

## SCHEDULE A: Applications with Recommendation

21/0120

Item No: 02

Date of Committee: 23/07/2021

**Appn Ref No:**  
21/0120

**Applicant:**  
Mr & Mrs S Carr-Baugh

**Parish:**  
Westlinton

**Agent:**  
PFK

**Ward:**  
Longtown & the Border

**Location:** Firbank, Westlinton, Carlisle, CA6 6AQ

**Proposal:** Erection Of Single Storey Side Extension To Provide Garden Room; Glazed Lobby Link Through To Outbuilding; Conversion Of Outbuildings To Domestic Use: Alterations To Outbuilding 1 To Create Utility, Boot Room & Storage Room; Alterations To Outbuilding 2 To Create Kitchen, W.C., Lounge/Dining Room And Gym On Ground Floor With Function Room, Office and Shower/W.C. Above; Alterations To Outbuilding 3 To Create 2no. En-Suite Bedrooms, Boot Room, Consulting Room With Dispensary, Sauna/Shower Room and Gym; Erection Of Detached Garage; Erection Of New Gateway And Boundary Treatments; Creation Of New Access

**Date of Receipt:**  
02/03/2021

**Statutory Expiry Date**  
29/04/2021

**26 Week Determination**  
26/07/2021

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## REPORT

**Case Officer:** Barbara Percival

### 1. Recommendation

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

### 2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on the character and setting of the Grade II Listed Building
- 2.3 Impact of the proposal on the amenity of neighbouring residents and land users
- 2.4 Impact of the proposal on highway safety
- 2.5 Adequacy of existing drainage systems
- 2.6 Impact of the proposal on existing trees and hedgerows
- 2.7 Impact of the proposal on biodiversity

## 2.8 Other matters

### 3. Application Details

#### The Site

- 3.1 Firbank, is substantial late Georgian brick two storey former farm house, set back from the C1016 county highway approximately 0.8 miles to the west of Westlinton. The dwelling is a Grade II Listed Building with its associated courtyard of single and two storey buildings curtilage listed. Immediately, to the north of the courtyard are a series of traditional and modern agricultural buildings which are under separate ownership.
- 3.2 The existing access to the property is via a shared driveway off the C1016 county highway which also serves the agricultural operation immediately to the north of Firbank.

#### The Proposal

- 3.3 The application seeks planning permission for the erection of single storey side extension to provide garden room; glazed lobby link through to outbuilding; conversion of outbuildings to domestic use: alterations to outbuilding 1 to create utility, boot room and storage room; alterations to outbuilding 2 to create kitchen, w.c., lounge/dining room and gym on ground floor with function room, office and shower/w.c. above; alterations to outbuilding 3 to create 2no. en-suite bedrooms, boot room, consulting room with dispensary, sauna/shower room and gym; erection of detached garage; erection of new gateway and boundary treatments; creation of new access.

### 4. Summary of Representations

- 4.1 This application has been advertised by the direct notification of one neighbouring property and the posting of site and press notices. In response, three representations of objection has been received.
- 4.2 The representations identify the following issues:
1. questions requirement for separate driveway;
  2. impact on highway safety;
  3. questions adequacy of parking provision and access for emergency vehicles to serve development;
  4. questions capacity of foul drainage to serve additional 2no. ensuite bedrooms;
  5. questions procedure/publicity of 21/0121;
  6. questions ownership of outbuildings / land and ability to undertake proposals;
  7. potential trespass from visitors;
  8. proposals not in keeping with listed building;
  9. potential commercial use of function room, gym, dispensary and

- additional accommodation;
- 10. position of CCTV cameras not illustrated on drawings;
- 11. removal of trees and hedgerow to create driveway;
- 12. impact on biodiversity;
- 13. requests that should the applicant work for the council the transparency of the council is adhered to if the application goes to committee.

## 5. Summary of Consultation Responses

**Cumbria County Council - (Highways & Lead Local Flood Authority):** - no objections;

**Westlinton Parish Council:** - object to the application as it is considered that development is more of a commercial venture rather than a domestic extension. If that was so the applicants would have to have a change of use from domestic to business premises. A new access and the size of development is not justified and there is very little actual detail.

## 6. Officer's Report

### Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and Policies SP6, HO8, IP2, IP3, IP6, CC5, CM5, HE3 and GI3 of the Carlisle District Local Plan 2015-2030. The Supplementary Planning Document (SPD) adopted by the City Council, 'Achieving Well Designed Housing' is also a material planning consideration. A further material planning consideration is a document produced by Historic England entitled 'The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (Second Edition)' (TSHA).
- 6.3 The proposals raise the following planning issues:

### 1. Principle of Development

- 6.4 Development should be 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. The living conditions of the occupiers of adjacent residential properties should not be adversely affected by proposed developments. This is echoed and reinforced in local plan policies and SPDs, which importantly requires that the suitability of any development proposal be assessed against the policy criteria.

- 6.5 The proposal seeks permission for the erection of a single storey extension and glazed link, conversion of outbuildings to form ancillary domestic accommodation, erection of triple garage together with creation of new vehicular access and boundary treatments at Firbank, Westlinton.
- 6.6 Westlinton Parish Council and third parties have raised objections to the proposals citing the scale of the development and potential use of the accommodation as a commercial venture. Further information has been provided by the agent in response to the objections raised by the parish council and third parties. This additional information details that: "*... the precise nature of the accommodation is designed to meet the needs of the current owners, who will use the space for their own work commitments, personal hobbies and for additional accommodation for guests ...*".
- 6.7 The proposals would increase the domestic accommodation of Firbank, however; with the exception of the single storey extension and glazed link, it would utilise outbuildings within an existing courtyard area. As such, the proposals would not result in any significant intensification of use. A condition is also recommended, should Members approve the application, that would ensure that the property is occupied as a single, self-contained family dwellinghouse. In overall terms, the principle of development is acceptable.

