

SCHEDULE A: Applications with Recommendation

19/0606

Item No: 07

Date of Committee: 10/01/2020

Appn Ref No:
19/0606

Applicant:
Mr D Herriott

Parish:
Arthuret

Agent:

Ward:
Longtown & the Border

Location: Old Methodist Church, Albert Street, Longtown, Carlisle, CA6 5SF

Proposal: Conversion Of Rear Of Church (Existing Extension) To 1no. Dwelling Including Provision Of External Roof Terrace

Date of Receipt:
12/08/2019

Statutory Expiry Date
07/10/2019

26 Week Determination
13/01/2020

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 And Design Is Appropriate
- 2.3 The Impact Of The Development On Heritage Assets
- 2.4 Effect On The Living Condition Of The Occupiers Of The Nearby Properties
- 2.5 Highway Matters
- 2.6 Biodiversity

3. Application Details

The Site

- 3.1 The application site relates to the Old Methodist Church which is located on Albert Street, Longtown. The access is between the adjacent property to the east, 4a Albert Street, and the curtilage of properties 55 to 61 Carlisle Road to the west. To the rear of the site is Longtown Industrial Estate. The access is located approximately 30 metres east of the junction with Albert Street and

Carlisle Road.

- 3.2 The application site is located in Longtown which is also within the Longtown Conservation Area with listed buildings in the wider vicinity.

The Proposal

- 3.3 This application is for full planning permission for the change of use of part of the building to a dwelling. The element to which this relates was formerly used as the church hall and whilst the church is within the applicant's ownership, does not form part of this application. The existing access would be retained within a parking area in front of the building.
- 3.4 The proposal involves the conversion of the ground floor together with the raising of the roof to allow for the construction of a first floor. An external first floor terrace would be formed on the west elevation that would be flanked by a 2.1 metre high brick wall and timber fence.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice, a press notice and direct notification to the occupiers of 14 of the neighbouring properties. In response, one letter of representation has been received which raises the following issues:
1. neighbours have not been spoken to about the development but its clearly visible from adjoining properties;
 2. the main concern is parking as Albert Street is currently heavily congested without anymore traffic adding to this;
 3. it is stated on the application form that work or change of use has not started but yet someone has been working and lodging there for the past 3 months;
 4. the foul sewage appears to come through neighbouring properties and are not connected to the church at all;
 5. the application form states that the site cannot be seen from the public road but it can be seen.
- 4.2 Following the receipt of amended details showing parking provision, visibility splays and a balcony wall, no further representations have been received.

5. Summary of Consultation Responses

Highways England: - no objection;

Connect Roads: - no response received;

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

It is appreciated that there is existing access and a proposed two off-street

parking spaces via Albert Street however this would seem quite narrow and with restricted visibility. The applicant should submit a plan that clearly shows the access to the proposed dwelling and the parking spaces. This plan should include 2.4x by 2.4m pedestrian visibility splays. Upon receipt of this plan final comments can be submitted on this application.

Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the highway including verges, until you are in receipt of an appropriate permit (i.e. Section 184 Agreement) allowing such works.

The highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Following the receipt of additional drawings showing the visibility splays, the following response was received:

The splays shown go through the property 4a Albert Street, meaning that there is no visibility for even pedestrians when egressing this site. The parking provisions are inadequate as there would be no room for manoeuvring on site once both spaces are filled. In addition to this we have measured the access as being approximately 2.7 metres in width whereas the Cumbria Development Design Guide states that we look for a minimum of 3.2 metre in width for a access like this one. With this in mind the Highway Authority have no alternative but to recommend refusal for this proposal as it currently stands;

Arthuret Parish Council: - no response received.

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, SP7, HO2, IP2, IP3, IP4, IP6, CC5, CM5, HE7 and GI3 of the Carlisle District Local Plan 2015-2030 are of particular relevance. The City Council's Supplementary Planning Document 'Achieving Well Designed Housing' (SPD) is also a material planning consideration. Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) are also material planning considerations. 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.
- 6.4 Paragraph 11 of the NPPF continues to support sustainable development stating that:
- “Plans and decisions should apply a presumption in favour of sustainable development.”*
- 6.5 This is reinforced in paragraph 11(c) which states that:
- “approving development proposals that accord with an up-to-date development plan without delay”*
- 6.6 Policy HO2 is equally transparent in its guidance relating to housing development and supports the principle of new housing in Longtown subject to consideration against five criteria.
- 6.7 The application site is located in the Longtown and is flanked by existing residential properties to the north, east and west with Longtown Industrial Estate to the south. The site is well-related to Longtown where there are a variety of services and facilities. 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 and accordingly, the principle of housing on this site is deemed acceptable. The planning issues raised by the development are discussed in the following paragraphs.

2. Whether The Scale And Design Is Appropriate

- 6.8 The NPPF promotes the use of good design with paragraph 127 outlining 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 130 of the NPPF which states:

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”

- 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.
- 6.11 The proposal involves the reconfiguration of the ground floor of the church hall to the rear together with the removal of the roof, formation of a new roof and construction of a first floor to provide additional domestic accommodation. An external terrace would be formed at first floor on the west elevation. In addition to the planning policies, the Council's Supplementary Planning Document "Achieving Well Designed Housing" advises that ordinarily extensions should not dominate the original building.
- 6.12 In the context of the proposal, the extensions would occur to the rear of the building with only glimpsed views through from the industrial estate to the rear and from the neighbouring properties to the west. As such, the proposal would not have an impact on the character and appearance of the street scene and the resulting building would be well-related in scale and appearance to the existing building. The materials would be appropriate to those of the existing building.
- 6.13 The proposed extension includes the use of appropriate materials and in the context of this location, would not adversely impact on the character of the area or the occupiers of the neighbouring properties.

3. The Impact Of The Development On Heritage Assets

3a. Listed Buildings

- 6.14 Pursuing sustainable development involves seeking positive improvements in the quality of the historic environment (paragraph 8).

Impact Of The Proposal On The Character And Setting of the Grade II Listed Buildings

- 6.15 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. 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 195 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 196, 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 Criteria 7 of Policy SP7 seeks to ensure that development proposals safeguard and enhance conservation areas across the District. 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 building will only be justified where the public benefits of the proposal clearly outweighs the significance.
- i) the significance of the heritage asset and the contribution made by its setting
- 6.18 Nook House is a Grade II listed building approximately 30 metres north of the application site and a milestone that is approximately 70 metres to the south-west of the application site.
- ii) the effect of the proposed development on the settings of the Grade II listed buildings
- 6.19 Historic England has produced a document entitled 'Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets' (TSHA). 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.
- 6.20 The NPPF reiterates the importance of a setting of a listed building by outlining that its setting should be taken into account when considering the impact of a proposal on a heritage asset (paragraph 194). However, in

paragraph 196, 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.

- 6.21 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).
- 6.22 The development would include an extension and alterations to an existing building to which there would be very limited views from outwith the site. The proposal would be of an appropriate scale and appearance and additionally the listed building and structure is separated by intervening buildings. 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 adjacent listed buildings.

3b. Impact Of The Proposal On The Longtown Conservation Area

- 6.23 The application site is located within the Longtown Conservation Area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, the NPPF, PPG, Policy HE7 of the local plan are relevant.
- 6.24 Section 72 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 to any buildings or land in a conservation area. The aforementioned section states that:

"special attention shall be paid to the desirability or preserving or enhancing the character or appearance of that area".

- 6.25 The aim of the 1990 Act is reiterated in the NPPF, PPG and policies within the local plan. Policies HE6 and HE7 of the local plan advise that proposals should preserve or enhance their character and appearance, protecting important views into and out of conservation areas.
- 6.26 Under the requirements of the NPPF, a *"balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."* The proposal would involve an extension and alterations to the building that would be well-related in the context of the site with public views separated from the conservation area by intervening buildings. On this basis, the proposal would preserve the character and appearance of the conservation area and would not prejudice important views into or out of the conservation area and is acceptable.

4. Effect On The Living Condition Of The Occupiers Of The Nearby Properties

- 6.27 Paragraph 127(f) of the NPPF highlights that developments and decisions should create high quality development and protect the amenity adjacent and future users. 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)

- 6.28 Moreover, Policies SP6 and HO8 of the local plan requires that proposals ensure that there is no adverse effect on residential amenity or result in unacceptable conditions for future users and occupiers of the development and that development should not be inappropriate in scale or visually intrusive.
- 6.29 The proposal includes the provision of a first-floor terrace that would face west. Adjacent to the site at this point is a parking area that serves 55 to 61 Carlisle Road with windows in the rear of the properties beyond. As such, there is the potential for overlooking to occur from the terrace to these properties.
- 6.30 To address this, the applicant originally submitted plans which included a mesh screen and wire planters. Officers considered that such a screen was not sufficiently robust and as such, the plans have been amended and the scheme now includes the brickwork and timber fencing to an overall height of 2.1 metres. A condition is imposed requiring the formation and retention of this screen.
- 6.31 Given the orientation of the application site with the neighbouring properties, the development would form an extension to an existing building and would be well-related to such. Accordingly, the occupiers of these properties would not 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 Matters

- 6.32 Planning policies generally require that development proposals do not lead to an increase in traffic levels beyond the capacity of the surrounding local highway and provide adequate parking facilities.
- 6.33 There is a narrow access between the gable and curtilage of the adjacent properties which then expands to a more open area adjacent to the church entrance. The applicant proposes that this would be the access and parking

areas and has submitted plans which show parking facilities for three vehicles.

