a plan that integrates these elements with the proposed development.

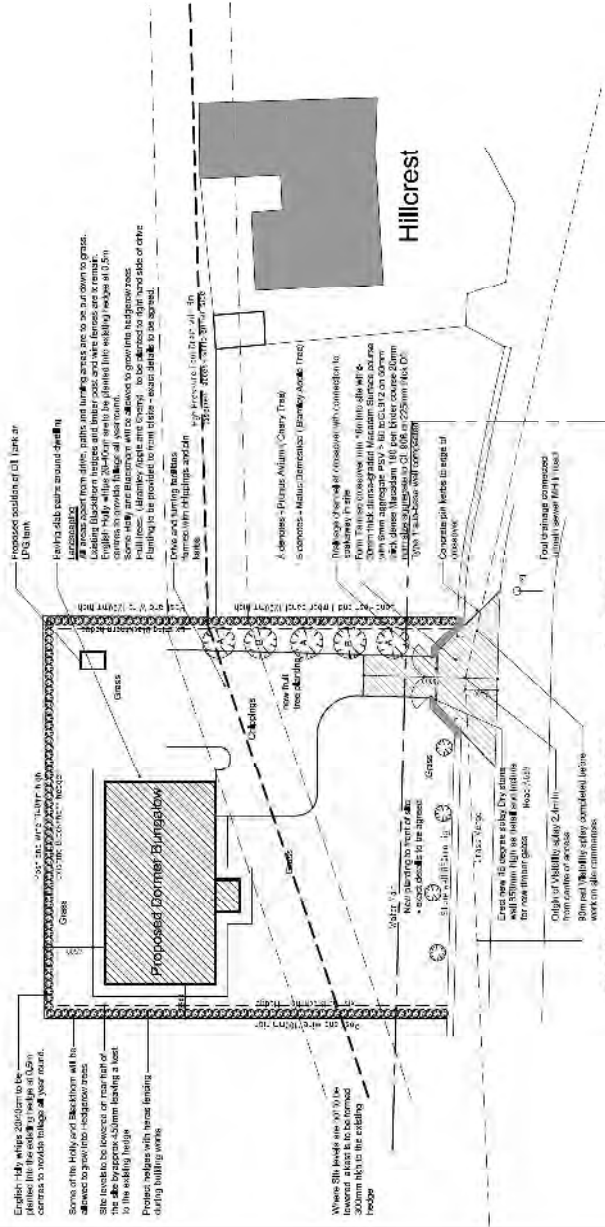
**LANDSCAPE ARCHITECTURE**

As the 'top' of the landscape, the landscape architect's role is to create a vision for the landscape that is both aesthetically pleasing and functional. This involves understanding the site's context, including its history, topography, and existing features, and then developing a plan that integrates these elements with the proposed development. The landscape architect's role is to create a vision for the landscape that is both aesthetically pleasing and functional. This involves understanding the site's context, including its history, topography, and existing features, and then developing a plan that integrates these elements with the proposed development.



Scale 1:200

BLOCK PLAN AS EXISTING



Scale 1:200

BLOCK PLAN AS PROPOSED



