

SCHEDULE A: Applications with Recommendation

22/0489

Item No: 07

Date of Committee: 05/08/2022

Appn Ref No:
22/0489

Applicant:
Mr & Mrs Greig

Parish:
Beaumont

Agent:

Ward:
Dalston & Burgh

Location: Sunnyside, Moorhouse Road, Moorhouse, Carlisle, CA5 6EJ

Proposal: Erection Of Single Storey Side Extension To Provide Extended Utility And Home Office

Date of Receipt:
21/06/2022

Statutory Expiry Date
16/08/2022

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Scale And Design Would Be Acceptable
- 2.2 Impact On The Occupiers Of Neighbouring Properties
- 2.3 Biodiversity

3. Application Details

The Site

- 3.1 The existing dwelling is a detached one-a-half-storey property, which has a ridge height of 6.8m. Two small pitched roof dormer windows are located on the north and south facing roofslopes, with solar panels also being located on the south roofslope. The north elevation contains a pitched roof porch. The main dwelling and the porch are finished in render, with a brick plinth, under slate roofs.
- 3.2 The dwelling sits is a large plot, which contains a large timber shed, a smaller

garden shed, a green house and a number of trees. Boundary treatment consists of post and wire fences and hedgerow.

- 3.3 The dwelling is surrounded by fields, with the nearest residential property being located approximately 170m to the south.

Background

- 3.4 This application has been brought to committee because one of the applicants works for the City Council.

The Proposal

- 3.5 This proposal is seeking planning permission for the erection of a single-storey extension to provide an extended utility room and a home office. The extended utility room would be attached to the rear of the porch and it would have a flat roof which would be constructed of GRP. The office would be attached to the north elevations of the porch and utility room extension and it would have a pitched slate roof. It would measure approximately 7.3m in length by 4.6m in width and would be finished in render under a slate roof, to match the main dwelling.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to one neighbouring property. No verbal or written representations have been made during the consultation period.

5. Summary of Consultation Responses

Beaumont Parish Council: - has no comments to make.

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 HO8 and SP6 of the Carlisle District Local Plan 2015-2030.
- 6.3 The proposal raises the following planning issues:
1. Whether The Scale And Design Would Be Acceptable

- 6.4 The existing dwelling is a detached one-a-half-storey property which is finished in render, with a brick plinth, under a slate roof. The proposed extension would be single-storey and would appear subordinate to the main dwelling. It would be finished in render, with a brick plinth, to match the existing dwelling. The office area would have a pitched slate roof, with the small utility room extension having a flat roof, which would be located to the rear of the existing pitched roof of the porch. Accordingly, the proposals would complement the existing dwelling in terms of design and materials to be used.

2. Impact On The Occupiers Of Neighbouring Properties

- 6.5 The application site is surrounded by open countryside and the nearest dwelling would be located over 170m away. The proposal would not, therefore, have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

3. Biodiversity

- 6.6 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, 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.

Conclusion

- 6.7 In overall terms, the scale and design of the proposal would be acceptable and it would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. In all aspects, the proposal is compliant with the relevant policies contained within the adopted Local Plan.

7. Planning History

- 7.1 In June 2012, planning permission was granted for the raising of roof to provide first floor accommodation comprising 1no. en-suite bedroom, 2no. bedrooms and bathroom, together with reconfiguration of ground floor accommodation (12/0314).
- 7.2 In August 2012, a non-material amendment to previously approved permission 12/0314 was granted (12/0631).
- 7.3 In 2013, planning permission was granted for the raising of roof to provide first floor accommodation comprising 1no. en-suite bedroom, 2no.

bedrooms and bathroom, together with reconfiguration of ground floor accommodation; erection of detached garage (revised/part retrospective application) (13/0370).

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 20th June 2022;
2. Location Plan, received 21st June 2022;
3. Proposed Block Plan (Dwg 2022SKG03), received 20th June 2022;
4. Proposed Floor Plans & Elevations (Dwg 2022SKG01), received 20th June 2022;
5. the Notice of Decision;
6. any such variation as may subsequently be approved in writing by the Local Planning Authority.