- 6.34 In response, Cumbria County Council as the Highway Authority has submitted an objection that raises two issues. Firstly, there was concern that the access does not provide the appropriate pedestrian visibility splays of 2.4 metres by 2.4 metres. In this instance, the splay cannot be achieved due to the proximity of the adjacent gable to the access and it being on the boundary of the footpath. Whilst the pedestrian visibility splay is a recognised requirement for new development, in this instance, the access is existing, a point reinforced by the fact that there is a solid white line painted on the carriageway which is a mechanism used to keep accesses clear. The Highway Authority has confirmed that they are not aware of any road traffic collisions in the proximity of the site in the last 20 years. Therefore, in this instance, it would be unreasonable to refuse the application on this basis as the access is existing.
- 6.35 The second point refers to the intensification of the use of the site. The application proposes the conversion and extension of the rear portion of the building used as the church hall whilst the remaining element to the front, does not form part of the application site. The Highway Authority are concerned that this could potentially revert back to its religious use which, together with the dwelling to the rear, would result in an intensification of the use.
- 6.36 This scenario is recognised but the whole site is within the applicant's ownership and it is difficult to conceive that the church use would continue whilst attached to the applicant's property with parishioners walking through his access and curtilage. Whilst this application must be determined on its merits, the question has been asked as to the applicant's intended use of the church and an update should be available for members at the meeting.
- 6.37 Given the relatively narrow width of the access, parking in this area when the church was in use would limit the ability of parishioners with mobility issues to adequately pass the parked vehicles. Even if this scenario were to manifest itself, the three parking spaces within the site could not accommodate all of the parishioners' parking requirements. Therefore, a maximum of three vehicles would be displaced which could be accommodated in the surrounding on-street parking facilities. In any event, proportionately the amount of vehicles that would be displaced would be minimal in comparison to the amount of parishioners and potential vehicles to the church. Consequently, even if the church use continued in tandem with the residential use, the level of intensification and the consequential highway effects, are considered to be minimal and would be acceptable in this instance.

6. Biodiversity

- 6.38 Planning Authorities in exercising their planning and other functions must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).

Such due regard means that Planning Authorities must determine whether the proposed development meets the requirements of Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat.

- 6.39 The council's GIS layer has identified that the site has the potential for protected species to be present on or in the vicinity of the site. As the building would be within the curtilage of a domestic property on land previously developed, the building would not harm a protected species or their habitat; however, an Informative would have 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

- 6.40 In overall terms the proposal is appropriate to the property in terms of scale and design and would not result in a discordant feature within the locality and would not be detrimental to the area. The development would not be detrimental to the character or setting of either listed buildings or the Longtown Conservation Area.
- 6.41 The building would be sufficiently well orientated in respect of the neighbouring properties such that the living conditions of the occupiers of these properties would not be adversely affected to such a degree as to constitute development contrary to planning policies. No biodiversity issues are raised by the application.
- 6.42 The Highway Authority has raised several issues that culminate in an objection to this application. In assessing these, the first issue which relates to the pedestrian visibility splays is largely irrelevant as the access is existing. The second issue relates to the intensification of the use of the site and the resulting increase in parking demand. If Members consider that this would occur as a result of the development, it is a matter of judgement as to whether this displacement would have a negative effect on the surrounding highway network and parking facilities. On balance, however, given the scale and nature of the development, it is considered acceptable in this instance. In all aspects the proposal is considered to be compliant with the objectives of the relevant local plan policies and is recommended for approval subject to the imposition of conditions.

7. Planning History

- 4.1 There is no planning history associated with this site.

8. Recommendation: Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

1. the Planning Application Form received 5th August 2019;
2. the Location Plan received 12th August 2019;
3. the Site Plan received 5th August 2019;
4. the Proposed Plans received 5th August 2019 (Drawing no. P100);
5. the Proposed Elevations received 21st October 2019 (Drawing no. P300 Rev A);
6. the Proposed Sections received 18th October 2019 (Drawing no. P200 Rev A);
7. the Location Plan Visibility Splays received 18th October 2019;
8. the Design and Access Statement received 5th August 2019;
9. the Heritage Statement received 12th August 2019;
10. the Parking Plan received 18th October 2019;
11. the Notice of Decision;
12. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling unit to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) Classes A, B, D and E of these Orders, without the written approval of the local planning authority.

Reason: To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy SP2, HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

4. The parking area shall be constructed in accordance with the approved plans before the building is occupied and shall not be used except for the parking of vehicles in connection with the development hereby approved.

Reason: To ensure adequate access is available for each occupier in accord with Policies IP3 and SP6 of the Carlisle District Local Plan 2015-2030.

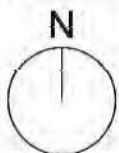
5. The brick and timber boundary structure serving the terrace shown on the Proposed Elevations (Drawing no. P300 Rev A) and Proposed Sections

(Drawing no. P200 Rev A) received 21st October 2019 shall be completed prior to the terrace being brought into use and shall be retained in its approved form thereafter.

Reason: To protect the living conditions of the occupiers of neighbouring properties from overlooking and loss of privacy and to ensure an appropriate form of development in accordance with Policies SP6 and HO8 of the Carlisle District Local Plan 2015-2030.

6. The external walling materials to be used in the building works hereby permitted shall be identical to those in the existing building, including the manner in which any bricks are laid, where appropriate. If any other material is proposed no development relating to the use of external materials shall take place until such has been approved, in writing, by the local planning authority.

Reason: To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

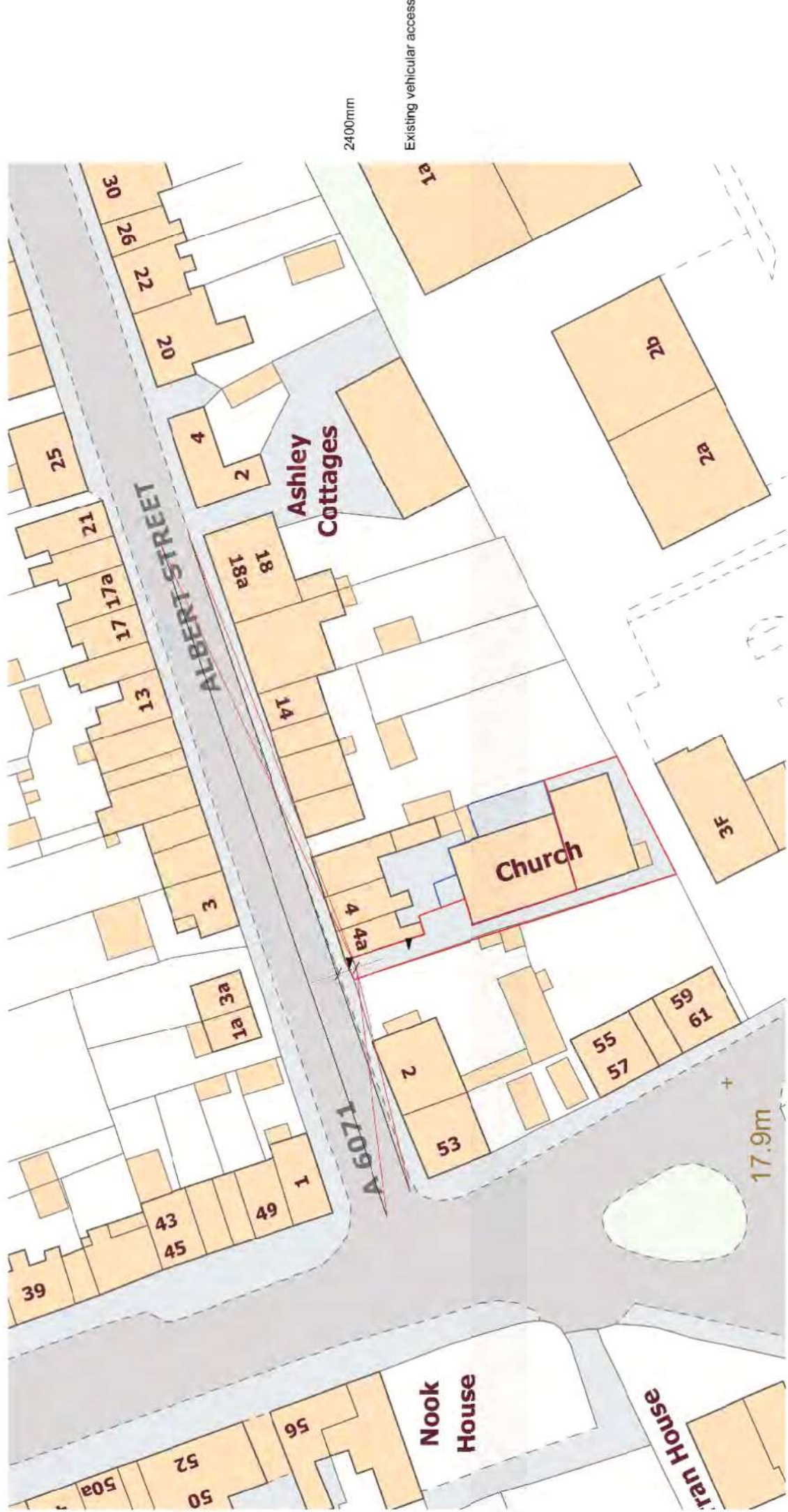


This drawing is for planning purposes only. All dimensions to be checked on site before any work commences.

