

## SCHEDULE A: Applications with Recommendation

21/0174

Item No: 03

Date of Committee: 10/09/2021

**Appn Ref No:**  
21/0174

**Applicant:**  
John Fairclough

**Parish:**  
St Cuthbert Without

**Agent:**  
Ashwood Design  
Associates Ltd

**Ward:**  
Dalston & Burgh

**Location:** Land adjacent The Green, Wreay, Carlisle, CA4 0RL

**Proposal:** Variation Of Condition 2 (Approved Documents) Of Previously Approved Permission 19/0066 (Erection Of 2no. Detached Dwellings (Revised Application)) To Amend Plans To Include 1no. Dwelling Only With A Revised Design

**Date of Receipt:**  
25/02/2021

**Statutory Expiry Date**  
26/04/2021

**26 Week Determination**

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### 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 Residential Development Is Acceptable
- 2.2 Whether The Scale, Design And The Impact Of The Proposal On The Character And Appearance Of The Area Is Acceptable
- 2.3 Impact On Listed Buildings
- 2.4 The Impact Of The Proposal On The Living Conditions Of Neighbouring Properties
- 2.5 Highway Issues
- 2.6 Foul and Surface Water Drainage
- 2.7 Impact On Trees And Hedgerows
- 2.8 Impact Of The Proposal On Biodiversity

#### 3. Application Details

## **The Site**

- 3.1 The application site is located on a 0.14 hectare parcel of land within the village of Wreay. The land, which forms part of the curtilage of The Green, slopes down from west to east and again from north to south.
- 3.2 The application site is located in the village of Wreay flanked by an existing residential property to the west with the public house and properties to the east. St. Mary's Church is a Grade II\* listed building is to the north with a well-defined hedgerow along the southern boundary and countryside beyond. Wreay has a number of services or facilities including a public house, a church and a primary school.

## **The Proposal**

- 3.3 This application is for full planning permission for the erection of one detached two storey dwelling with a vehicular access formed on the eastern boundary. The property would be located towards the northern boundary where the façade would be largely symmetrical with a central porch over the entrance door. The east gable would also incorporate a porch with a mono-pitched roof. To the rear, the elevation would incorporate two gables with the first floor leading onto balcony areas.
- 3.4 The building would be constructed from Welsh blue/ grey slate, self-coloured render and local red stone, red sandstone window and door surrounds, stained timber doors and windows and green oak for the porches and the balcony supports. The property would incorporate chimney stacks to both gables and modest window openings to the north, east and west. To the south, the appearance would be slightly more contemporary with larger openings and a roof lantern.
- 3.5 In the south-east corner of the site, it is proposed to construct a detached garage that would include a double width garage with an open covered area adjacent. The materials would match those of the proposed dwelling. The submitted layout plan shows the retention of the existing hedgerow and trees within the site.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of 16 of the neighbouring properties. In response, six letters of objection were received and the main issues raised are summarised as follows:
1. a house this size on an already elevated site would totally dominate the village and neighbouring properties. It would dominate the idyllic green and spoil the aspect of Wreay Church;
  2. the development will add to existing parking problems on the stretch of road which is already congested due to a lot of the old village having no off road parking coupled with school times, funerals, weddings etc.;

3. it will be difficult to accommodate builders, building materials and everything safely. The last new house built in the village on a much wider bit of road was in fact extremely disruptive to all. Parking on the green would not be tolerated either;
4. before planning was granted the first time round, the owners had already broken all the laws & cut down mature trees, made an opening in the hedge, & wrecked the wildlife ponds. It s difficult to see how planning permission was granted after that;
5. the best option for the land would be to revoke the planning totally and allow the land to return to nature or at least kept as a green space. This is a special old village and deserves to be protected. Development around the village is not opposed but definitely not on this site;
6. the proposal fails to match existing construction materials, such as the local sandstone that characterises the village green;
7. the site is big enough to accommodate the property at the bottom (boundary with the field) of the site and therefore be less obtrusive to the village green and if sited at the bottom, there may be less objections.
8. Wreay was considered for conservation area status, which is on hold. Had this been in place, this development would not be permitted in its current form. A consideration to the future conservation status of the village needs to be considered;
9. with the building being so large it would surely impinge on the Tree Preservation Order in particular T3 and T1. Given the proposed access point it would be almost impossible to prevent damage to the tree roots;
10. access cannot be used via the village green as this is Parish Council ground and in any case would destroy the green. On the drawings it shows a small entrance onto the village green, which is unnecessary and would possibly be subject to the parish council approval;
11. there is a lack of drainage detail;
12. a more suitable dwelling would be one with a lower roof line built to the field side of the site and not using part of the village green as access;
13. concerns about the placement of the primary windows which appear to be looking straight into neighbouring properties;
14. the mature trees and hedgerow that are safe havens for all the wildlife, it is not understood how the site can be developed without felling some of the trees.

4.2 A petition was submitted to the parish council and forwarded to the city council signed by 28 signatories and which raises the following:

1. the original planning permission was not wanted as it was felt the site is in a very sensitive area and the impact of the erection of two dwellings was over intensive, unneighbourly and out of keeping with the sensitive nature of this location. This remains the position;
2. given that permission to develop on the site exists the impact of one household as opposed to two is preferable;
3. the recent consultation regarding the possibility of Wreay becoming a conservation area has been put on hold. Had this been improved residents are confident that this development would not be approved nor the extent permission given for the two dwellings on the site;
4. existing policies and the local plan clearly put great restriction on sighting,

- size, design, and use of materials in sensitive areas and would lead councillors to refuse the current application;
5. Wreay is named in policy SP7 has been a sensitive area. The current generic design for a mansion it's not good enough for real village and historic architecture St. Mary's parish church;
  6. Policy SP6 requires good design and there be an adverse effect on the area areas as a result and when the conservation areas created all the adjacent properties currently undesignated when become designated;
  7. although there is next and permission the current design is not good enough and his proposed height is far greater than that of the adjacent building in the grounds of which it sits And will dominate neighbouring properties;
  8. stone is a common material in many adjacent buildings however none is proposed in the proposed dwelling with the plans suggesting smooth render;
  9. the development does not enhance its local setting and is neither in the local vernacular nor is the design of sufficient merit to be called high architectural quality;
  10. it is requested that the previous decision to approve permission for two dwellings on the site is rescinded. Although this is unlikely the council could ameliorate the situation by not approving the current application and ask the applicant to put forward plans of a more appropriate design and consistent with the vernacular, local materials and/ or architecture of national importance and significant merit which would not detract from the site but enhance it.

4.3 Following the receipt of revised plans in May 2021 principally showing alterations to the fenestration, reduction in height and change in materials, further consultation was undertaken and as a result, two letters of objection were received and the main issues raised are summarised as follows:

1. the reduction in height as it is shown on the drawings as being lower than the neighbouring house is welcomed and hopefully this will be the case if passed. The house however is still too large and not in keeping with the style of nearby houses to the west nor the church to the north. Even with it being lowered into the site it will still be an imposing building that dwarfs other buildings in the vicinity.
2. past comments suggested more stonework rather than rendered walls, this has not been addressed apart from window surrounds so we feel let down in this aspect of the proposal.
3. concern about the access as the Plough Inn is due to reopen which will increase the vehicle traffic with implications for the access to property, the road is virtually single track as residents have to park on the roadside. the access to the village green will need to be agreed with the Parish Council as it will involve making an opening onto the green and it should be considered alongside the fact there is an old hand pump and well close by;
4. it's a shame the development had not been sited at the bottom of the site beside the field, had it been out of view perhaps there would not have been so many negative comments.

4.4 In addition, one representation was received commenting on the application and raising the following issues:

1. many of the previous concerns that the original proposal would dominate the village green have been partially met. In particular, the sinking of the development to ensure the roof line is no higher than neighbouring properties and that no new access pedestrian or vehicle has cut across the green;
2. the house is still too close to the green but is no closer than a neighbouring property which is reasonable;
3. the building materials used should be sympathetic to the surrounding buildings and character of the village.