## **2. Impact Of The Proposal On The Character And Setting of the Grade II Listed Building**

- 6.8 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. The aforementioned section states that:

*"In considering whether to grant planning permission 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".*

- 6.9 Members, therefore, must give considerable importance and weight to the desirability of preserving the listed building and its 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).
- 6.10 Protecting and enhancing the historic environment is also an important component of the National Planning Policy Frameworks drive to achieve sustainable development. Paragraph 184 highlights that: "heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the

quality of life of existing and future generations".

- 6.11 Paragraph 190 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Local planning authorities should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.12 In considering potential impacts on heritage assets, paragraph 194 of the NPPF detailing that: "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 ...".
- 6.13 The aims of Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF are reiterated at a local level. Policy HE3 of the local plan seeking to ensure that listed buildings and their settings are preserved and enhanced. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the harm.
- 6.14 In light of the foregoing it is considered that Members need to have cognizance of: a) the significance of the listed building and the contribution made to that significance by its setting; and then assess b) the effect of the proposal on the listed building and its setting (inclusive of their significance and on the appreciation of that significance).
- a) the significance of the listed building and the contribution made by its setting
- 6.15 Firbank is a Grade II listed building. By way of background, there are around 400,000 listed buildings within England which are categorised as Grade I, Grade II\* and Grade II. Grade I are of exceptional interest, sometimes considered to be internationally important, only 2.5% of Listed Buildings are Grade I. Grade II\* Buildings are particularly important buildings of more than special interest, 5.8% of listed buildings are Grade II\*. The final tier of listed buildings are Grade II listed buildings which are of special interest warranting every effort to preserve them. Over 90% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.
- 6.16 Firbank was listed by Historic England as a Grade II Listed Building in 1984. The listing details are as follows:
- "Farmhouse. Early C19. Flemish bond brickwork with cream headers, graduated slate roofs, gutter modillions, brick chimney stacks. 2 storeys, 3 bays, and flanking single storey wings with hipped roofs. C20 6-panel door and glazed fanlight, has pilaster strip surround and moulded cornice. Sash windows with glazing bars have flat brick arches and stone sills".*
- 6.17 Firbank, is a substantial late Georgian brick two storey former farm house, set

back from the county highway. Located to the rear of the property is a range of single and two storey outbuildings arranged around a courtyard. The character and setting of the property has evolved over the years through the subdivision of the dwelling from the adjacent farming operation and the erection of modern agricultural buildings within the adjacent farm yard.

b) the effect of the proposed development on the heritage asset and its setting

- 6.18 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 adjacent 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).
- 6.19 When considering potential impacts of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 193 of NPPF). As highlighted earlier in the report, paragraph 194 of the NPPF outlining that "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 ...". Where a proposed development would lead to substantial harm or less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraphs 195 and 196 of the NPPF).
- 6.20 Historic England has produced a document entitled 'The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (Second Edition)' (TSHA). The document sets out guidance, against the background of the NPPF and the related guidance given in the PPG, on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 6.21 The TSHA document details the definition of the setting of a heritage asset as that contained within Annex 2: Glossary of the NPPF as: "the surroundings in which 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". The document acknowledging that conserving or enhancing heritage assets by taking their settings into account need not prevent change and recommends a staged approach to proportionate decision taking.
- 6.22 As outlined earlier in the report, Firbank is a substantial two storey former farm house which is set back from the county highway. The proposal seeks

seeks permission for the erection of a single storey extension and glazed link, conversion of outbuildings to form ancillary domestic accommodation, erection of triple garage together with creation of new vehicular access and boundary treatments. The proposals would sympathetically utilise existing outbuildings with minimum alterations to the fabric of the buildings or their appearance. The proposed single storey extension, glazed link and garage would be finished in materials sympathetic to the listed building and its setting. The new vehicular access track would provide afford an opportunity to improve the entrance to the dwelling. The Council's Conservation Officer raises no objections to the conversion of the outbuildings as the proposal would sustain their maintenance and future survival. In respect of the new build elements, access and boundary treatments he again raises no objections and considers the glazed link to retain a degree of visual separation from the outbuildings.

- 6.23 In the context of the foregoing, the proposals would result in a less than substantial impact on the listed building and its setting and would secure the outbuildings optimum viable use. Accordingly, the benefits of the proposal clearly outweigh any perceived harm to the listed buildings and their settings.

### **3. Impact Of The Proposal On The Amenity Of Neighbouring Residents And Land Users**

- 6.24 Development should be 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. The residential amenity of existing areas, or adjacent land users should not be adversely affected by proposed developments. This is echoed and reinforced in local plan policies and SPDs, which importantly requires that the suitability of any development proposal be assessed against the policy criteria.
- 6.25 The property is located in a relatively isolated location, however; there are a series of traditional and modern agricultural buildings located immediately to the north of its curtilage in separate ownership. Given the orientation of the proposals in relation to neighbouring land and buildings and that it would utilise existing outbuildings, the proposal will not have a significant detrimental impact on the amenity of adjoining land uses through overlooking, over dominance or intensification of use.

### **4. Impact Of The Proposal On Highway Safety**

- 6.26 Firbank and the agricultural buildings immediately the north of the application site is served by a shared driveway. The submitted drawings illustrate the formation of a new access to serve Firbank taken off the C1016 county highway together with the erection of a triple garage.
- 6.27 The parish council and third parties raise objections to the proposals questioning the justification for an additional access, adequacy of parking

provision and impact on highway safety. In respect of the justification for the proposed access, as Members are aware each application is determined on its own merits and in this instance the application before them includes the formation of a new access together with the erection of a triple garage. The agent has, however, advised that the proposed access would provide an independent access to serve Firbank which currently shares an access with the adjacent farming operation.

- 6.28 Cumbria County Council, as Highways Authority, has been consulted and raise no objections to the proposal as it considers that the proposal will not have a material affect of existing highway conditions. The views of the parish council and third parties are noted; however, in light of the consultation response from the Highways Authority it would be difficult to substantiate a refusal of the application on highway safety grounds.

## **5. Adequacy of Existing Drainage Systems**

- 6.29 A further issue raised by a third party is the adequacy of the drainage system to serve the development given the increase in bathrooms. There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development; however, this is for extension to an existing dwelling. As such, the drainage would enter the existing drainage systems serving the dwelling. Furthermore, the adequacy of the drainage systems would be subject to Building Control legislation.