- Proposed Site
- Site not part of this application

0m 10m 20m 40m 60m

Location Plan
Scale 1:1250 at A4

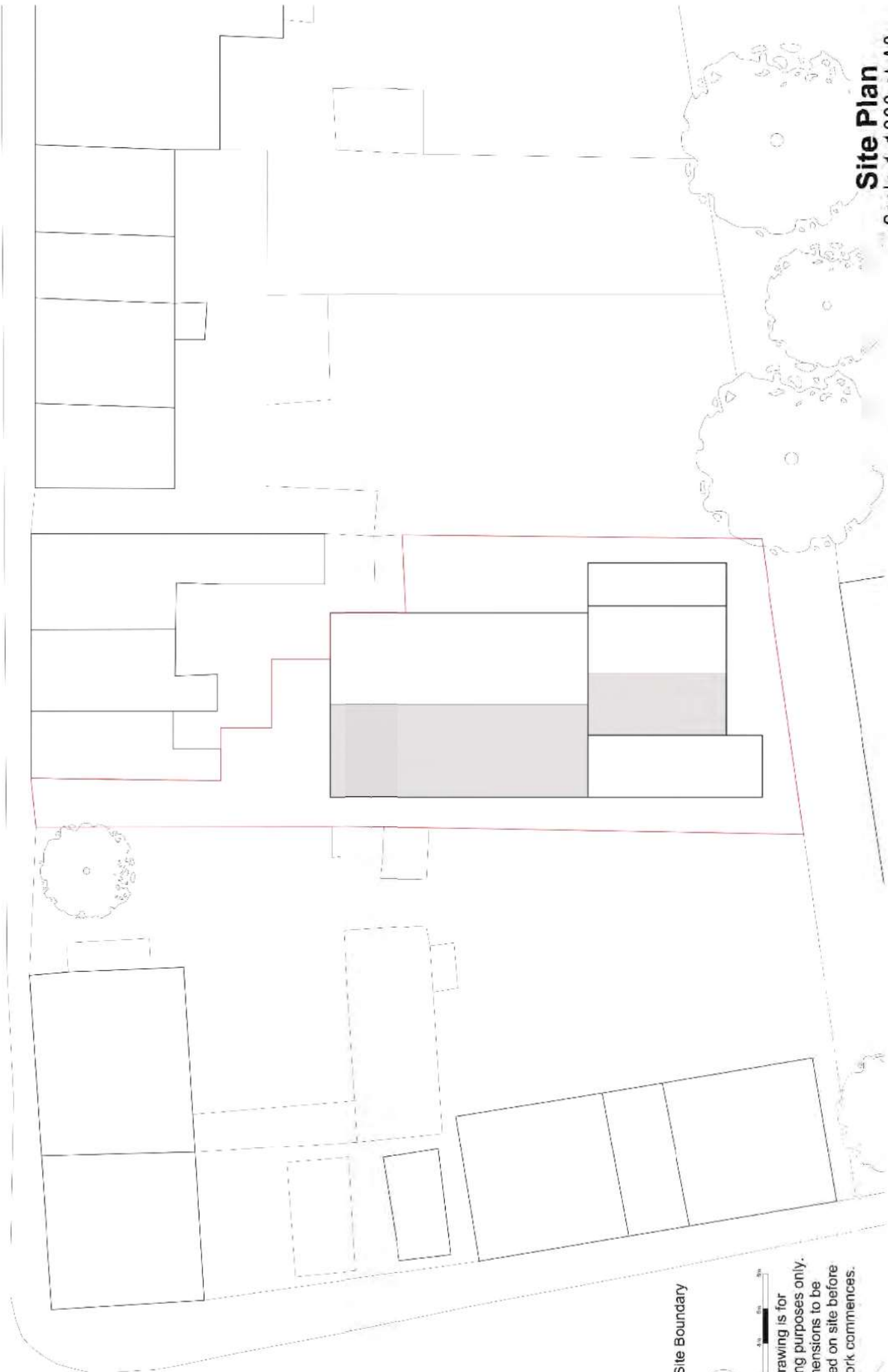


Proposed Site

Site not part of this application

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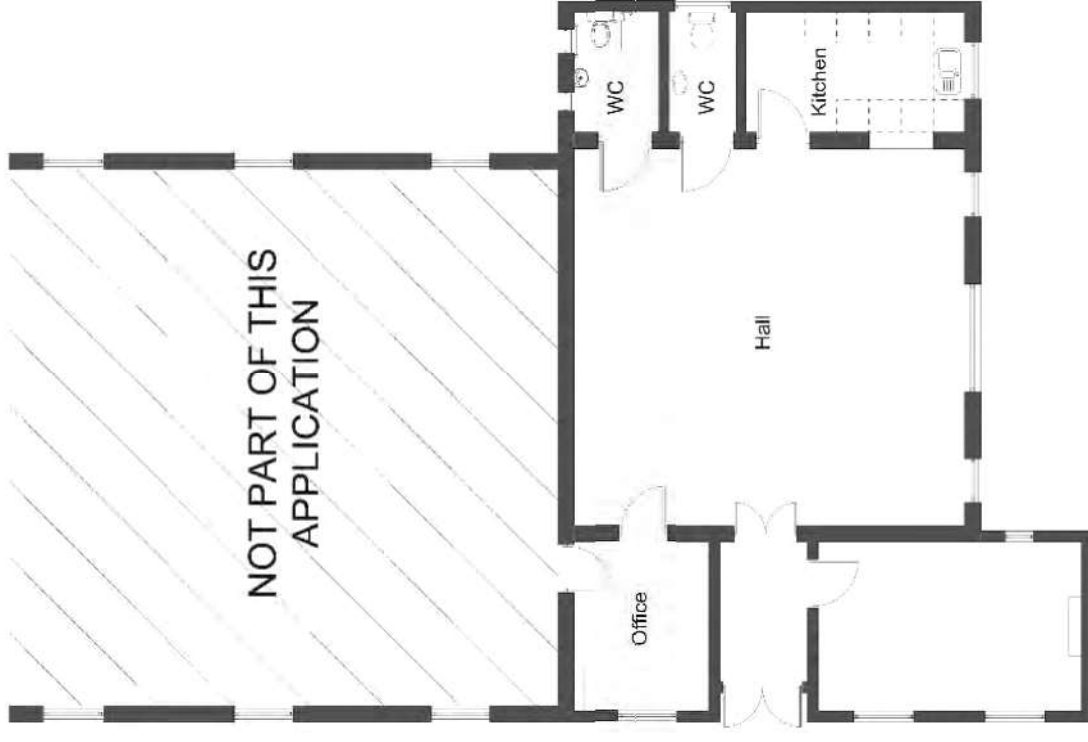
Location Plan



— Site Boundary



This drawing is for planning purposes only. All dimensions to be checked on site before any work commences.