4.5 Following the receipt of revised plans in July principally showing the inclusion of chimney stacks changes to the porches and materials, further consultation was undertaken and as a result, three letters of objection were received and the main issues raised are summarised as follows:

1. although some concerns have been met, the intermittent stonework proposed is a poor substitute for full stonework finish;
2. the access point would be situated on a busy narrow road, highlighted even more with the reopening of the Plough Inn which is proving to be very successful but has meant an increase in vehicles to the area in question. The residents cars have to be parked on the roadside and along with customer cars the road is virtually one lane for approximately 200 yards. The new opening proposed will be right in the middle of this and is far from ideal;
3. it would be more sensible to reposition the building and access points to the bottom of the plot and avoid all this hassle and negative comments;
4. although lowering the site, the building is still overpowering for the area, drawing a high hedge on the plans to cover the first floor windows is ridiculous as this will be cut down to allow light in, exposing the full frontal elevation;
5. whilst white render is sympathetic to the house next door it is not in keeping with the majority of properties in the area which are stone;
6. there is far too much glazing to the rear with glass balconies which again out of character. This is a village not a suburb;
7. the applicant should not be allowed to put a gate onto the village green which is protected and registered as common land;
8. there is no assessment regarding surface water drainage for the development. A considerable amount of surface water is now running down the road from the village and has increased significantly over recent years with the increase in development. The road floods regularly now at Rose Cottage and the field to which the development abuts also floods at its low point with regularity now. The superficial geology of this area is composed of clay and till with a low permeability resulting in flashy run off and low percolation and poor natural attenuation of precipitation. It is important that an assessment of the drainage is properly undertaken prior to consent being granted for the development.

## **5. Summary of Consultation Responses**

**Cumbria County Council - (Highways & Lead Local Flood Authority): -**

Cumbria County Council as both the Local Highway Authority and Lead Local Flood Authority has no objection to the proposed variation as it is considered that the proposal will reduce the impact the development would have as the applicant seeks to reduce the site from 2 residential Units to the one. As such CCC would have no objections to the variation of condition 2 and would welcome additional details associated with the development and as requested in the response sent by CCC on the 5th August 2019 in relation to application 19/0066;

**Historic England - North West Office:** - the following response has been received:

Summary .

The proposal seeks to amend Condition 2 of a previous approval for two dwellings which Historic England raised concerns regarding the design and impact on the setting of the nearby Grade II\* Church of St Mary. The proposal is to now substitute the approved plans for a revised scheme of one dwelling only but to a different design.

Plans have been amended since our previous responses which are welcomed, the comments below relate to the most recent amendments. Historic England consider that the changes overall are positive, however, we still maintain some concerns, primarily relating to the level of glazing to the rear elevation.

Historic England Advice .

Significance .

Wreay is a distinctive settlement with a leafy and low-density character relating to key routes and spaces. It consists of low scale buildings of vernacular style arranged informally within a rural setting, notable for its greenspaces.

The village hosts a remarkable architectural ensemble by the antiquarian, architect and visionary Sara Losh, including the highly original and accomplished Church of St Mary (Grade II\*), school, schoolmasters house, churchyard, mausoleum, cross, mortuary chapel, font, sundial and cemetery cottage (many of which are Grade II listed in their own right).

The church was constructed 1840-42 of dressed sandstone under a stone slate roof in a Romanesque style showcasing both French and Italian influences. Featuring sculptural stonework by William Hindson which was erected by estate workers at their own expense, along with other examples of details and timber carvings by local craftsmen. It is evident that the church formed an important focus of the community.

Informal views of the Grade II\* Church form an important aspect of its significance.

## Impact

The applicant is thanked for submitting additional information, particularly that relating to context and the proposed materiality of the development which is noted closely relates to the neighbouring property to the west.

The recent amendments made which consist of one additional window to the front and both side elevations, lean-to roofs to porches and the inclusions of gable end chimney stacks are welcomed and these amendments are considered to be positive by introducing some minor variation and additional visual interest.

Historic England continue to suggest consideration of introducing a modest step in the elevations at the point of the projecting outriggers to help break up the mass further.

The rear elevation continues to retain a high level of glazing over which we have previously raised some concern. This is considered to appear out of character with the other elevations of the proposed dwelling and the surrounding built environment which has a high solid to void ratio. This issue is exacerbated by the proposals south-south easterly orientation, location at the top of a rise and sitting in short-long distance views of the Grade II\* church coupled with the level of glazing creating large areas of reflective surfaces, drawing the eye and impacting on the setting of the heritage asset.

It is suggested that negotiations continue on this point and wonder whether alterations such as removal of the triangular gable windows, having a window instead of full height glazing to the dining room, a flat rooflight instead of a lantern or the use of a more visually solid construction for the balcony guarding or a combination of these would aid in introducing more solidity to this rear elevation.

## Policy

Paragraph 130 of the revised National Planning Policy Framework (2021) (NPPF) sets out amongst other factors that developments should ensure that they:

- add to the overall quality of the area for the lifetime of the development, and;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, and;
- establish or maintain a strong sense of place.

Paragraph 199 requires that great weight should be given to an asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 requires any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 advises that local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance.

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

### Position

The additional amendments made to the scheme are welcomed following previous feedback which helps the proposal better relate to the character of the area.

There are still some concerns regarding the amount of glazing currently proposed to the rear elevation which is a visually prominent elevation due to the topography and orientation.

If unaddressed it is considered that it would lead to a low level of less than substantial harm to the Grade II\* listed Church through impacting on the contribution that setting makes to the significance of the heritage asset and therefore suggest that the local authority continues to negotiate this point.

### Recommendation

Historic England has concerns regarding the application on heritage grounds.

The issues and safeguards outlined in the advice need to be addressed in order for the application to meet the requirements of paragraphs 130, 199, 200, 202 & 206 of the NPPF;

**St Cuthberts Without Parish Council:** - the parish council objects to this application on the basis that there is no information regarding the surface water details and on the basis of the proposed access across the village green.

## **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 At a national level, the relevant considerations include the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). The Development Plan for the purposes of the determination of this application comprise Policies SP2, SP6, HO3, SP7, IP2, IP3, IP4, IP6, CC5, CM5, HE3, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 are of particular relevance. The City Council's Supplementary Planning Documents 'Achieving Well Designed Housing' (SPD) is also a material planning consideration. Section 66 of the Planning (Listed Building and Conservation Areas) is also a material planning consideration. The proposal raises the following planning issues.

### **1. Whether The Principle Of Residential Development Is Acceptable**

- 6.3 The NPPF seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Paragraph 11 of the NPPF continues to support sustainable development stating that:

*“Plans and decisions should apply a presumption in favour of sustainable development.”*

- 6.4 This is reinforced in paragraph 11(c) which states that:

*“approving development proposals that accord with an up-to-date development plan without delay”*

- 6.5 Policy HO3 is equally transparent in its guidance relating to housing development and requires that:

- “1. the scale, design and siting of the proposal would not result in a cramped form of development out of character with the surrounding environment;*
- 2. a safe and attractive garden area, which reflects that predominant in the area, can be created for both the proposed new house and the existing house;*
- 3. the proposal, by way of design, siting and materials integrates into the surrounding built, natural, and where necessary historic environment;*
- 4. there is no unacceptable loss of living conditions to surrounding properties by overlooking, loss of light, overbearing nature of the proposal or increase in on street parking; and*
- 5. the proposal does not prejudice the development potential of an adjacent site.”*

- 6.6 The application site is located in the village of Wreay flanked by an existing residential property to the west with the public house and properties to the east. St. Mary's Church is to the north with a well-defined hedgerow along the southern boundary and countryside beyond. The land is well-related to the village and would not encroach into open countryside. The village has a

number of services or facilities including a public house, a church and a primary school.

- 6.7 Planning permission was recently granted for the erection of two dwellings on this site and in light of the foregoing, the principle of development is therefore considered to fully accord with both national and local planning policies and is acceptable. The planning issues raised by the development are discussed in the following paragraphs.