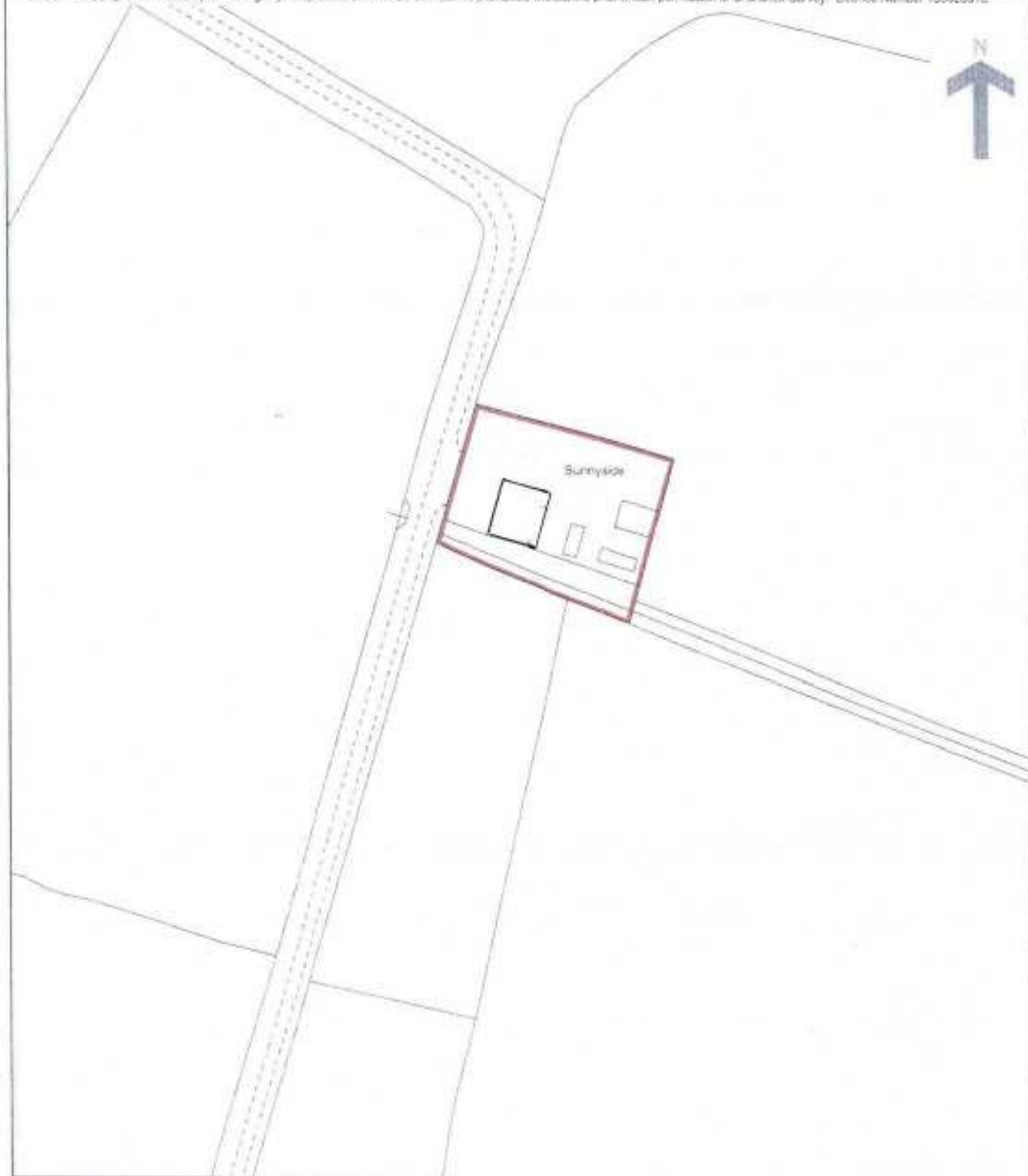
Reason: To define the permission.

Land Registry
Official copy of
title plan

Title number **CU262105**
Ordnance Survey map reference **NY3556NW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Cumbria: Carlisle**