NOT PART OF THIS APPLICATION

Office

Hall

Kitchen

WC

WC



- Existing Wall

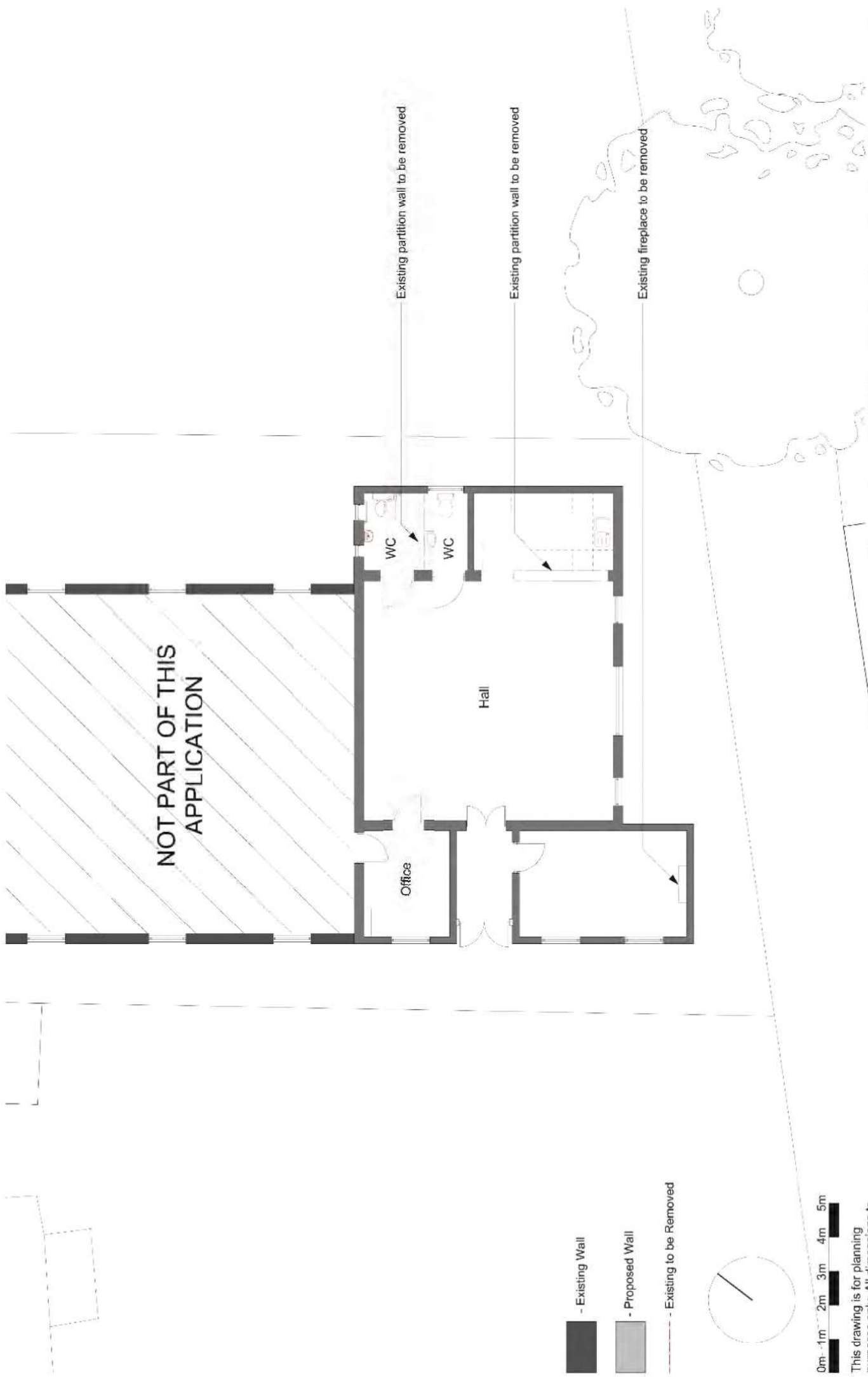


- Proposed Wall

- - - Existing to be Removed



This drawing is for planning purposes only. All dimensions to be checked on site before any work commences.



NOT PART OF THIS APPLICATION

Existing partition wall to be removed

Existing partition wall to be removed

Existing fireplace to be removed

WC

WC

Hall

Office

- Existing Wall

- Proposed Wall

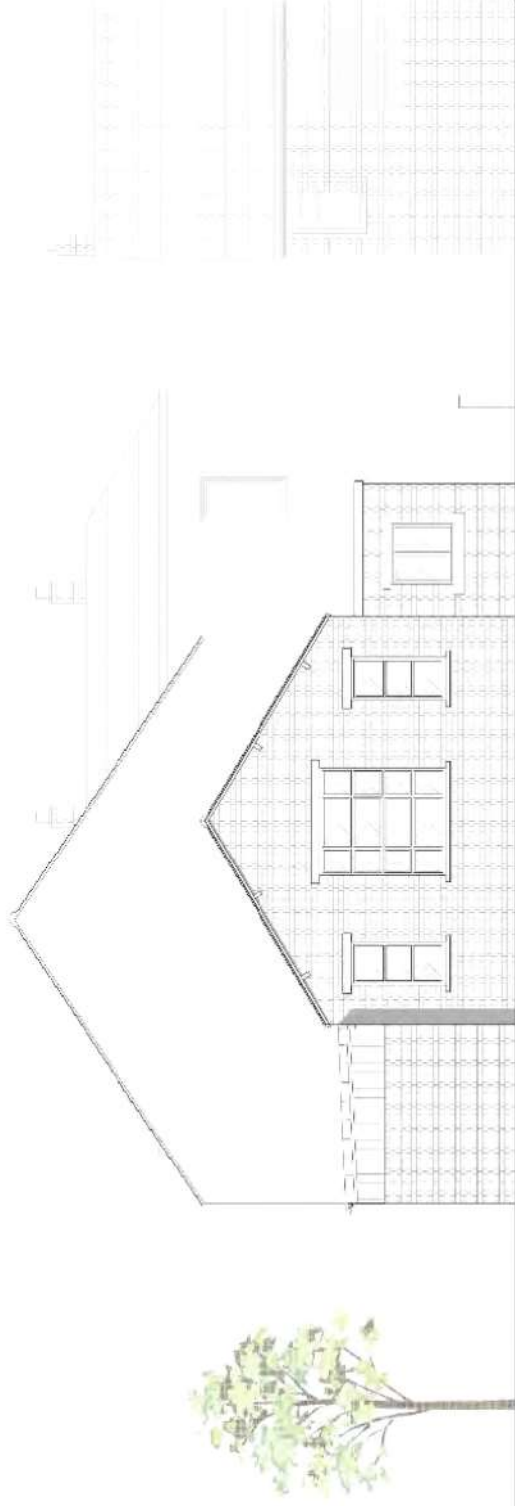
- Existing to be Removed

0m 1m 2m 3m 4m 5m

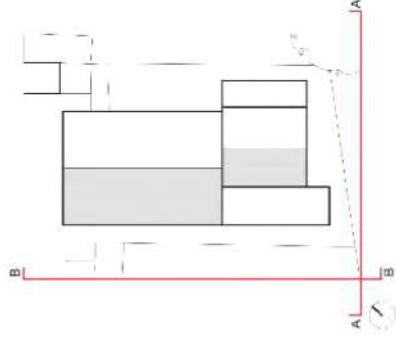
This drawing is for planning purposes only. All dimensions to be checked on site before any work commences.