## **2. Whether The Scale, Design And The Impact Of The Proposal On The Character And Appearance Of The Area Is Acceptable**

- 6.8 Paragraphs 126 to 136 of the NPPF which emphasises that the creation of high quality buildings and places is fundamental to what the planning system and development process should achieve. The Framework has a clear expectation for high quality design which is sympathetic to local character and distinctiveness as the starting point for the design process. Paragraph 130 outlines that:

*“Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) 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 It is further appropriate to be mindful of the requirements in paragraph 134 of the NPPF which states:

*“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary*

- planning documents such as design guides and codes; and/or*
- b) *outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

- 6.10 Policies seek to ensure that 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, use of materials and landscaping 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. Development of this site will have an impact on the character of the area.
- 6.11 The proposal involves the erection of a detached dwelling with vehicular access taken through the eastern boundary of the site. The building is proposed to be constructed from sandstone with self-coloured render under a slate roof. The windows would be timber and set behind the stone surrounds.
- 6.12 The existing hedgerow would, for the most part, be retained except for the formation of the access. The protected trees would also be retained within the existing landscape features.
- 6.13 The scheme includes a greater element of stone to better reflect the appearance of adjacent buildings. The inclusion of porches and chimney stacks provides some variance and enhancement to the scheme. The garage would be located in the south-east corner of the site and would not be dominant. Overall, the building would be acceptable in the context of its immediate surroundings by incorporating appropriate materials. The scale of the dwelling is considered to be appropriate to the size of the plot with sufficient amenity and parking spaces retained. The new dwelling would therefore not form a discordant feature and would have a positive contribution to the character and appearance of the surrounding area and is therefore acceptable in this regard.

### **3. Impact On Listed Buildings**

- 6.14 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of Local Planning Authorities whilst exercising of their powers in respect of listed buildings.
- 6.15 Accordingly, considerable importance and weight should be given to the desirability of preserving listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.16 Paragraph 201 of the NPPF states that: Local Planning Authorities should refuse consent for any development which would lead to substantial harm to or total loss of significance of designated heritage assets. However, in

paragraph 202, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 6.17 Policy HE3 of the local plan also indicates that new development which adversely affects a listed building or its setting will not be permitted. Any harm to the significance of a listed buildings will only be justified where the public benefits of the proposal clearly outweighs the significance.
- a) the significance of the heritage asset and the contribution made by its setting
- 6.18 There are eight listed structures within the village of Wreay that are each listed separately due their individual significance. The closest and most significant is St. Mary's Church that is approximately 32 metres from the application site.
- b) the effect of the proposed development on the setting of the Grade II Listed Building
- 6.19 Historic England has produced a document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (TSHA).
- 6.20 The TSHA document and the NPPF make it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive and negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 6.21 Paragraph 202, the NPPF goes on to say that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.22 Section 66 (1) requires that development proposals consider not only the potential impact of any proposal on a listed building but also on its setting. Considerable importance and weight needs to be given to the desirability of preserving the adjoining listed buildings and settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.23 Although the character of the village is held in high regard by residents, the parish council, visitors and Officers alike, Wreay is not a designated conservation area. However, for this reason and given the Grade II\* listed church opposite, Historic England and the council's conservation officer has been involved in the application process.

6.24 In response to the application, Historic England initially commented that:

*“Unfortunately, the design remains bland and uninspiring with the external design again seemingly dictated by the internal room layout and sizes.*

*The proposed design is for a deep, almost square building with little visual interest or articulation except for the rear elevation which is given over to high expanses of glazing which we feel stops the development gelling with its surroundings.*

*The depth of the proposal requires large, expansive side elevations and also a large roof form which appears to add considerable height to the building over what was previously approved. All of this combines to create an overly large and bulky building with little interest and articulation, exacerbated by being located at the highest point of the sloping site.*

*This new design does not appear to include the finer level details which were present in the previously approved scheme which helped relate it to its wider setting and the local vernacular e.g. the use of natural buff sandstone, stone quoin details set in lime mortar, natural slate roof, stone window surrounds, heritage style rainwater goods and the use of sandstone surfaces for pathways.*

*The proposed would appear as an overly dominant, bland and incongruous addition to the village and have a negative impact on the contribution setting makes to the significance of the nearby Grade II\* Church, impacting on views to and from the heritage asset and affecting the way the asset is appreciated.”*

6.25 Following on-going discussions with Officers, the application was subsequently amended. The elevations of the building were altered through the use of some stone and render and the fenestration amended through the use of porches, smaller window openings and stone surrounds. The ridge height was also reduced from 9.7 metres to 7.8 metres.

6.26 Further comments were received from Historic England which read as follows:

*“We thank the applicant for submitting additional information, particularly that relating to context and the proposed materiality of the development which we note closely relates to the neighbouring property to the west.*

*We welcome the positive amendments made to the scheme in order to better reflect the village character e.g. use of stone window surrounds, slate roof, and a more simplistic and elegant front elevation which benefits from an improved window layout creating a pleasant symmetry.*

*We also welcome the changes made to the side elevations to add more visual interest and articulation, particularly the east elevation which will be visible to the wider area. We suggest consideration of introducing a modest step in the elevations at the point of the projecting outriggers to help break up*

*the mass further.*

*The rear elevation still retains a high level of glazing which we consider appears out of character with the other elevations of the proposed dwelling and also the surrounding built environment which has a high solid to void ratio. Unfortunately, this issue is exacerbated by the buildings position on the top of a rise and sitting within long, medium and short distance views up the hill towards the Grade II\* listed church.*

*We suggest that the Local Authority continues to negotiate on this point and we wonder whether alterations such as removal of the triangular gable windows, having a window instead of full height glazing to the dining room, a flat rooflight instead of a lantern or the use of a more visually solid construction for the balcony guarding or a combination of these would aid in introducing more solidity to this rear elevation.”*

- 6.27 Concerns were echoed to the amended plans from the council’s Conservation Officer who submitted the following:

*“The site is sensitive and while the principle of residential development here is established by the 19/0066 permission, any development must have regard to its location, which is in immediate vicinity to the Grade II\* of Church of St Mary, and a number of associated listed buildings. The wider area was proposed as a Conservation Area in the 1997 Carlisle Local Plan, and while this was progressed to a pre-designation appraisal, publicly consulted on in 2019, the designation is in abeyance, following a level of local objections to perceived constraints arising from designation. What was not disputed was the architectural and landscape quality of the area. Additional to the statutorily listed assets, other buildings in the vicinity are attractive vernacular buildings, including the Plough public house and the cottage adjacent to the application site.*

*The 2019 scheme was for two dwellings, and while initially not exhibiting strong design qualities, was finally approved as a pair of traditional detached dwellings with design features, scale and detailing redolent of Wreay’s older properties. Plot two has a primary elevation similar to Wreay’s traditional buildings, with a rear wing and a reducing mass of smaller ‘extensions’, minimising its bulk and suggesting organic growth. Plot 1, occupying the site of the present proposal, was a symmetrical ‘farmhouse’ like building, bookended by chimney stacks and again with single storey annexes. Mindful of the importance of the south elevation and its prominence when approaching the village from the south, off the A6, this too presented a modest and traditional rear elevation. The materials, palate was not dissimilar to the present submission, with welsh slate, sandstone and generally timber fenestration.*

*While welcoming the reduced intensity of development, and the general layout of the proposed scheme, I have concerns over its massing, detailing and elevational treatment. The proposed material palate – being mainly white render – does not reflect the dominant material in Wreay, and is a marked retrograde step over the sandstone previously proposed for the site. While*

*the adjacent cottage is also rendered, this is clearly a vernacular building with its low height, heavy sandstone flags and traditional detailing. The proposed new build is significantly bulkier and if rendered as proposed, will I believe sit far less comfortably in the landscape. The front elevation of the building, in the approved scheme bookended by chimney stacks, is now shorn of these, and features a large and ungainly porch, not relating to any local design feature. The side elevation is long, and again features a prominent porch canopy. To the prominent southern elevation there are a pair of gables with projecting timber balconies and triangular glazing.*