## **6. Impact Of The Proposal On The Existing Trees and Hedgerows**

- 6.30 Policy GI6 of the local plan seeks to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges where they contribute to a locality, and/or are of specific natural or historic value. In respect of new development, proposals which would result in the unacceptable or unjustified loss of existing trees or hedges or which do not allow for the successful integration of existing trees or hedges will be resisted.
- 6.31 Furthermore, the City Council's Supplementary Planning Document (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 trees 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.
- 6.32 The formation of the access would require the removal of a section of hedgerow with a third party citing the removal of trees prior to the submission of the application. The removal of the section of roadside hedgerow with the majority of it retained would not result in a significant discordant feature within



the character of the area. In respect of the removal of the trees the agent has advised that the removed trees were damaged and in poor condition. The trees were not in a conservation area nor were not protected by a tree preservation order. As such, the formal permission of the local planning authority was not required.

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

- 6.33 The Councils GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England the proposals would not have an adverse impact upon biodiversity. However; it is recommended that an informative should be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the local planning authority informed.

## **8. Other Matters**

- 6.34 Third parties have questioned the ownership of outbuildings and the ability to undertake the proposals together with potential trespass of visitors to Firbank. These issues are not material planning considerations, therefore, are not relevant in the determination of this application.
- 6.35 Another issue centred on publicity of the application and questions why two applications have been received which appear identical with the exception of one minor adjustment to the description. Firbank is a listed building, therefore, an application for listed building consent is also required. Both applications have been correctly publicised by the posting of site and press notices.
- 6.36 Access for emergency vehicles to serve the dwelling was raised by third parties as the courtyard would be enclosed by the single storey extension and glazed link. Adequate access to serve the development would be afforded for emergency vehicles, should Members approved the application, via the proposed new access together with the retained shared access.
- 6.37 Members should also be aware, one of the applicants is employed on a contractual basis by the City Council; however, they have not be involved in the determination of the application other than in their role as applicant.

## **Conclusion**

- 6.38 The application seeks full planning permission for the erection of single storey side extension to provide garden room; glazed lobby link through to outbuilding; conversion of outbuildings to domestic use: alterations to outbuilding 1 to create utility, boot room and storage room; alterations to outbuilding 2 to create kitchen, w.c., lounge/dining room and gym on ground floor with function room, office & shower/w.c. above; alterations to outbuilding 3 to create 2no. en-suite bedrooms, boot room, consulting room with dispensary, sauna/shower room and gym; erection of detached garage; erection of new gateway and boundary treatment; creation of new access.

- 6.39 The proposals would increase the domestic accommodation of Firbank, however; with the exception of the single storey extension and glazed link, it would utilise outbuildings within an existing courtyard area. As such, the proposals would not result in any significant intensification of use and subject to the compliance of the recommended condition would be occupied as a single, self-contained family dwellinghouse. In such a context the principle of development is acceptable.
- 6.40 The proposals would result in a less than substantial impact on the listed building and its setting and would secure the curtilage listed outbuildings optimum viable use. Accordingly, the benefits of the proposal clearly outweigh any perceived harm to the listed building and its settings.
- 6.41 The proposals would not have a significant detrimental impact on the amenity of neighbouring land users, hedgerows or biodiversity and be served by an adequate drainage system. Cumbria County Council, as Highway Authority, do not raise any objections to the formation of the new access or the parking provision to serve the dwelling.
- 6.42 In overall terms, the principle of development accords with the objectives of the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and Policies SP6, HO8, IP2, IP3, IP6, CC5, CM5, HE3 and GI3 of the Carlisle District Local Plan 2015-2030. Accordingly, the application is recommended for approval.

## **7. Planning History**

- 7.1 In 2000, listed building consent was granted for internal alterations to reposition existing internal door and create a wet room in lieu of existing bathroom; installation of stair lift and modification of first floor bathroom (application reference 00/0804).
- 7.2 In 2004, full planning permission and listed building consent was granted for erection of partition wall, creation of archway opening through existing outbuildings and landscaping of farmyard (application references 04/0860 and 04/0859 respectively).
- 7.3 In 2018, full planning permission and listed building consent was granted for alterations to existing boundary walls and gates together with blocking up of openings within outbuilding (application reference 18/0257 and 18/0258 respectively).
- 7.4 In 2019, an application to discharge of condition 3 (construction details) of previously approved permission 18/0258 was approved (application reference 19/0314).
- 7.5 There is currently an application for listed building consent pending a decision for the erection of single storey side extension to provide garden room;

glazed lobby link through to outbuilding; conversion of outbuildings to domestic use: alterations to outbuilding 1 to create utility, boot room & storage room; alterations to outbuilding 2 to create kitchen, w.c., lounge/dining room and gym on ground floor with function room, office & shower/w.c. above; alterations to outbuilding 3 to create 2no. en-suite bedrooms, boot room, consulting room with dispensary, sauna/shower room; erection of detached garage; erection of new gateway and fencing; creation of new access (application reference 21/0121).

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

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

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

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

1. the submitted planning application form received 10th February 2021;
2. the Heritage Statement received 17th May 2021;
3. the Supporting Information received 17th May 2021;
4. the Window Details received 25th June 2021;
5. the Window Schedule received 1st July 2021;
6. the location plan received 10th February 2021 (Drawing No. 01 Revision 0);
7. the block plan as proposed received 10th February 2021 (Drawing No. 03 Revision 0);
8. the part ground floor plan as proposed received 10th February 2021 (Drawing No. 07 Revision 0);
9. the part first floor plan as proposed received 10th February 2021 (Drawing No. 08 Revision 0);
10. the elevations of dwelling and outbuilding 1 as proposed received 10th February 2021 (Drawing No. 09 Revision 0);
11. the proposed detached triple garage received 6th July 2021 (Drawing No. 010 Revision B);
12. the part elevations of dwelling and outbuilding 1 as proposed received 10th February 2021 (Drawing No. 11 Revision 0);
13. the new entrance drive received 10th February 2021 (Drawing No. 12 Revision 0);
14. the outbuilding 2 as proposed received 10th February 2021 (Drawing No. 14 Revision 0);
15. the outbuilding 3 as proposed received 10th February 2021 (Drawing No. 16 Revision 0);
16. the outbuilding 1 as proposed received 10th February 2021 (Drawing No. 018 Revision 0);
17. the Notice of Decision;
18. any such variation as may subsequently be approved in writing by the

local planning authority.