Drawing E110 - Existing to be Removed

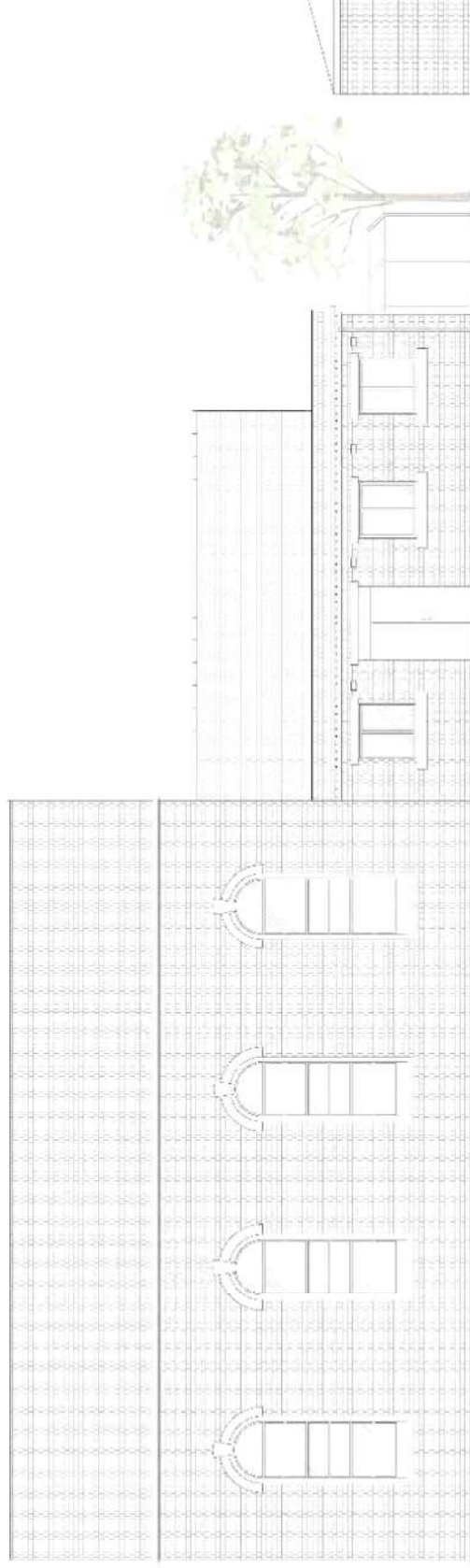
Scale 1:100 at A3



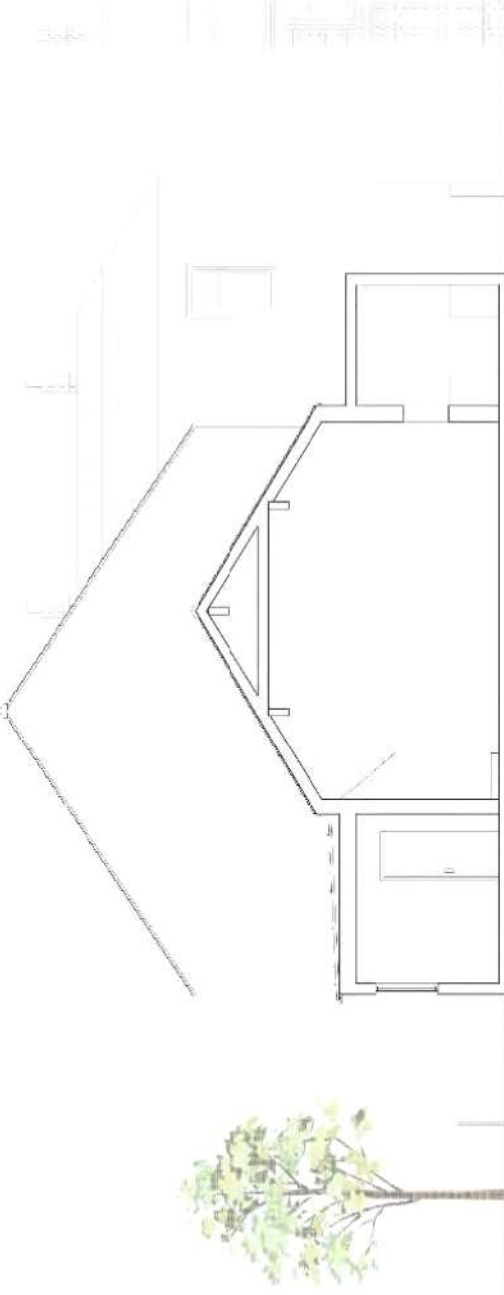
Elevation AA
Scale 1:100



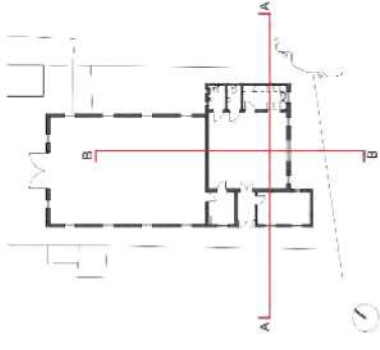
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Elevation BB
Scale 1:100
0m 1m 2m 3m 4m 5m

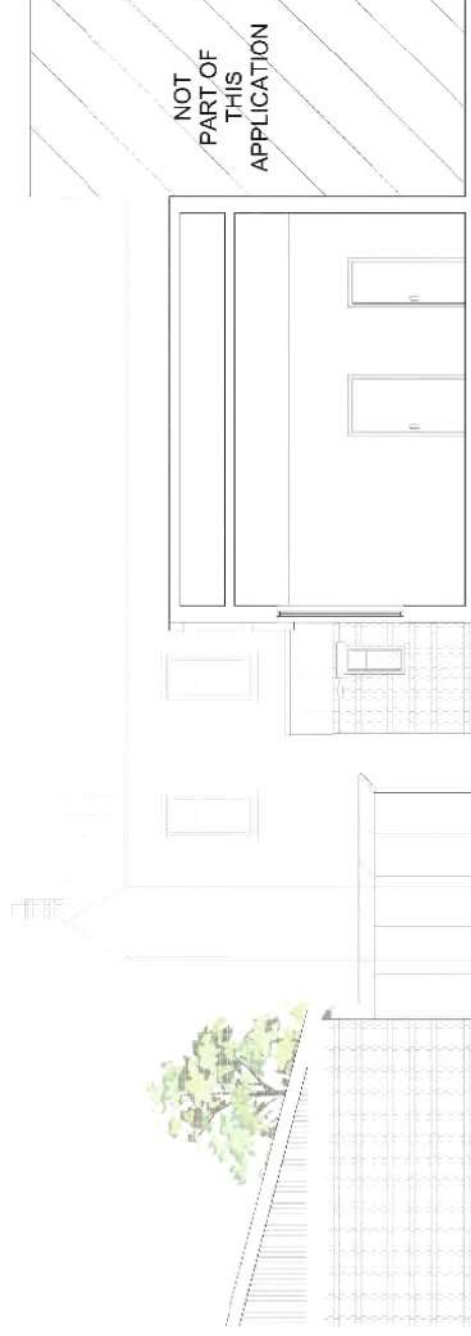


Section AA
Scale 1:100

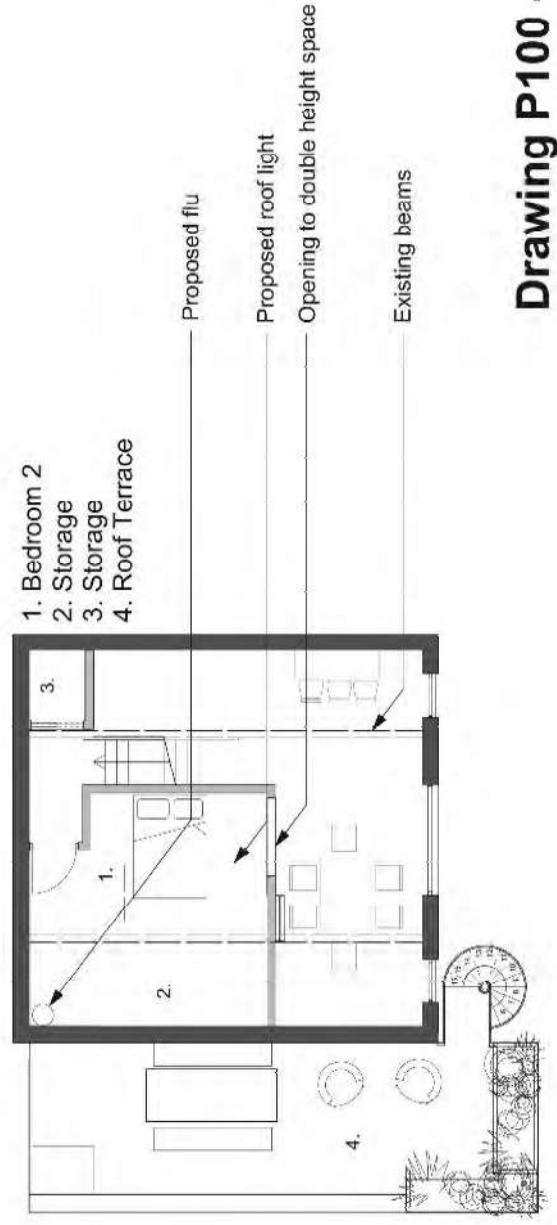
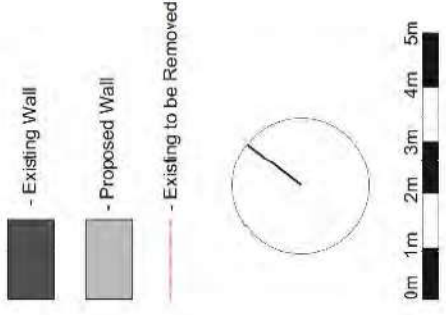
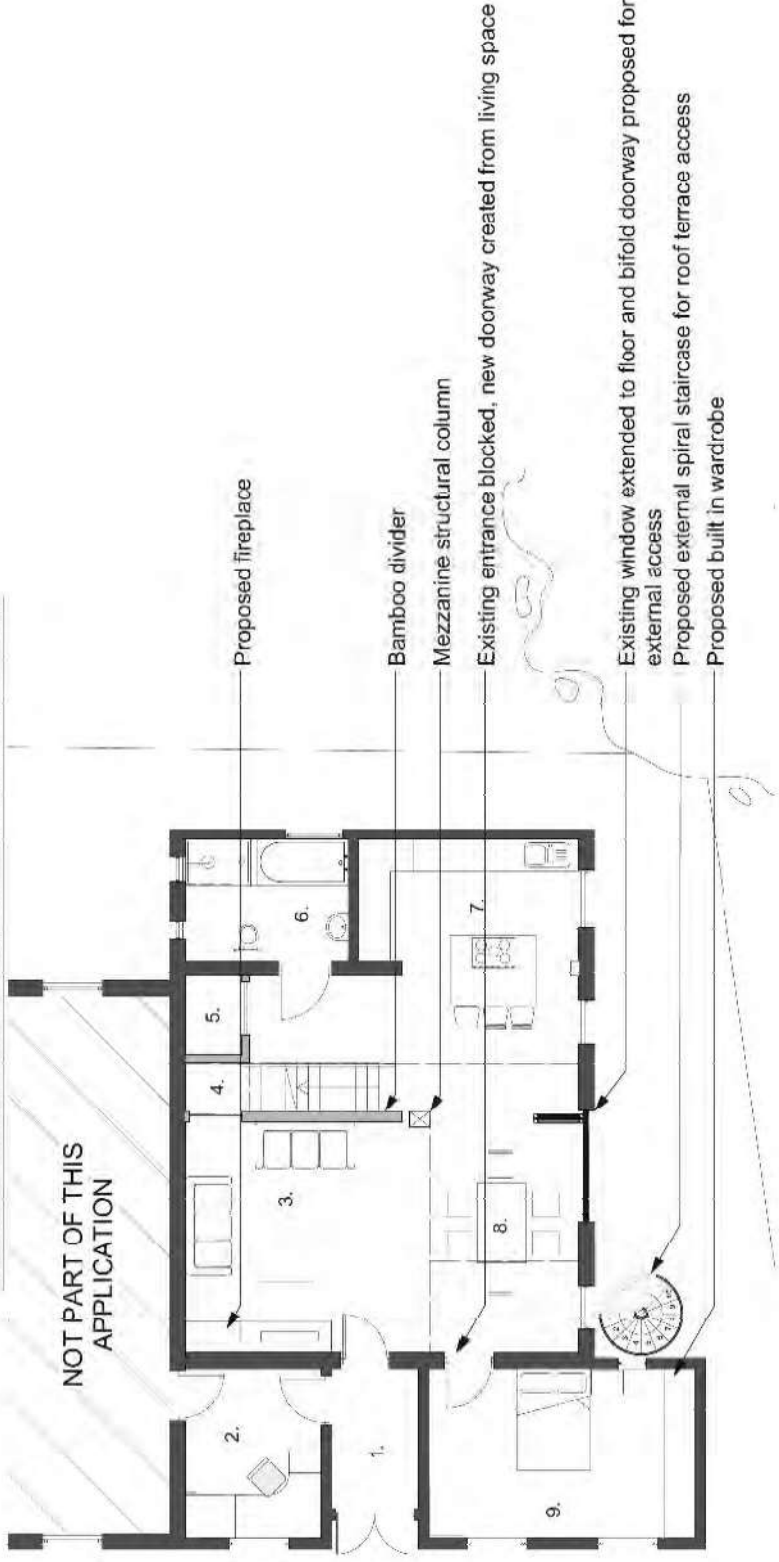