*I was not able to locate a clear schedule of materials with any level of detail, nor a heritage statement or design and access statement to explain the design synthesis of the proposal, or to explain how the setting of the site and its relationship to designated and undesignated assets had been taken into account. My advice is that this should be requested and that any heritage statement should help inform the design of the building, and not be a retrospective document to justify the tabled scheme. It would also be helpful to convey the massing of the scheme if a simple 3d SketchUp or similar submission accompanied the application – this would be useful in understanding the articulation proposed on the southern elevation.*

*I believe that some of the issues with the design arise from the large footprint of the building and the attempt to accommodate this predominantly under the pitch of the main north facing wing. This results in a non-traditional expansive gable to the east elevation, which the approved scheme avoided – this being a more modest 3 bed development. However, plot 2 of the 19/0066 scheme achieved 5 bedrooms with an 'I shaped plan' avoiding the depth of footprint which I believe is causing design issues with the tabled scheme. I would invite consideration of a scheme drawing on the footprint of approved unit 2, but with the symmetrical and traditional elevational treatments of plot 1.*

*In policy terms, consideration must be given to the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the 1990 Act requires that "In considering whether to grant planning permission **[F1**or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.". My advice is that the present scheme fails to have adequate regard to the setting of the Grade II\* church.*

*The scheme at present also fails in regard to Local Plan Policy HE3 as regards the setting of heritage assets, and policy SP6, Securing Good Design, which states that "Development proposals will be assessed against the following design principles. Proposals should:*

*1. respond to the local context and the form of surrounding buildings in relation to density, height, scale, massing and established street patterns and by making use of appropriate materials and detailing;*

*[...]*

*3. reinforce local architectural features to promote and respect local character and distinctiveness;*

*4. take into consideration the historic environment including both designated and undesignated heritage assets and their settings;*

*I would invite consideration of the above points but would recommend that in its present form the application be refused.”*

- 6.28 Further revised plans were submitted which include the use of more stone within the building, inclusion of chimney stacks and revisions to the design of the porch canopies. Historic England’s further response is reproduced in Section 5 of this report. Members will note that concerns are still raised in respect of the amount of glazing currently proposed to the rear elevation which is considered to be a visually prominent elevation due to the topography and orientation.
- 6.29 The Conservation Officer considers the revisions to be a “substantial improvement” to the previous submission and is content for the application to proceed on this basis.
- 6.30 Whilst it is reasonable assessment that the road rises when approaching the village from the south and therefore, any building within the site will be elevated above the lower ground, it is also reasonable that the topography and hedgerows would go some way to mitigate this impact. Additionally, regard must be had to the scheme as a whole in conjunction with the previously approved scheme which is a material planning consideration. The applicant has made significant changes to the scheme to respond to the comments that have been submitted and it remains that the only area of concern for Historic England is the glazing to the rear elevation.
- 6.31 In light of the above, the applicant has amended the scheme, in design terms, to reflect the comments received. The palette of materials would be appropriate to the site and its context. The building would be a notable addition to the village but given the current open aspect of the site this is inevitable. The glazing and fenestration to the rear elevation would not result in a building that would have such a significant adverse impact on the character or appearance of the area and as such, refusal of the application on this basis would not be warranted. 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.
- 6.32 The application site is separated from the nearest listed building, St. Mary’s Church, by the village green and the road. The development would be viewed in the context of the neighbouring properties and public house. In this context it is considered that the proposal (in terms of its location, scale, materials and overall design) would not be detrimental to the immediate context or outlook of the aforementioned listed buildings.

#### **4. The Impact Of The Proposal On The Living Conditions Of Neighbouring Properties**

- 6.33 Paragraph 130(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.”*

- 6.34 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)*

- 6.35 Planning policies require that development proposals should not adversely affect the living conditions of occupiers of residential properties by virtue of inappropriate development, scale or visually intrusive.

- 6.36 The land is elevated above some of the buildings to the east of the application site, in particular The Plough Inn and adjacent to it, Forge House. A secondary first floor bedroom window would serve bedroom 3 on the east gable that would be approximately 28.5 metres from Forge House and 21.5 metres from Church View. Given the orientation of the application site with 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.

## **5. Highway Issues**

- 6.37 Planning policies require that adequate access and parking provision can be achieved as part of any development. The dwelling would result in the formation of additional access through the eastern boundary together with areas of hardstanding within the site that would permit vehicles to enter and exit in a forward gear.
- 6.38 The objections make reference to the narrowness of the road in this part of the village, the trade from the public house, cars parked along the highway and lack of appropriate visibility culminating in the fact the development would be detrimental to highway safety and users of the highway, including pedestrians.
- 6.39 The development would generate a relatively low level of vehicle movements related to two dwellings. Cumbria County Council as the Local Highway

Authority has been involved in the application process and also been influential in terms of revising the scheme. Whilst it is acknowledged that on-street parking occurs in the vicinity and the site is directly opposite the public house, the development would not generate additional on-street parking demand as there is sufficient space within the site.

- 6.40 The application site is within an area where the speed of vehicles is limited to a maximum of 30mph. The Local Highway Authority has raised no objection to the application and as such, the proposal is acceptable.
- 6.41 Given the character and nature of surrounding road network, it would be appropriate to impose a condition requiring an area to be reserved for the parking of construction vehicles.

## **6. Foul and Surface Water Drainage**

- 6.42 In accordance with the NPPF and the NPPG, the surface water should be drained in the most sustainable way. The NPPG clearly outlines the hierarchy when considering a surface water drainage strategy with the following drainage options in the following order of priority:
1. into the ground (infiltration);
  2. to a surface water body;
  3. to a surface water sewer, highway drain, or another drainage system;
  4. to a combined sewer.
- 6.43 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 documents, submitted as part of the application, provides that the foul water would be disposed of to the mains sewer and the surface water would be to a watercourse.
- 6.44 The principle of the means of disposal of the foul and surface water are acceptable surface water is acceptable but as no details have been provided, conditions are included within the decision notice requiring the submission and agreement of further details including a management and maintenance scheme for the soakaway in accordance with the NPPF. The surface water drainage scheme would also require the run-off from the site to be no more than the green field run off rate thereby not exacerbating the existing situation in the locality.

## **7. Impact On Trees And Hedgerows**

- 6.45 Policy GI6 of the local plan seek to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges. In respect of new development, the city council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees and hedges. This aim is further reiterated in Policy SP6 of the local plan which requires all developments to take into account important landscape features and ensure the enhancement and retention of existing landscaping.

- 6.46 The City Council's SPD 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting it is important that these issues are considered at the very start of the planning process.
- 6.47 The site is bounded by a mature hedge with several established trees along the frontage. The current plans show these trees and hedges being retained, with the exception of the formation of the relevant accesses. During the previous application process, the council's Planning/ Landscapes Compliance and Enforcement Officer assessed the trees on the frontage of the site and considered them to be worthy of protection. Accordingly, the trees are now the subject of a Tree Preservation Order (TPO).
- 6.48 In order to protect existing hedgerows during construction works a condition is recommended which would ensure that tree and hedge protection barriers are erected prior to the commencement of any works and remain in situ during construction works. In overall terms, existing and proposed landscaping would help to soften and blend the development into the landscape.
- 6.49 It is also suggested that conditions should be imposed requiring the submission of a method statement about the construction works around the protected trees and that must be agreed by the council. It is Officer's view that there would be no detrimental impact on the remaining trees and that the imposition of the suggested conditions would be appropriate.

## **8. Impact Of The Proposal On Biodiversity**

- 6.50 The authority should consider securing measures to enhance the biodiversity of a site from the applicant, if it is minded to grant permission for an application in accordance with paragraph 118 of the NPPF. This is reflected in Section 40 of the Natural Environment and Rural Communities Act (2006) which states that every public authority must have regard to the purpose of conserving biodiversity. Local planning authorities must also 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), and Article 16 of the Habitats Directive before planning permission is granted.
- 6.51 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, cc.) 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.