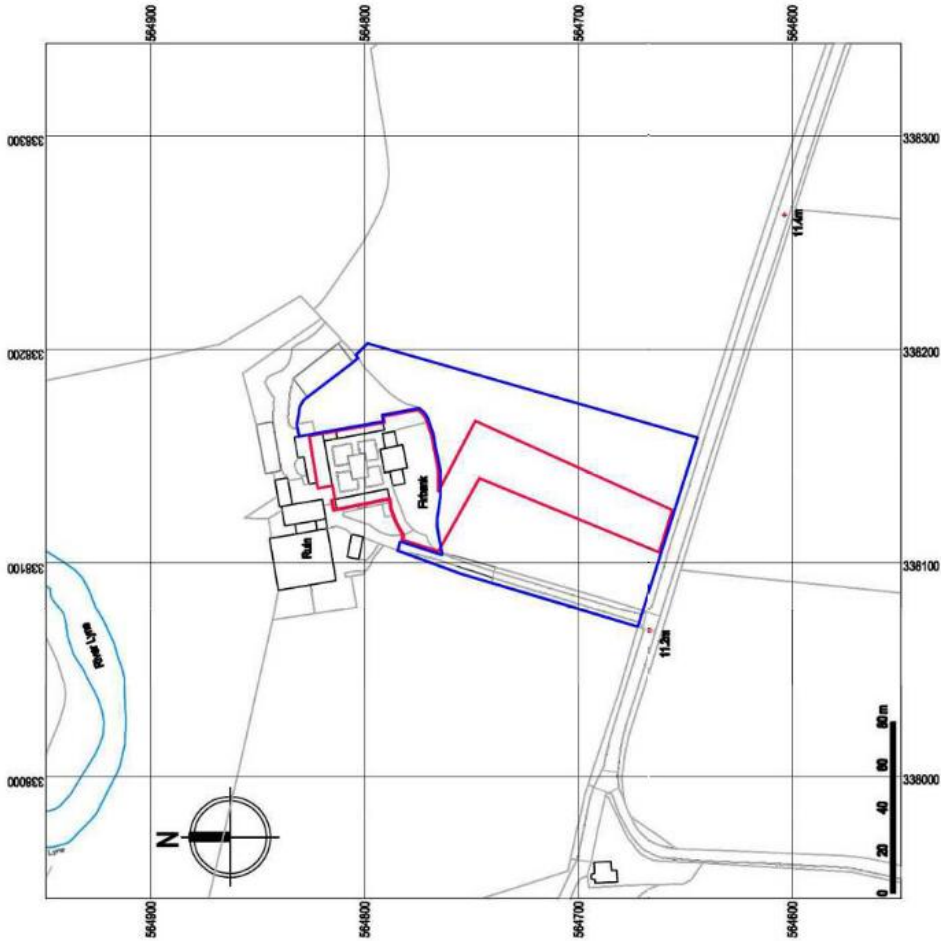
**Reason:** To define the permission.

3. The premises shall be occupied as a single, self-contained family dwellinghouse, and at no time shall any part be sub-divided and occupied independently of the remainder of the property.

**Reason:** The local planning authority are not prepared to permit the establishment of a separate unit of accommodation on this site in accordance with Policy HO6 of the Carlisle District Local Plan 2015-20230.

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NOTES:-



Drawing No				
Location Plan				
scale	1:2500	drawn by	mmh	date
		checked by	mmh	8.5.2020
project no		sheet no		
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drawing		scale		
		0		
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PLANNING	
Client	Mr & Mrs Steven Carr - Baugh
Address	Frimank, Westlinton, Carlisle CA8 8AQ
Proposal	Proposed side extension and alterations to create garden room, detached triple garage, new access drive and conversion of outbuildings.

**Broadwath Design Services**

Broadwath College  
Broadwath  
Heath Road  
Brampton  
Carlisle CA8 8BA

Tel : 01228 894413  
Mob : 07802 144002  
Email : [info@bdsdesign.co.uk](mailto:info@bdsdesign.co.uk)

Rev	Description	Issued	By	Rev	Description	Issued	By
01	Issue for Planning	08/05/20	mmh	02	Issue for Planning	08/05/20	mmh

NOTES:-



Ruin

Outbuilding 2

Outbuilding 1

Courtyard

Farmhouse

Outbuilding 3

Firbank



Broadwath Design Services

Broadwath College,  
Broadwath,  
Huddersfield,  
West Yorkshire,  
HD13 8BA  
Tel : 01484 894413  
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PLANNING

Mr & Mrs Steven Carr - Baugh  
Firbank, Westlinton, Carlisle CA8 8AQ

Proposed side extension and alterations to  
create garden room, detached triple garage,  
new access drive and conversion of outbuildings.