0m 1m 2m 3m 4m 5m

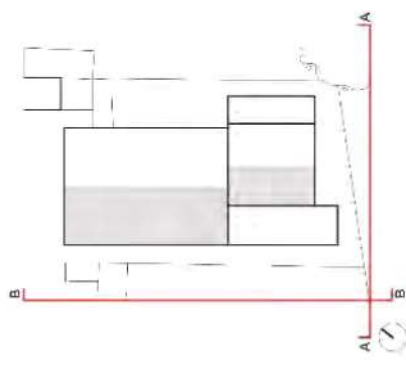
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Section BB
Scale 1:100

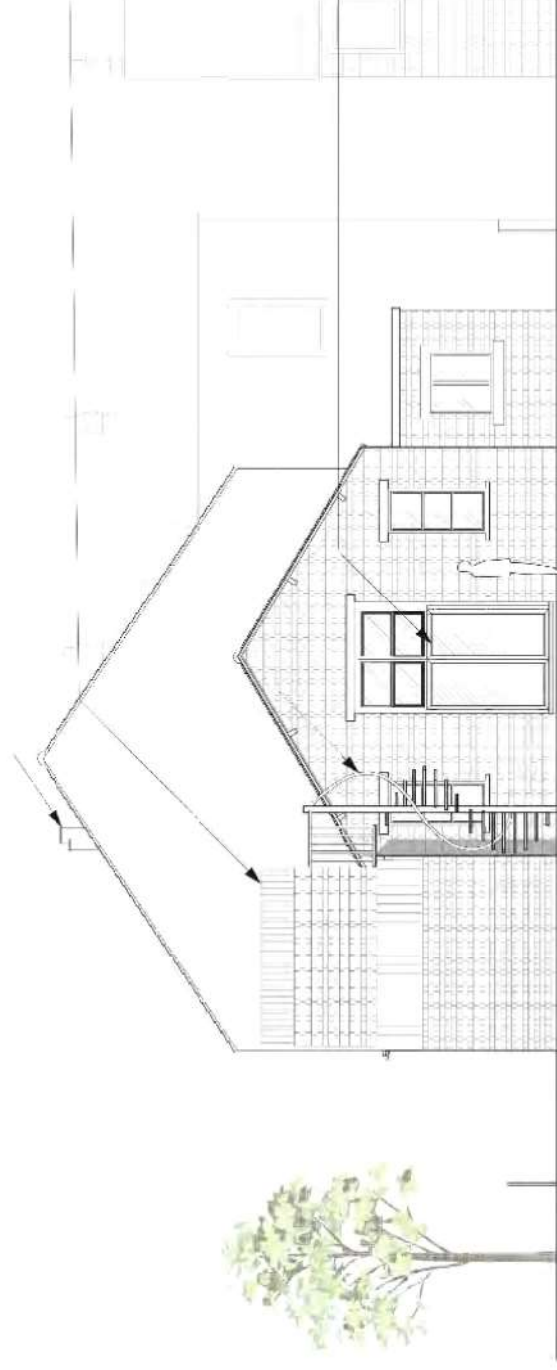


Drawing P100 - Proposed Plans

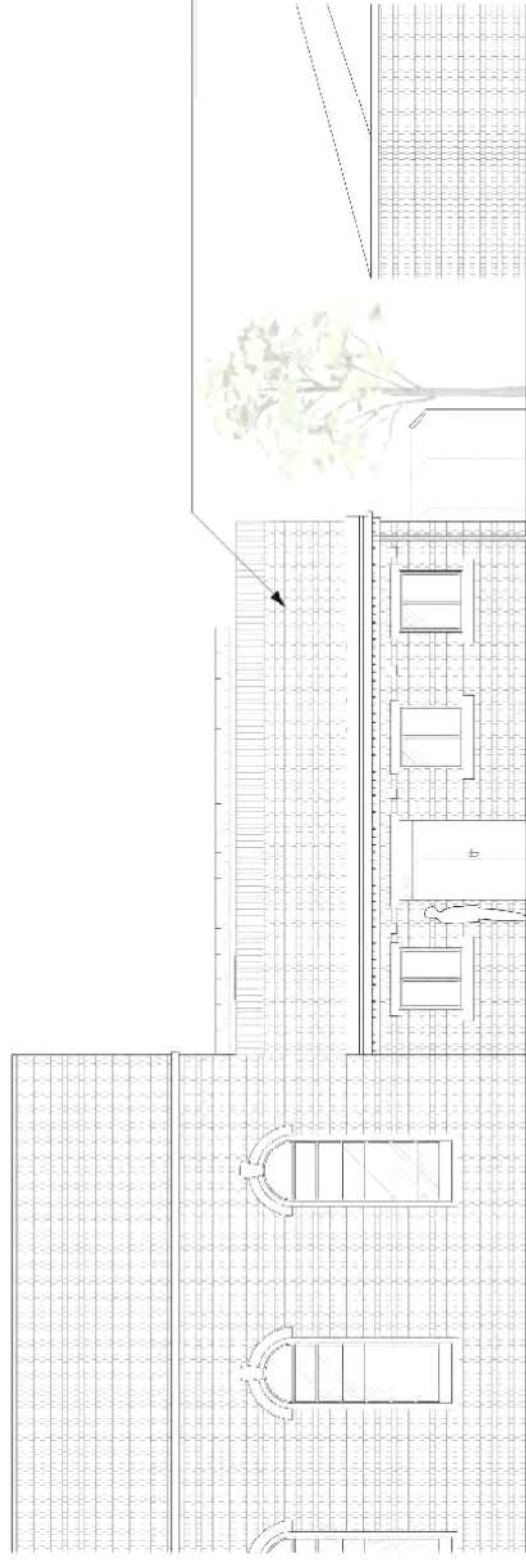


This drawing is for planning purposes only. All dimensions to be checked on site before any work commences.

- Proposed flu
- Proposed roof terrace with extended brickwork
- timber fencing for privacy
- Proposed brickwork to match existing, fencing to be fixed to internal face of brickwork.
- Proposed external spiral staircase for roof access
- Existing window removed, opening extended and bi-fold doors proposed for external access



Proposed Elevation AA
Scale 1:100



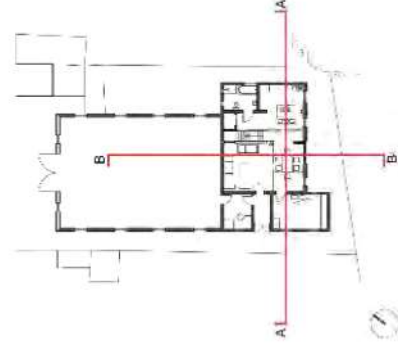
Proposed Elevation BB
Scale 1:100



- Proposed roof terrace with extended brickwork
- timber fencing for privacy.
- Proposed brickwork to match existing, fencing to be fixed to internal face of brickwork.