- 6.52 The city council's GIS layer did identify the potential for protected species to be present on the site or within the immediate vicinity. Given that the proposal involves a domestic curtilage that would retain the majority of trees and hedgerows on the site, it is unlikely that the proposal would affect any species identified; 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.

## **9. Conclusion**

- 6.53 In overall terms, the site is located within the village of Wreay and the application is supported by the NPPF and the development plan and as such, the principle of development remains acceptable. Additionally, the scale and design would be appropriate to the site and would not result in an adverse impact on the character or appearance of the area.
- 6.54 The proposed development would provide a large detached dwelling; however, the fenestration and layout of the development has been designed respond to the scale and form of existing buildings within Wreay. The proposed palette of materials would also respect and reflect those of the existing properties within the locality. The retention of the existing hedgerows around the application site 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.
- 6.55 The application would have a less than substantial harm to the significance of the heritage assets and their settings. In line with the objectives of NPPF, PPG, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant local planning policies, this less than substantial harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use in terms of its contribution to the housing market within the district and potentially supporting the existing services within the village.
- 6.56 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.
- 6.57 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.

- 6.58 In overall terms, the proposal is considered to be compliant under the provisions of the National Planning Policy Framework, the Planning Practice Guidance, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant policies of the Carlisle District Local Plan 2015-2030.

## **7. Planning History**

- 7.1 In 2017, an application for outline planning permission was submitted for residential development but was withdrawn prior to discussion.
- 7.2 An application for full planning permission was submitted in 2018 for the erection of two detached dwellings but was withdrawn prior to discussion.
- 7.3 Planning permission was granted in 2019 for the erection of two detached dwellings.

## **8. Recommendation: Grant Permission**

1. The development hereby approved shall be begun not later than 30th August 2022.

**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 22nd February 2021;
2. the Site Plan received 7th July 2021 (Drawing no. 21.05.02A);
3. the Floor Plans received 7th July 2021 (Drawing no. 21.05.03A);
4. the Elevations received 7th July 2021 (Drawing no. 21.05.04A);
5. the View From North + Section A-A received 7th July 2021 (Drawing no. 21.05.05A);
6. the proposed Garage received 25th May 2021 (Drawing no. 21.05.06);
7. the Notice of Decision;
8. 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 hereby approved, a surface water drainage scheme, including a sustainable drainage management and

maintenance plan 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.

The scheme shall be implemented and maintained operational following its approval.

**Reason:** To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off onto adjoining land including the highway and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030, in the interests of highway safety and environmental management and to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

4. Prior to the commencement of development hereby approved, details of all measures to be taken by the applicant/ developer to prevent surface water discharging onto or off the highway shall be submitted to and approved in writing by the local planning authority. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

**Reason:** To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off onto adjoining land including the highway and to reduce the risk of flooding in accordance with Policies SP6 and CC5 of the Carlisle District Local Plan 2015-2030, in the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 and LD8 and to promote sustainable

development, secure proper drainage and to manage the risk of flooding and pollution in accordance with policies within the National Planning Policy Framework and National Planning Practice Guidance.

5. Notwithstanding the Supporting Document Revision B received 3rd July 2019, 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.

6. Before any development takes place, a plan shall be submitted to and approved in writing by 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 works is likely to lead to inconvenience and danger to road users in accordance with Policies HO3 and SP6 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policy LD8.

7. Prior to the commencement of the dwelling hereby approved, 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 any site works commence. The development shall then be undertaken in accordance with the approved

**Reason:** In order that the approved development is appropriate to the character and appearance of the area and does not adversely affect the occupier of a neighbouring property in accordance with Policies HO3 and SP6 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority.

Specific issues to be dealt with in the TPP and AMS:

- a) location and installation of services/ utilities/ drainage shall be identified;
- b) methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees;
- c) a specification for protective fencing to safeguard trees during both demolition and construction;

- d) a specification for scaffolding and ground protection within tree protection zones;
- e) tree protection during construction indicated on a TPP and construction activities clearly identified as prohibited in this area;
- f) methodology and detailed assessment of root pruning;
- g) arboricultural supervision and inspection by a suitably qualified tree specialist, including reporting;
- h) methods to improve the rooting environment for retained and proposed trees and landscaping;
- i) veteran and ancient tree protection and management.

In the event of trenches or excavations exposing tree roots of 50mm/ 2 inches diameter or more, these should be carefully retained and protected by suitable measures including (where otherwise unavoidable) bridging trenches. No severance of tree roots 50mm/ 2 inches or more in diameter shall be undertaken without prior notification to, and the subsequent approval in writing of the local planning authority and where such approval is given, the roots shall be cut back to a smooth surface.

The tree and hedge protection fencing must be carried out as described and approved and shall be maintained until the development is completed. The development shall be undertaken in accordance with the approved Arboricultural Method Statement.

**Reason:** In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030, and pursuant to section 197 of the Town and Country Planning Act 1990

9. Prior to the construction of any external wall associated with the dwelling or garage hereby approved, the details of the mix of lime mortar shall be submitted to and approved in writing by the local planning authority. A sample panel shall also be constructed and available for inspection showing details of the pattern of stone work and pointing detail of the lime mortar. The development shall not be carried out otherwise than in accordance with the approved details.

**Reason:** To ensure the development is appropriate to the listed building in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

10. 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 prior to the occupation of the dwelling. 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 GI6 of the Carlisle District Local Plan 2015-2030.

11. Notwithstanding any description of materials in the application, prior to their use as part of the development hereby approved, full details of materials to be used externally on the building(s) shall be submitted to and approved in writing by the local planning authority. Such details shall include the type, colour and texture of the materials. The development shall then be undertaken in strict accordance with the approved details.

**Reason:** Satisfactory details of the external materials have not yet been provided, therefore further information is necessary to ensure that materials to be used are acceptable visually and harmonise with existing development, in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

12. 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 Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

13. Prior to the occupation of the dwelling hereby approved, details of the screening to the first floor balconies shall be submitted to and approved in writing by the local planning authority. The approved details shall be retained as approved thereafter.

**Reason:** To safeguard the living conditions of the occupiers of neighbouring properties in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

14. Notwithstanding any details shown on the approved drawings, all boundary fences, walls, screens or other means of enclosure shall only be installed or erected in strict accordance with a scheme that shall first have been submitted to and approved in writing by the local planning authority, which shall include:

1. precise details of the item(s) including materials, location and height;
2. timescale for implementation;
3. any maintenance proposals identified as necessary within the first [\$] years following provision.

**Reason:** To ensure that the appearance of the development will be in keeping with the locality and to protect visual amenity, in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

15. The development shall not commence until visibility splays providing clear visibility of 2.4 metres by 60 metres measured down the centre of the road have been provided at the junction of the access 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 to that construction traffic is safeguarded.

**Reason:** In the interests of highway safety in accordance with Policies HO2 and IP2 of the Carlisle District Local Plan 2015-2030 and to support Local Transport Plan Policies LD7 and LD8.

16. 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 maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

17. 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.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) the following forms of development within the provisions of Part 1 to Schedule 2 of the Order shall not be undertaken without the express permission in writing of the council:
1. extension or enlargement; and
  2. additions or alterations to roofs; and
  3. detached outbuildings; and

4. porches; and
5. chimneys and flues.

**Reason:** The further extension or alteration of this (these) dwelling(s) or erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area, to accord with Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030.

19. 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 in accordance with the Carlisle District Local Plan 2015-2030.

20. Prior to the occupation of the dwelling hereby approved, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

**Reason:** To ensure the provision of electric vehicle charging points for each dwelling, in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

21. Prior to the occupation of each 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 IP5 of the Carlisle District Local Plan 2015-2030.