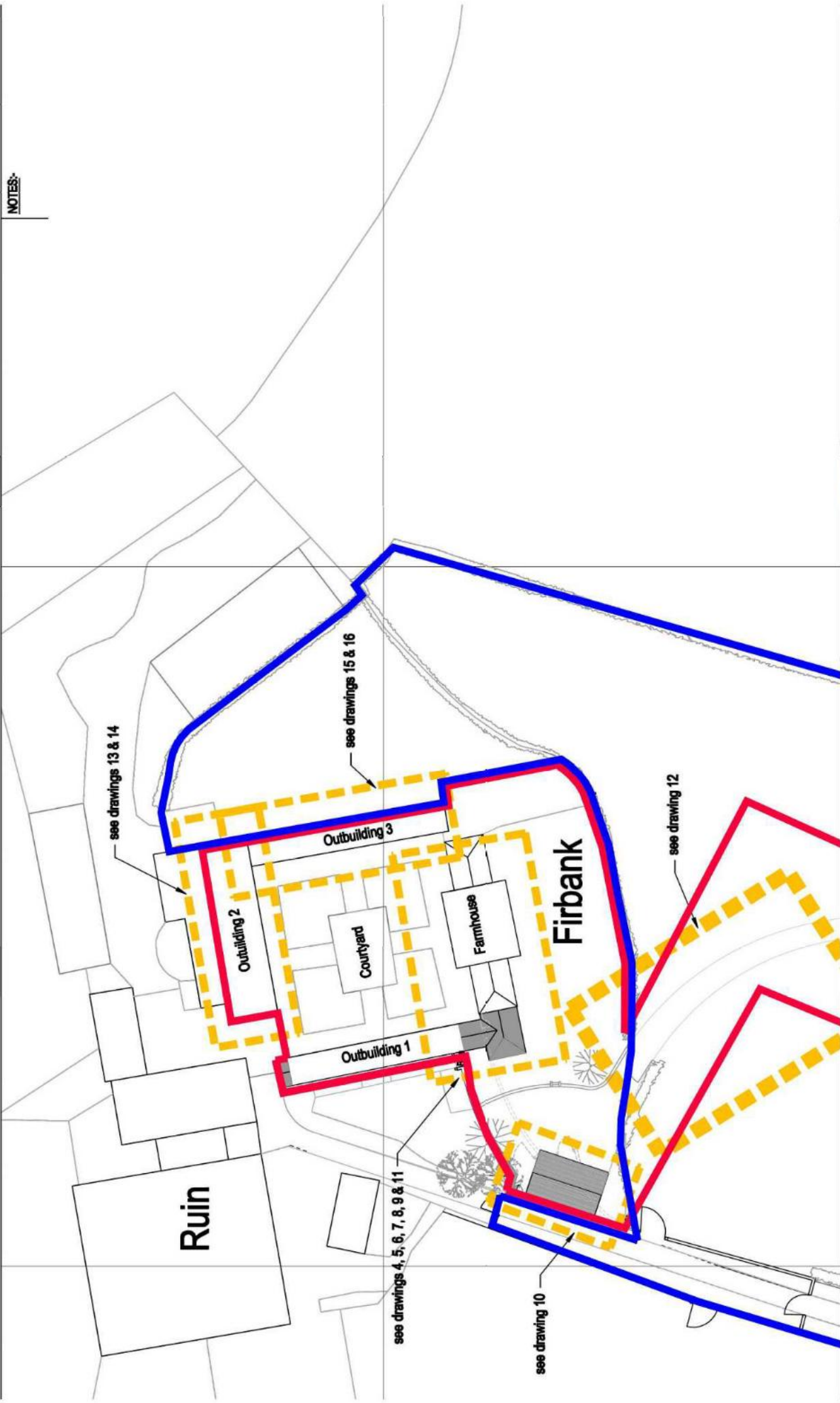
Block Plan as Existing

Scale 1:500  
Date 8.5.2020  
Drawing No. B03030

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NOTES:-

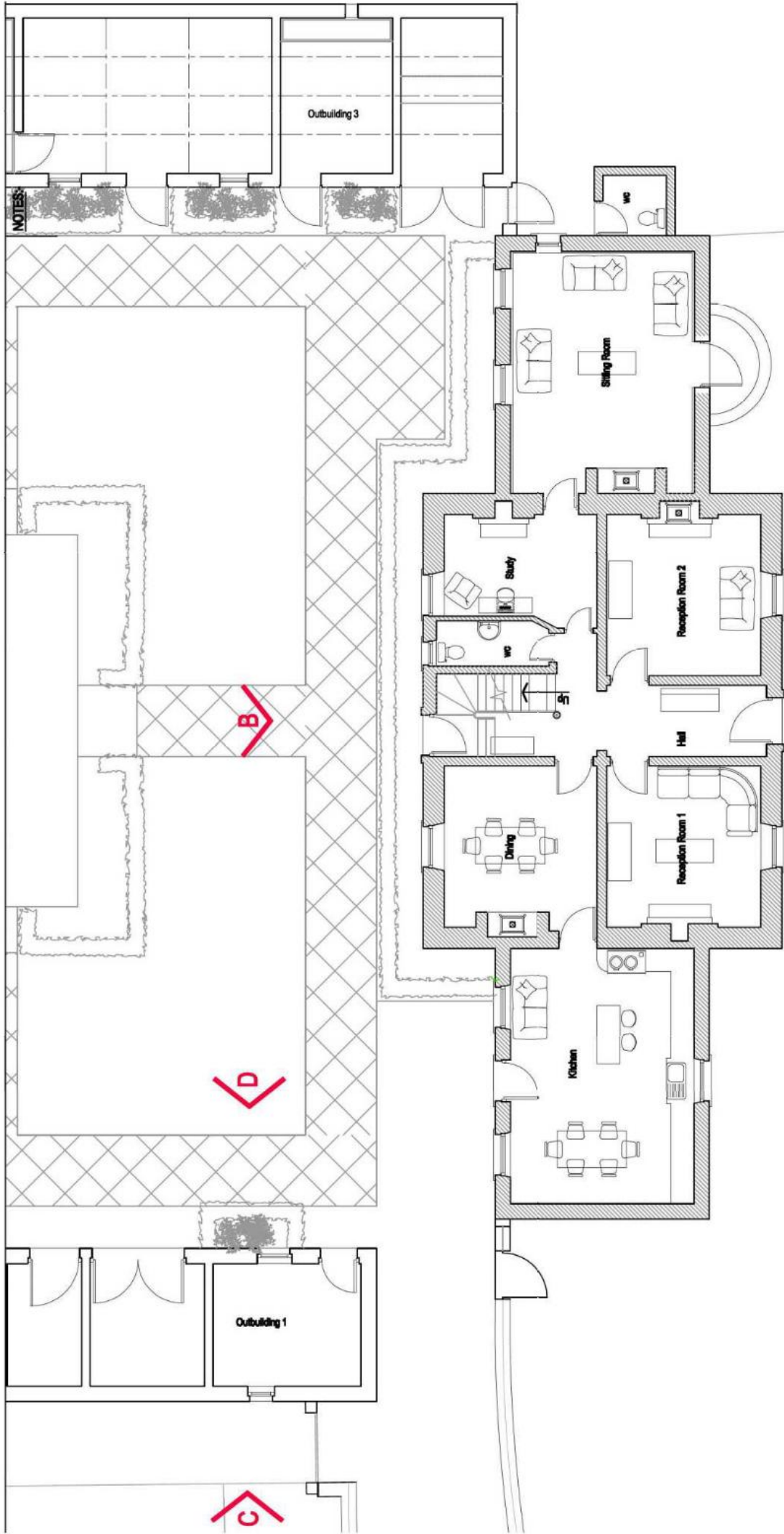


BROADWATH DESIGN SERVICES									
PLANNING									
Mr & Mrs Steven Carr - Baugh Firbank, Westlinton, Carlisle CA8 8AQ									
Proposed side extension and alterations to create garden room, detached triple garage, new access drive and conversion of outbuildings.									
Scale: 1:500									
Date: 8.5.2020									
Drawing No: 03									
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Firbank

NOTES

Outbuilding 3

Outbuilding 1

Kitchen

Dining

Reception Room 1

Reception Room 2

Study

Sitting Room

WC

WC



BDS

Broadwath Design Services

Broadwath College,  
Broadwath,  
Heath Road,  
Brampton,  
Carlisle CA8 8BA  
Tel : 01228 894413  
Mob : 07802 144082  
Email : info@bdsdesign.co.uk

PLANNING

Mr & Mrs Steven Carr - Baugh  
Firbank, Westlinton, Carlisle CA8 8AQ

Proposed side extension and alterations to  
create garden room, detached triple garage,  
new access drive and conversion of outbuildings.

Part Ground Floor Plan as Existing