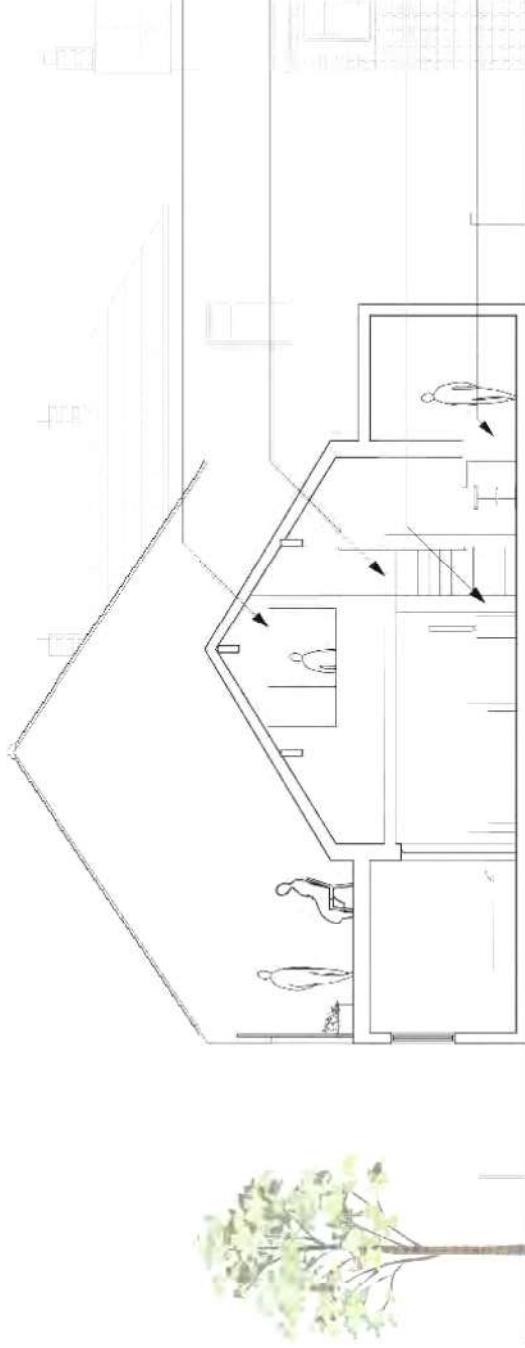
Revision A

Drawing P300 - Proposed Elevations

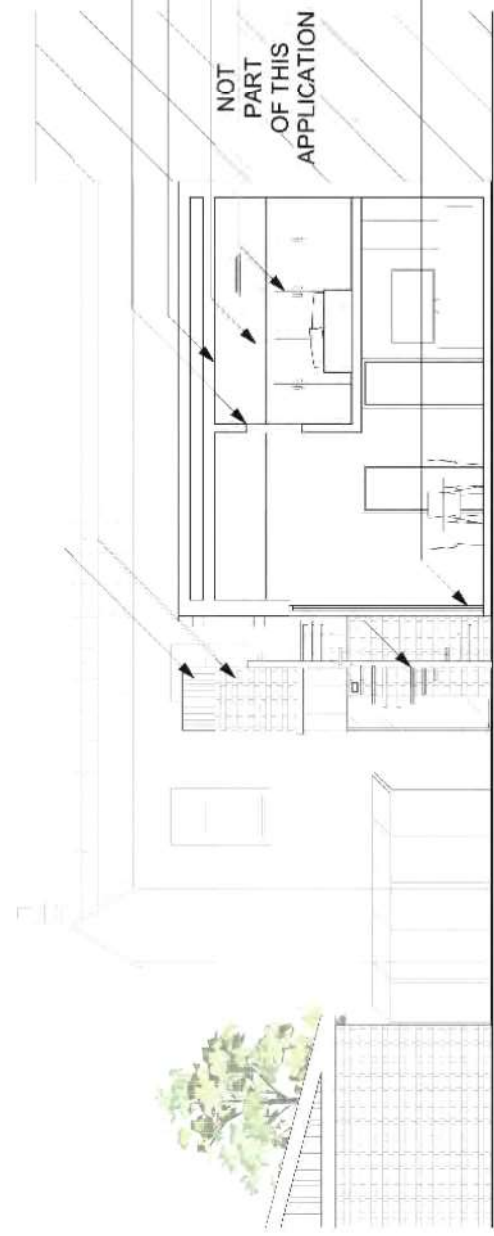


This drawing is for planning purposes only. All dimensions to be checked on site before any work commences.

- Enclosed timber mezzanine with opening to double height space
- Proposed staircase, providing access to bedroom 2
- Structural supporting column for mezzanine level
- Proposed kitchen island



Section AA
Scale 1:100



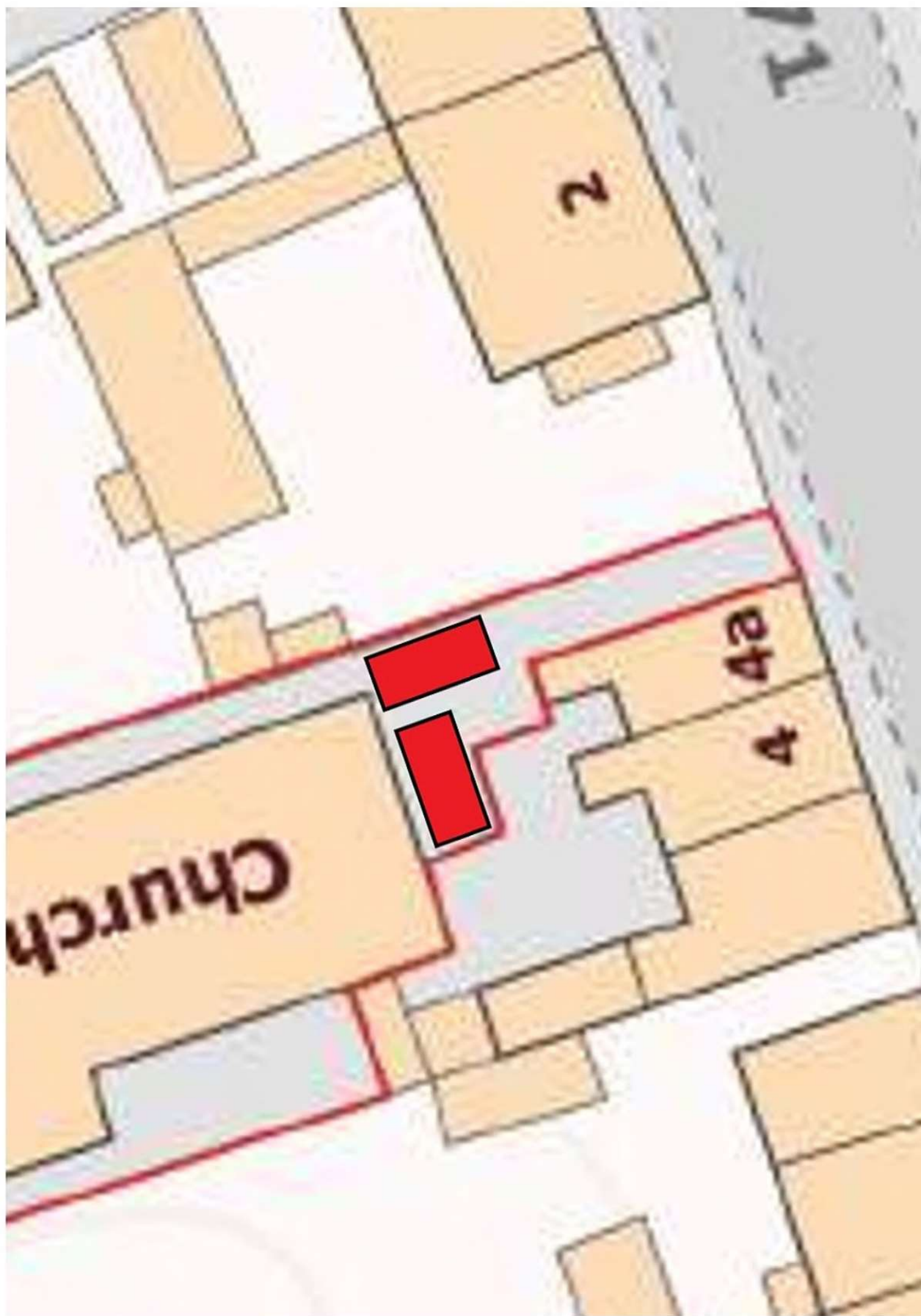
- Privacy screen timber fencing: total height 2100mm
- Proposed brickwork to match existing; 1500mm high
- Internal opening with shutter
- Proposed roof light
- Existing I-Beam Storage
- Proposed external spiral staircase for roof access
- Existing window removed, opening extended and new bi-fold doors proposed