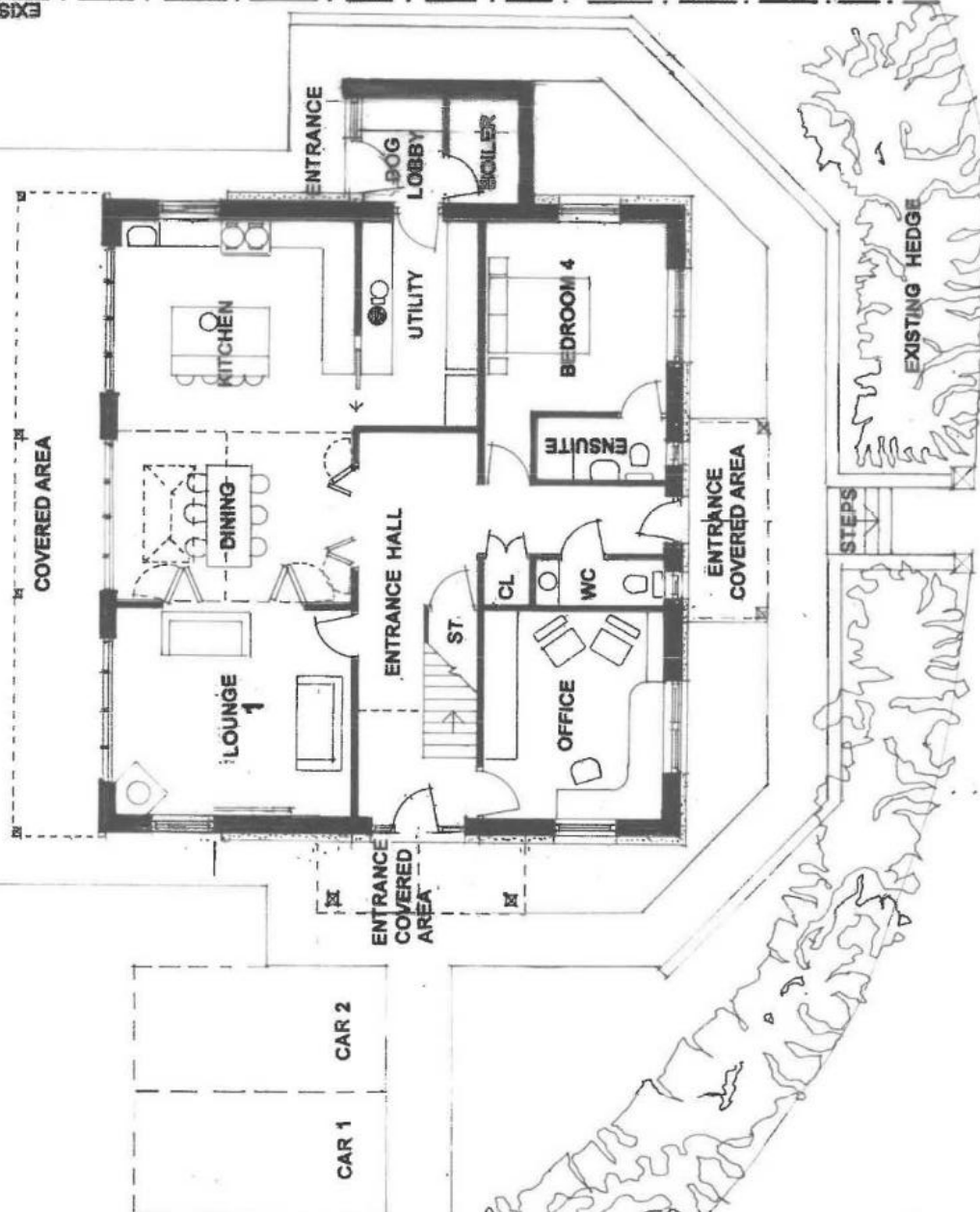
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GARDEN