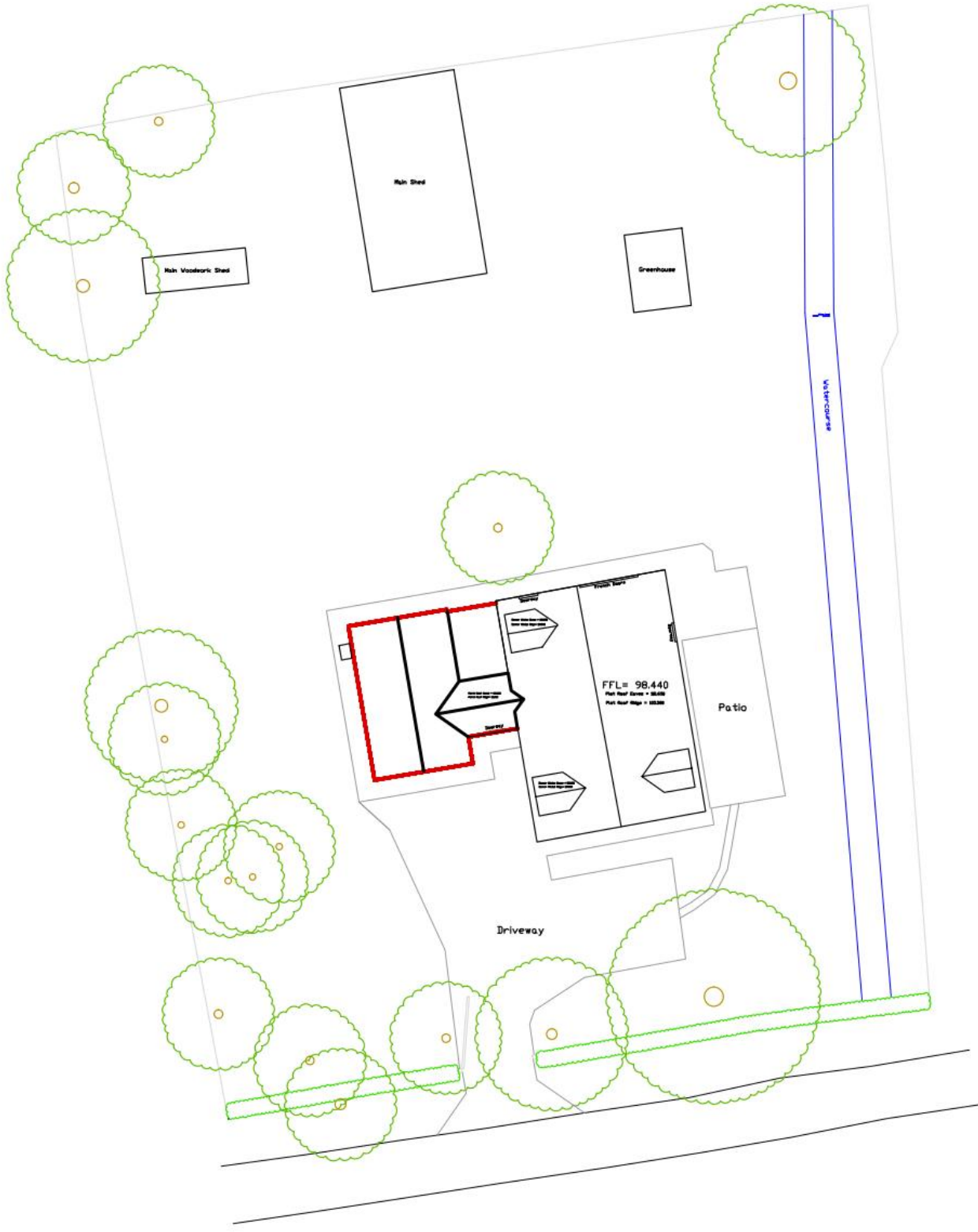
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This official copy issued on 20 September 2011 shows the state of this title plan on 20 September 2011 at 13:15:08. It is admissible in evidence to the same extent as the original (s.87 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

This title is dealt with by Land Registry, Durham Office.



drawing.

Plan [B] Building Drawing Ltd.

project.

PROPOSED SINGLE STOREY FRONT EXTENSION TO PROVIDE
EXTENDED UTILITY ROOM AND HOME OFFICE
AT SUNNYSIDE, HOSKET HILL, CARLISLE, CA5 6EJ.
FOR SAM AND KAREN GREIG.

160 Dalston Road, Carlisle, Cumbria. CA2 5PJ.
(t) 01228 546368 (m) 07801803358 (e)
stuart@planbdrawings.com.

PROPOSED SITE BLOCK PLAN

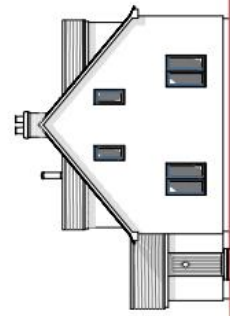
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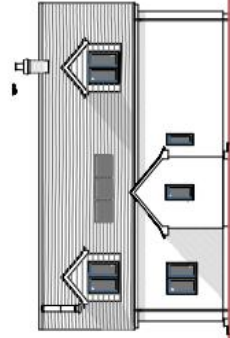
drawn by. G5L

nos.