Section BB
Scale 1:100

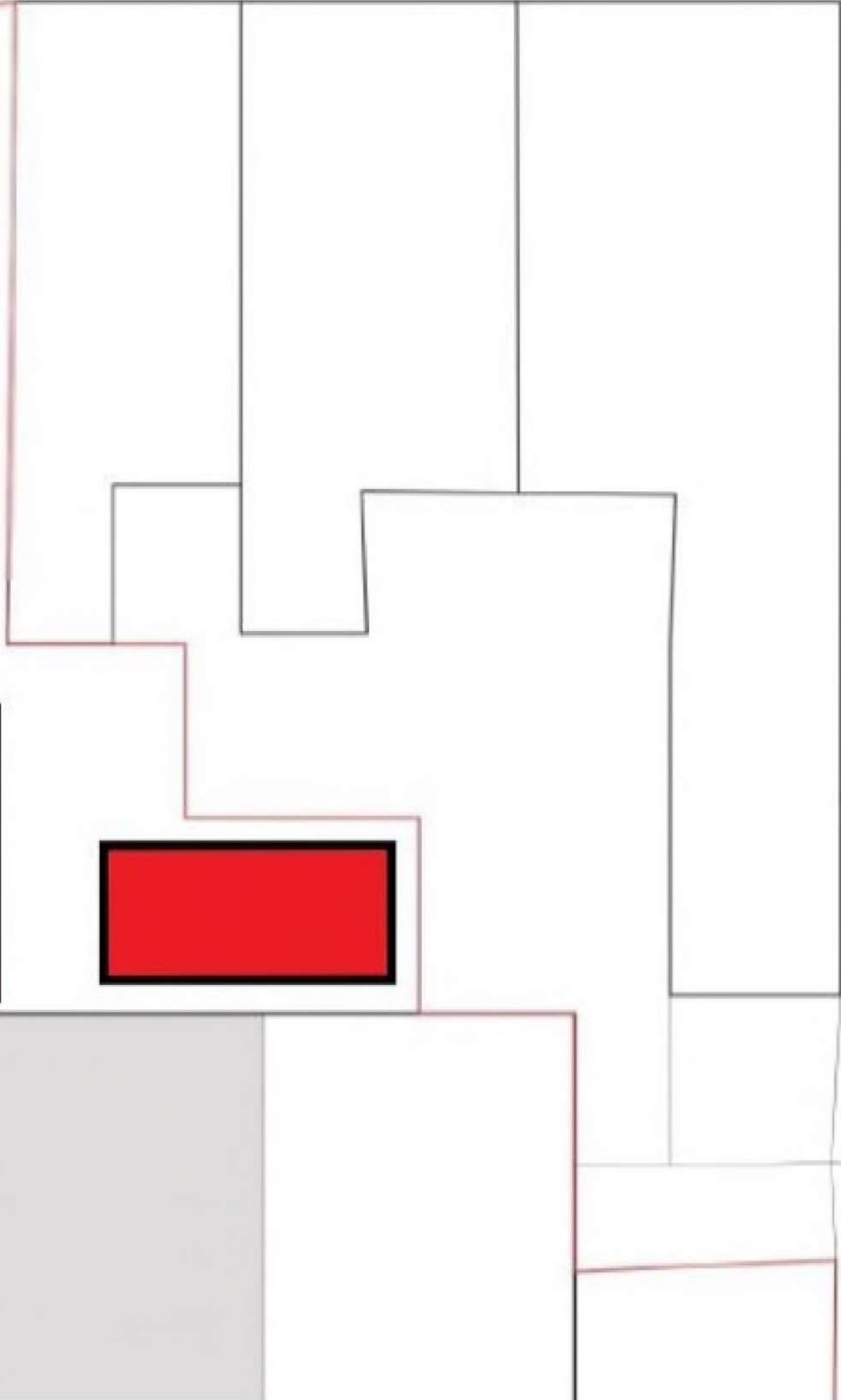


Revision A

Drawing P200 - Proposed Sections



Existing Vehicular Access



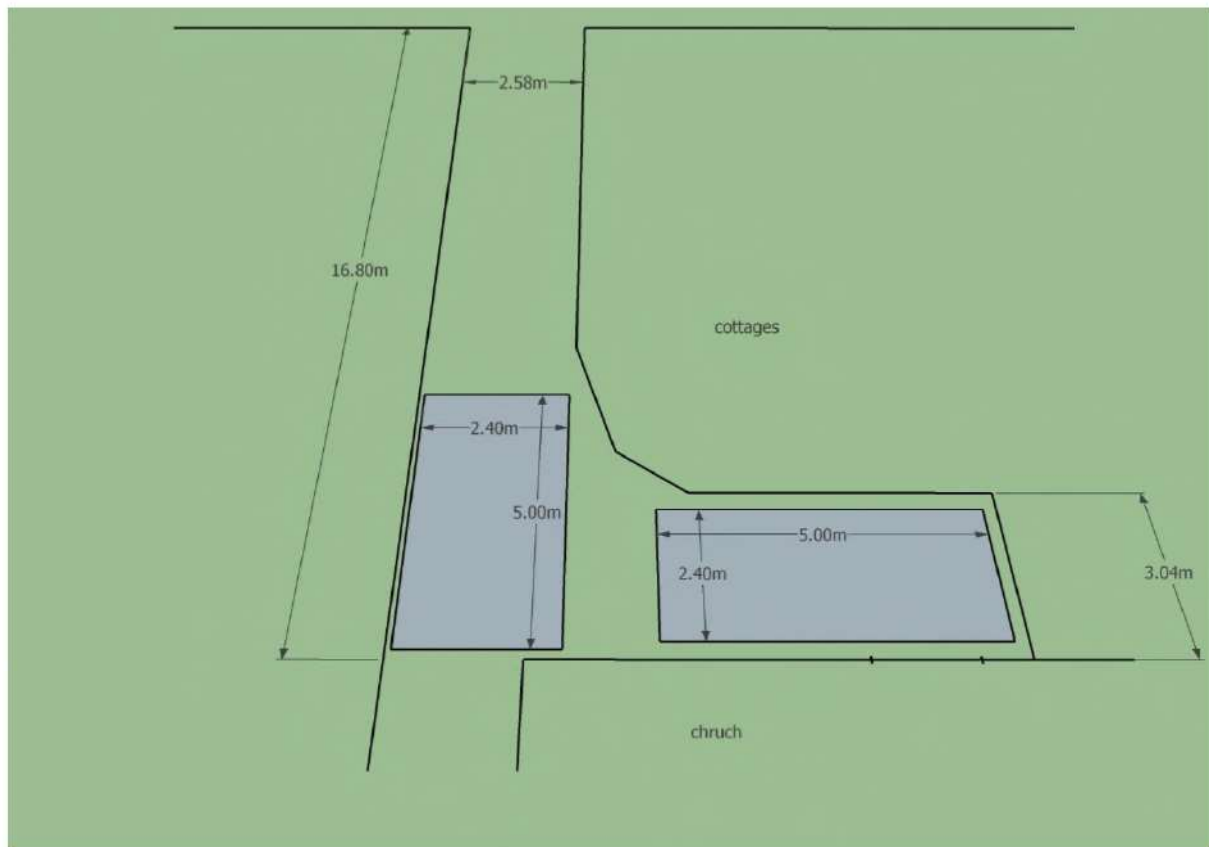
The Old Methodist Church
Albert Sreet
Longtown
Caelisle
CA65SF

Parking Plan

This application is for the current and existing site access/parking for the conversion of the church rear to access the Dwelling.

The proposed parking is for 1.5 parking spots, as required by regulations for a two bed dwelling.

- **Proposed Parking**



SketchUp Pro 2018

The two rectangles represent the 2.4x5m space required for vehicle parking. While noting the average width of a family car is between 1.8-2m.



There is room the full length of the drive (represented by the red area, however parking closes to the church will be carried out)



Area once gates have been removed



- **Access to parking**

The Highway Authority request pedestrian visibility splays. However since this is already an existing access route to the site and no new access is being requested, I have been advised that one is not required.

Access to the site is from Albert Street. Reverse parking will be required as no turning space is available. This will ensure safety in exiting the parking area when joining the road.



As you can see there is already a single white line stating parking should not be allowed and that access should be clear at all times.



- **Leaving Parking Area**

As explained above reverse parking on the site is essential, joining Albert Street will be front facing allowing for greater and safer visibility to other road users. In terms of pedestrian safety past the parking access I understand that a short horn blast is used locally as a warning to approaching pedestrians from either side.



White line continues up past the No.2 Albert Street off-street parking spot.



However due to numbers of vehicles owned by the immediate neighbours, often visibility is restricted when they use this area for additional parking. Till now the church never needed regular vehicle access, however this will change with a change in future use of the property.

- **Similar off-street parking access on Albert Street**

Along the length of Albert Street, most of the off-street parking is accessed via openings between the houses.



(Access for parking at the rear of numbers 8,10,12,14)



(Opposite side of road)



(Opposite side of road)

- **Possible Future plans**

This application is required to address the parking needs for a new Dwelling. Although street parking is available in the vicinity of the church, off street parking would reduce additional demand on local street parking for one dwelling in the immediate future. However, before future development of the main church building commences, we would need to revisit parking requirements. We are currently looking into alternative parking options both on and off site which would be more suitable for a larger numbers of vehicles.