PATIO

DRIVEWAY



GROUND FLOOR PLAN

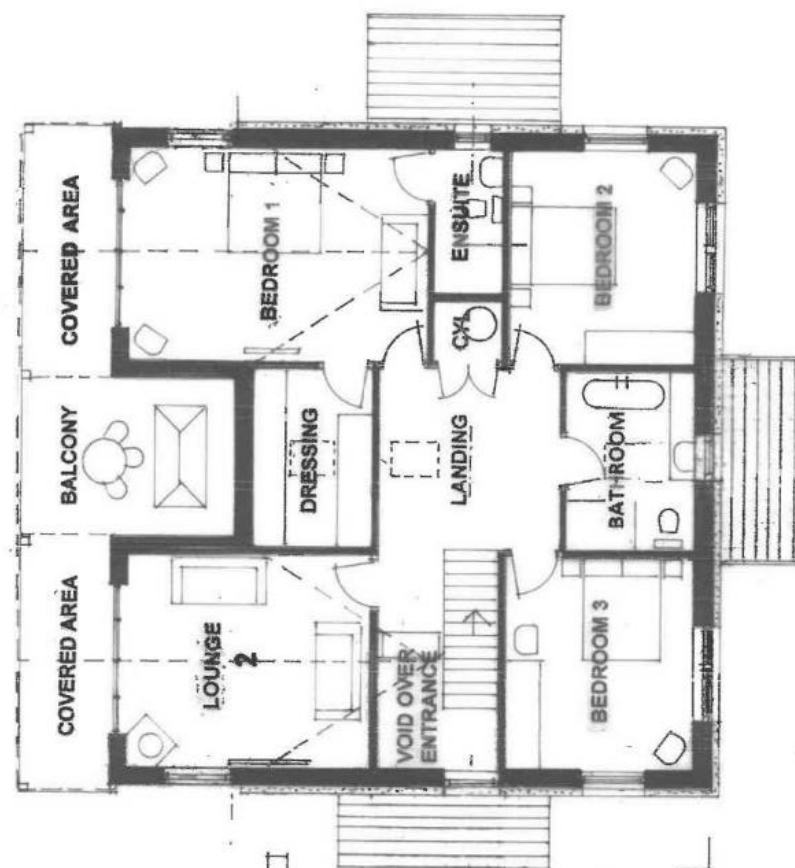
EXISTING PATH

EXISTING HEDGE

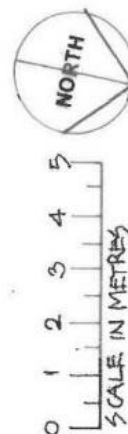
STEPS

EXISTING BOUNDARY FENCE

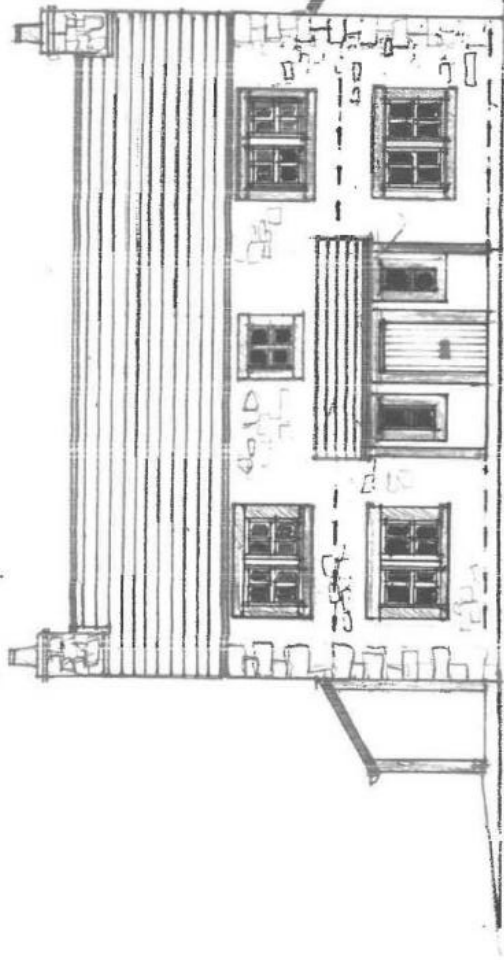
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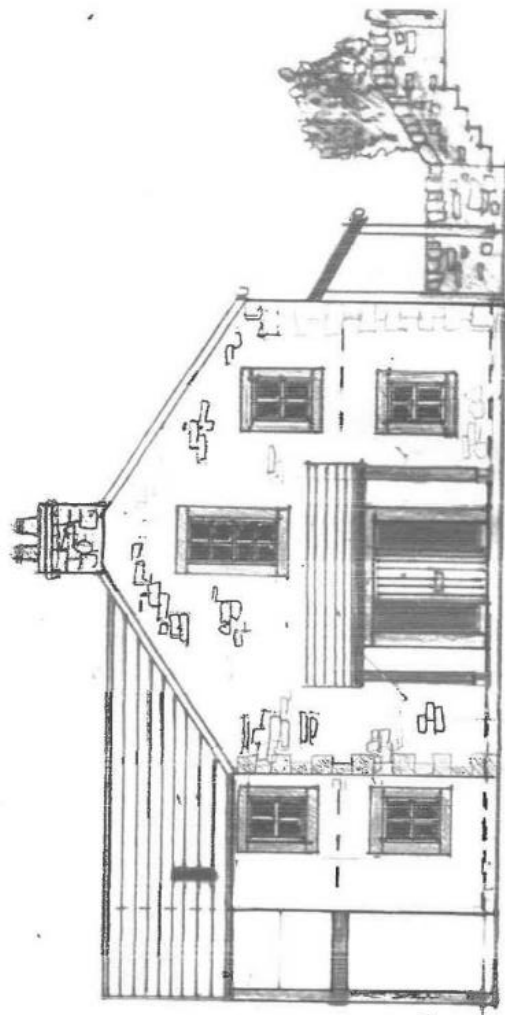
FIRST FLOOR PLAN



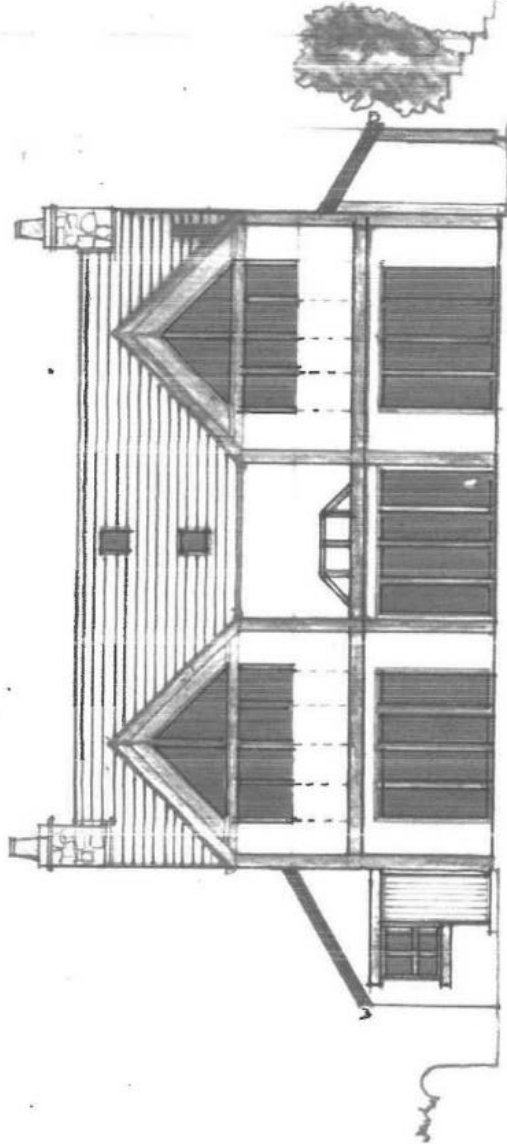
HOUSE ON THE GREEN  
WREAY CARLISLE CA4 0RL  
FLOOR PLANS  
1-100 2A2 21.05.03A