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A full-page view of a blank sheet of white graph paper. The grid consists of thin, light gray horizontal and vertical lines forming small squares across the entire page. There are no margins, text, or other markings on the paper.

Diagram of Outbuilding 1. The building is a rectangle with a hatched pattern. On the left wall, there is a square window. On the right wall, there is a door. The label "Outbuilding 1" is located in the upper right corner of the building.

**Firbank**

**Mr & Mrs Steven Carr - Baugh**  
Firbank, Westlinton, Carlisle CA6 6AQ

**Proposed side extensions and alterations to create garden room, detached triple garage, new access drive and conversion of outbuildings.**

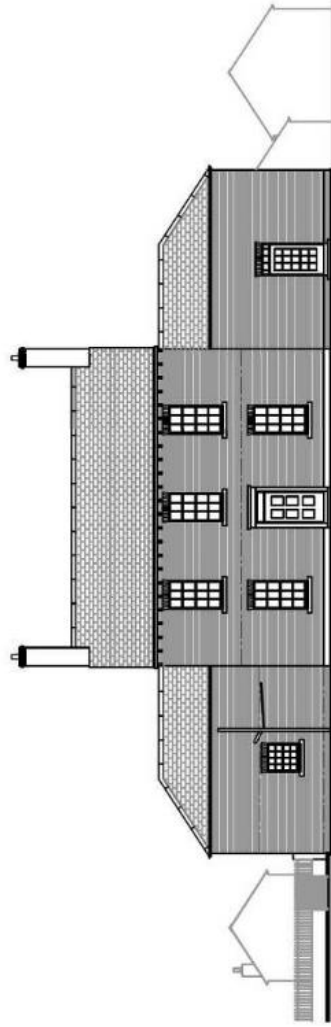
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1:100	mwh	mwh	mwh	8.5.2020

project no. 1018030

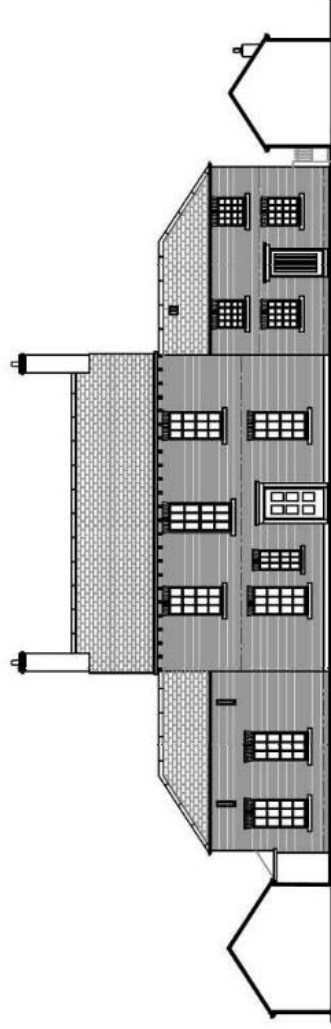
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REV	DESCRIPTION	QTY	UNIT	APP	DATE

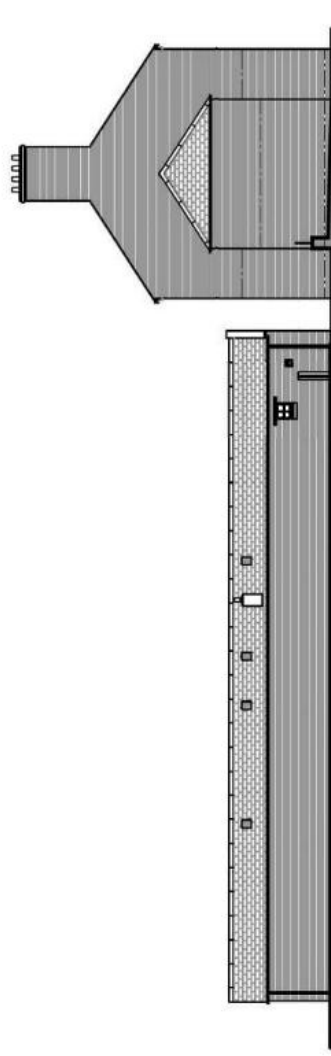
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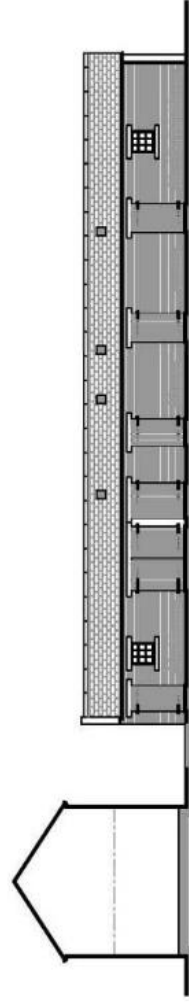
A - FRONT (SOUTH) ELEVATION 1:200