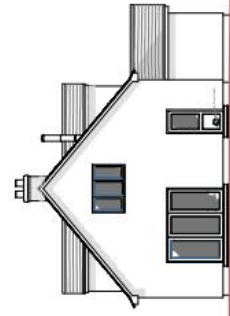
2022 SKG 03



EXISTING FRONT ELEVATION



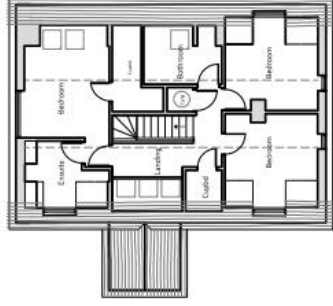
EXISTING SIDE ELEVATION



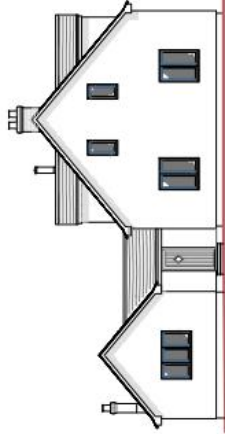
EXISTING REAR ELEVATION



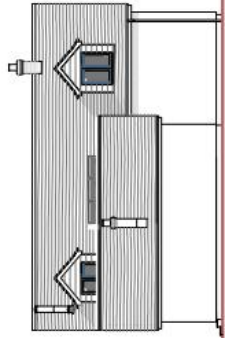
EXISTING GROUND FLOOR PLAN



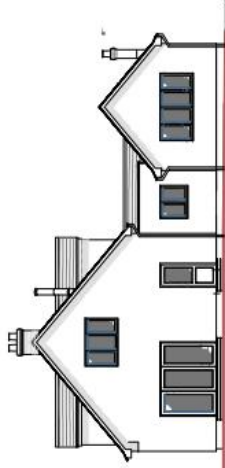
EXISTING FIRST FLOOR PLAN



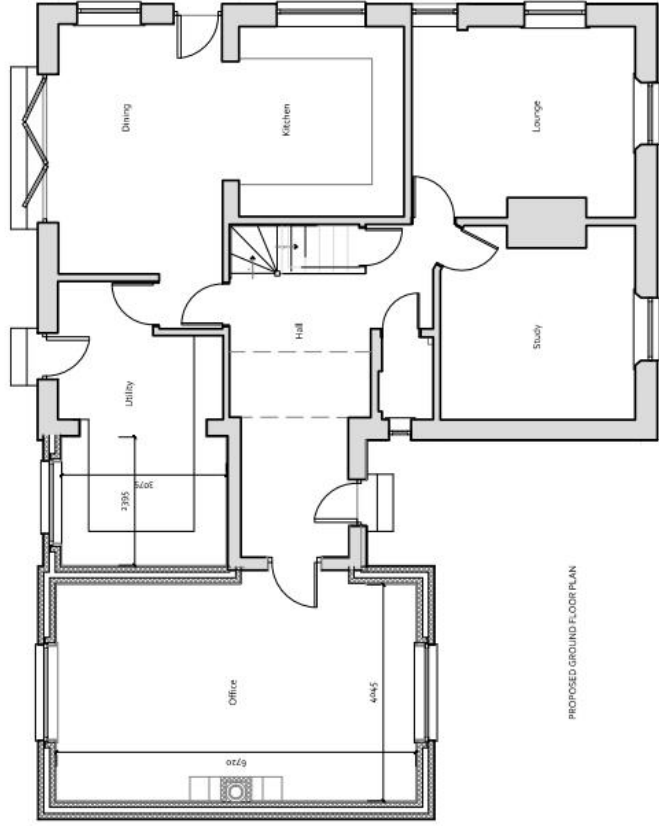
EXISTING FRONT ELEVATION



PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED GROUND FLOOR PLAN

Plan [B] Building Drawing Ltd.

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t: 020 888 54668 m: 07780 803388 e:
stuart@planbuilding.co.uk

PROJECT:

PROPOSED SINGLE STOREY FRONT EXTENSION TO PROVIDE
EXTENDED UTILITY ROOM AND HOME OFFICE
AND REAR SIDE ELEVATION, CARLBLE C&S EEL
FOR SAM AND KAREN GREG.

DRAWING:

EXISTING ELEVATIONS & FLOOR PLANS

PROPOSED ELEVATIONS & FLOOR PLAN

Scale: 1:50 Date: 15-08-2022
Drawn by: GBL
Rev: 2023 SKG on