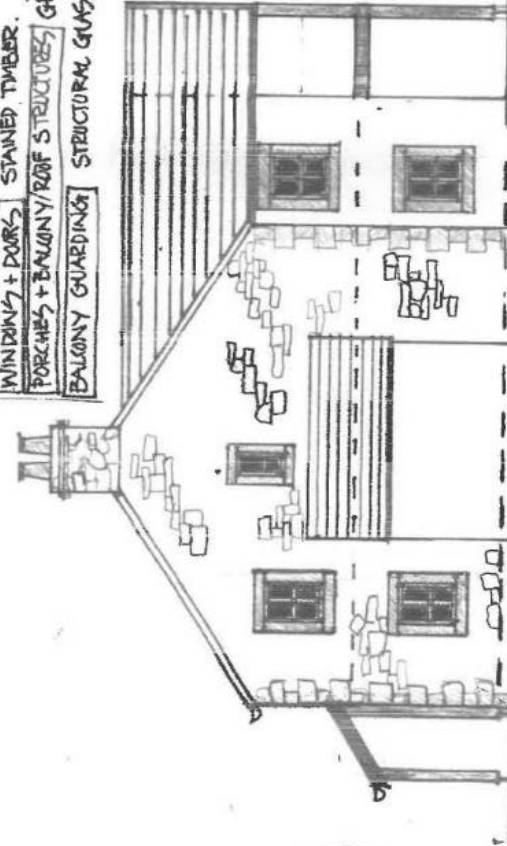
**NORTH**



**EAST**



**SOUTH**



**WEST**

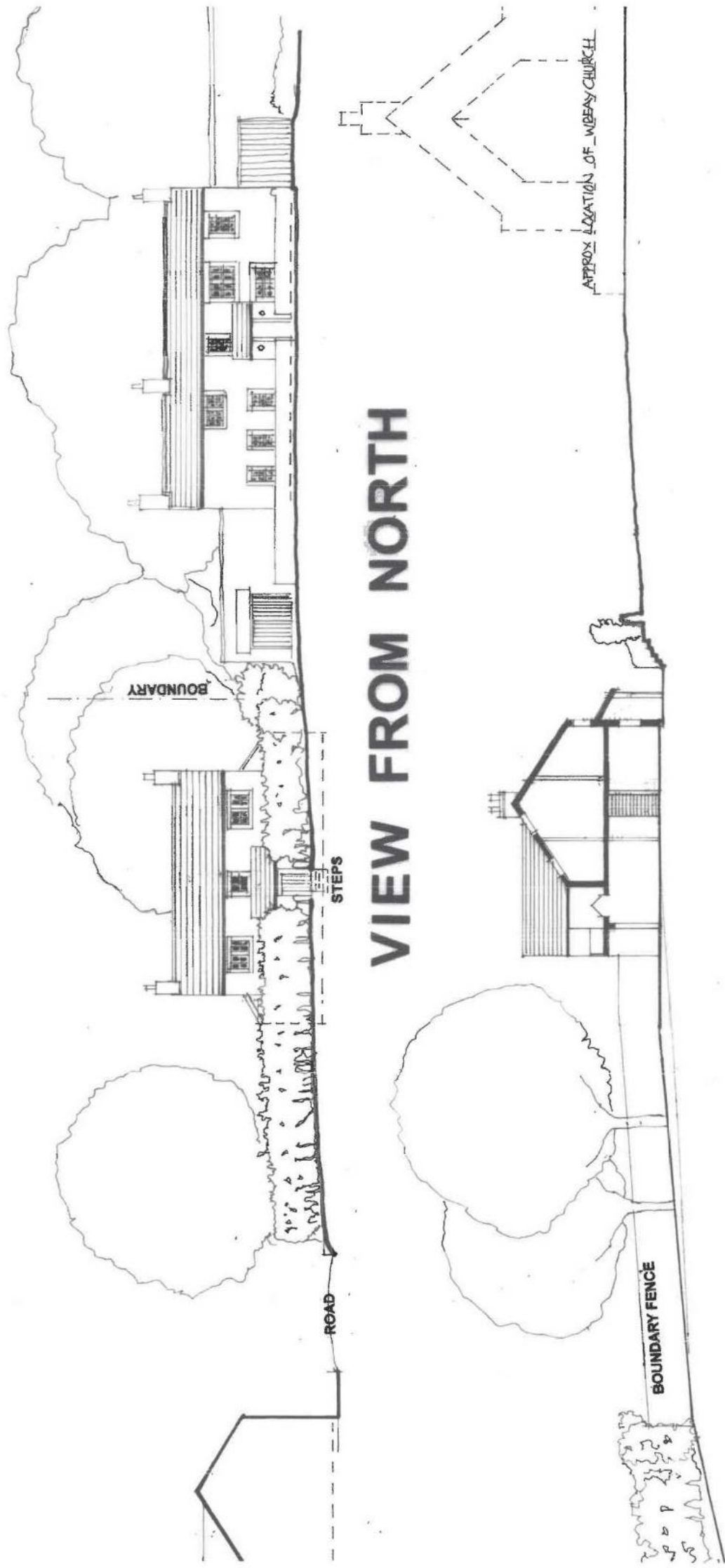
**MATERIALS FINISHES**

**ROOF** RE-CYCLED WELSH BLUE/GRY SLATE  
**WALLS** SELF-COLOURED (OFF WHITE) NET DASH RENDER  
AND LOCAL RED SANDSTONE.

**DOORS + WINDOW SHUTTERS** LAKONBY RED SANDSTONE  
**WINDOWS + DOORS** STAINED TIMBER  
**PORCHES + BALCONY/ROOF STRUCTURES** GREEN OAK  
**BALCONY GUARDING** STRUCTURAL GLASS

0 1 2 3 4 5  
SCALE IN METRES

**HOUSE ON THE GREEN**  
**WREAY CARLISLE CA4 0RL**  
**ELEVATIONS**  
**1:100 21.05.04 B**

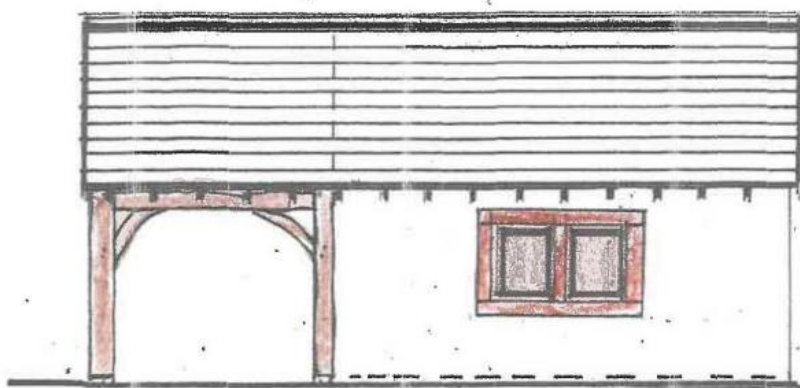


# VIEW FROM NORTH

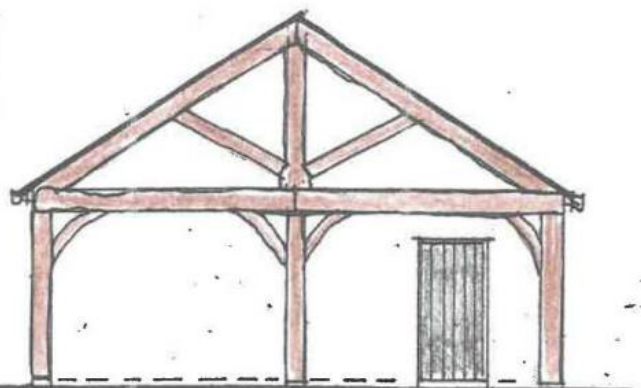
## SITE SECTION A A

HOUSE ON THE GREEN  
 WREAY CARLISLE CA 4 ORL  
 VIEW FROM NORTH +  
 SECTION AA  
 1.200 @ A3 21.05.05A

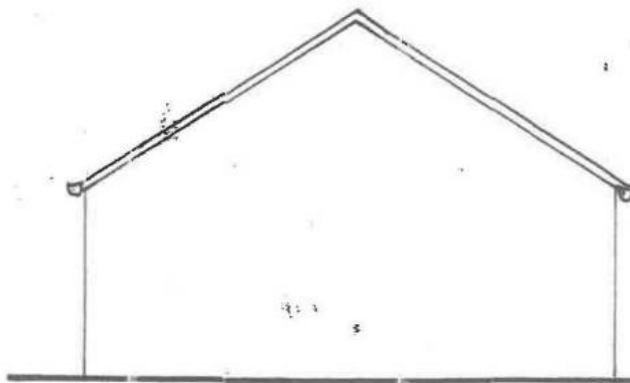




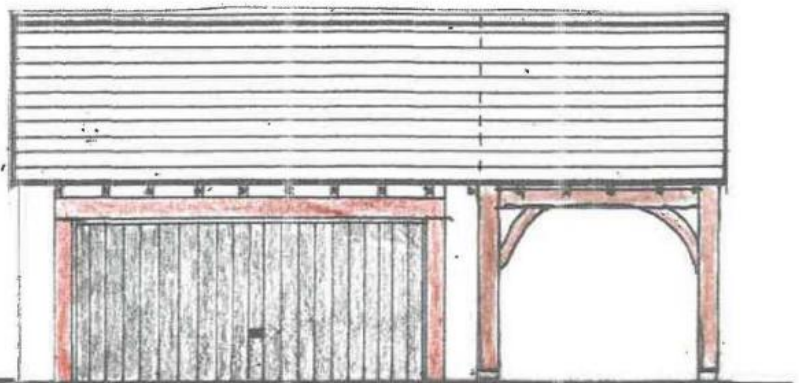
**SOUTH**



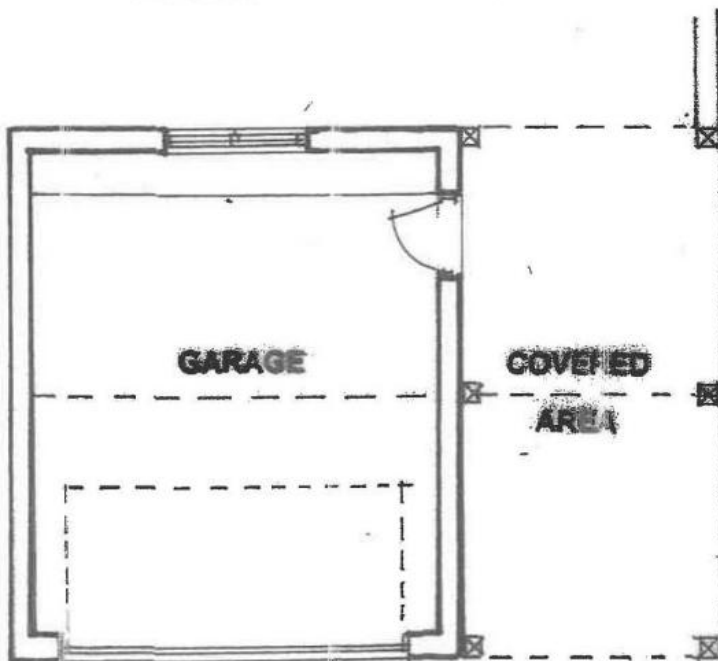
**WEST**



**EAST**



**NORTH**



**PLAN**

**MATERIALS, FINISHES**

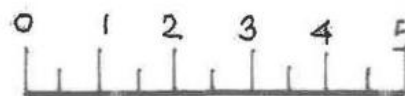
**ROOF** RE-CYCLED WELSH BLUE/GREY SLATE

**WALLS** SELF-COLOURED (OFF WHITE) NET DASH RENDER

**DOOR + WINDOW SURROUNDS** LAZARBY RED SANDSTONE

**WINDOWS + DOORS** STAINED TIMBER

**CAR PORT STRUCTURE** GREEN OAK



**HOUSE ON THE GREEN  
WREAY CARLISLE CA40RL  
PROPOSED GARAGE**

1:100 @ A4

21.05.06