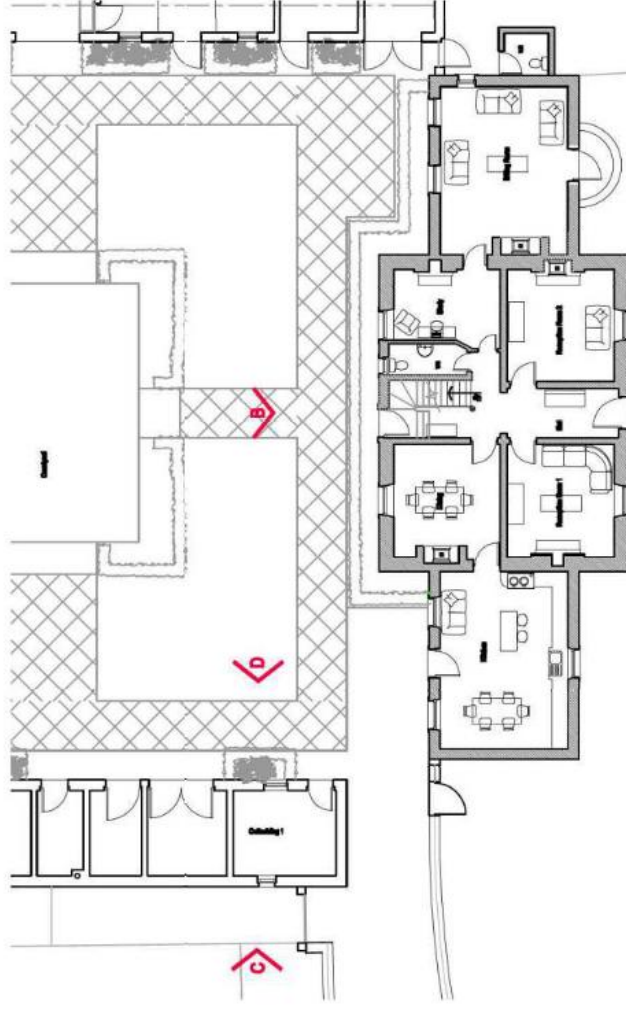
B - REAR (NORTH) ELEVATION 1:200



C - SIDE (WEST) ELEVATION 1:200



D - SIDE (EAST) ELEVATION 1:200



Fibbank

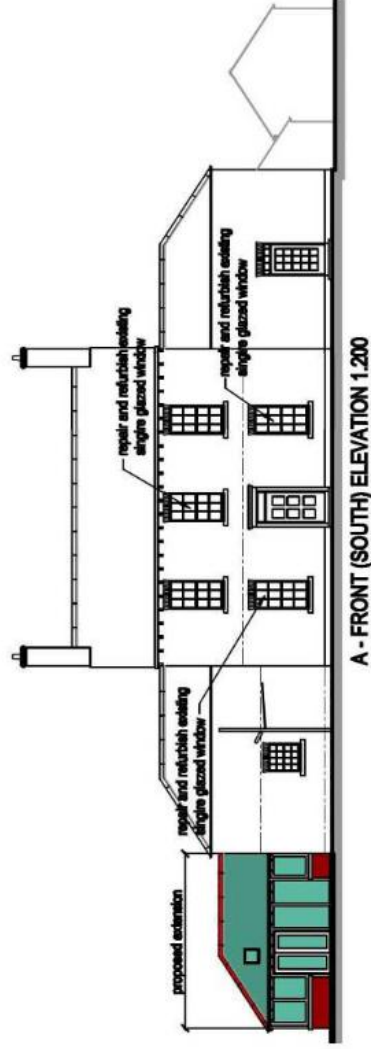
Broadwath Design Services		PLANNING		Elevations of Dwelling and Outbuilding 1 as existing	
Broadwath College, Broadwath, Leeds LS16 5JH, Yorkshire		Mr & Mrs Steven Carr - Baugh, Fibbank, Westlinton, Carlisle CA8 8AQ		Scale 1:200	
Tel : 01228 894413		Proposed side extension and alterations to create garden room, detached triple garage, new access drive and conversion of outbuildings.		Date 08.06.2020	
Fax : 01228 144082		06		0	
Email : info@bdsdesign.co.uk		Do Not Scale From This Drawing			



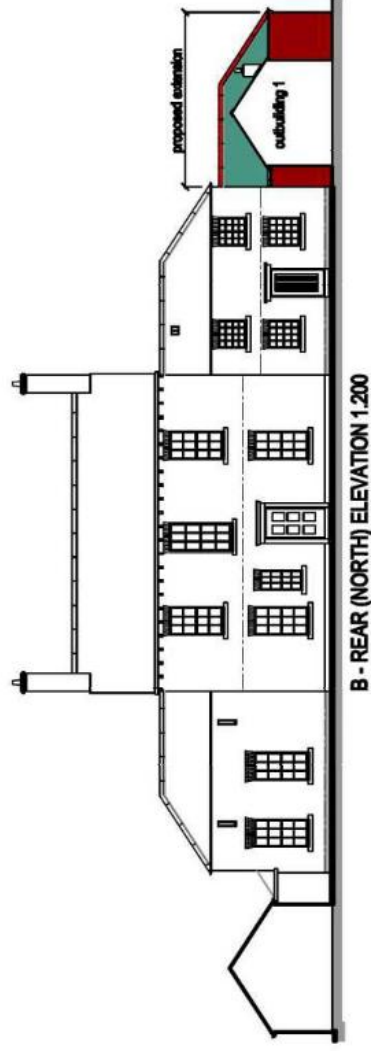




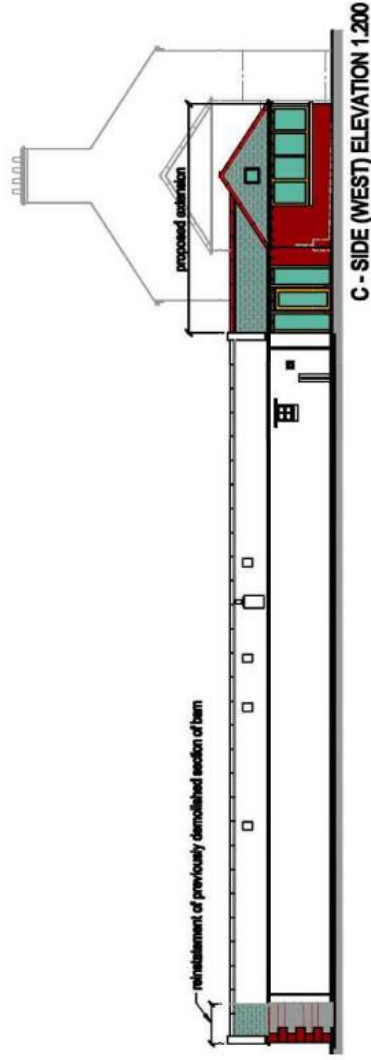




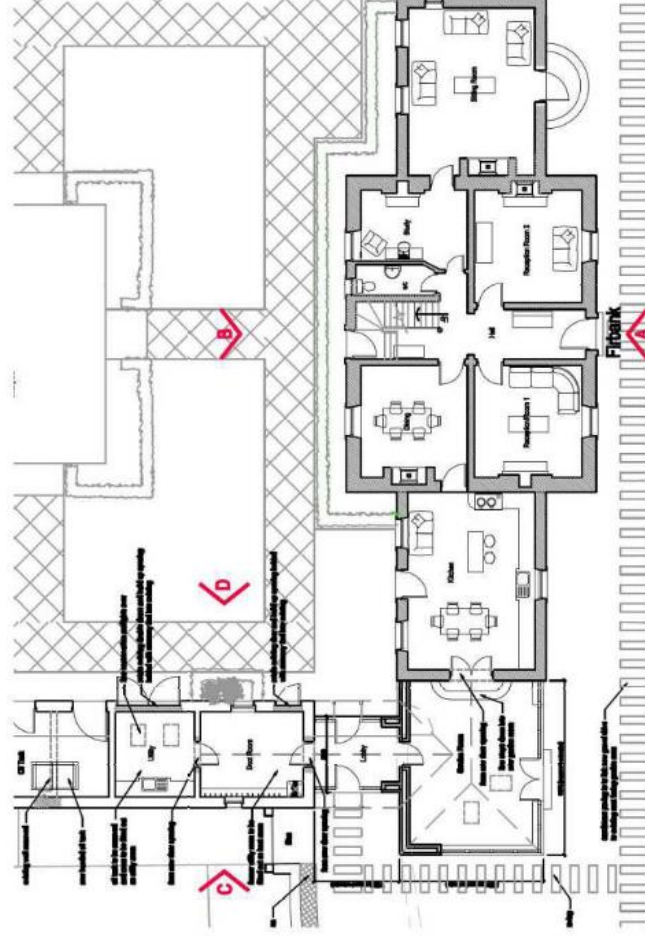
**A - FRONT (SOUTH) ELEVATION 1.200**



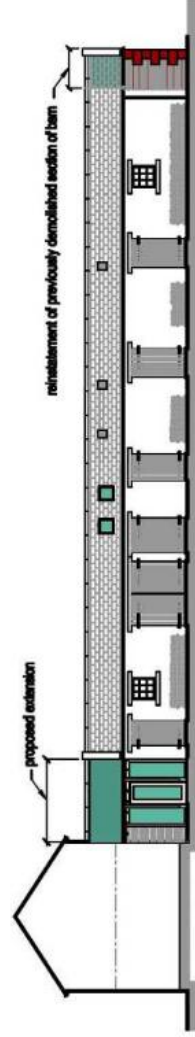
**B - REAR (NORTH) ELEVATION 1,200**



**C-SIDE (WEST) ELEVATION 1.200**

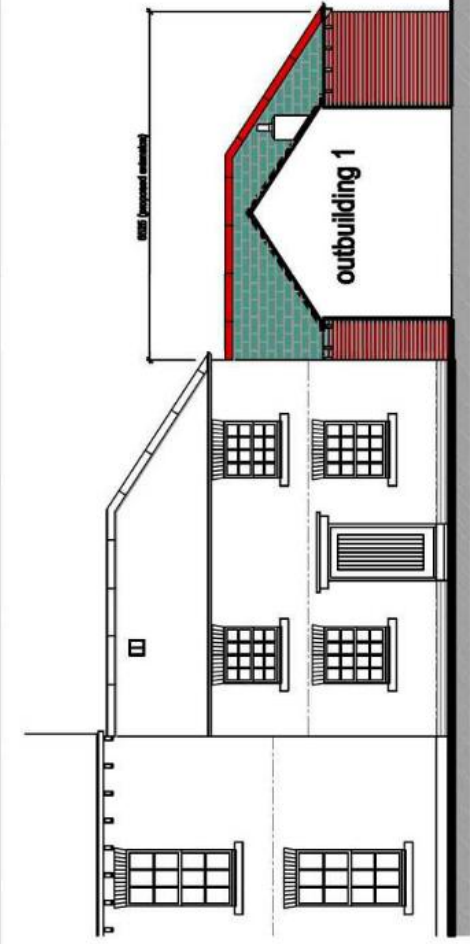
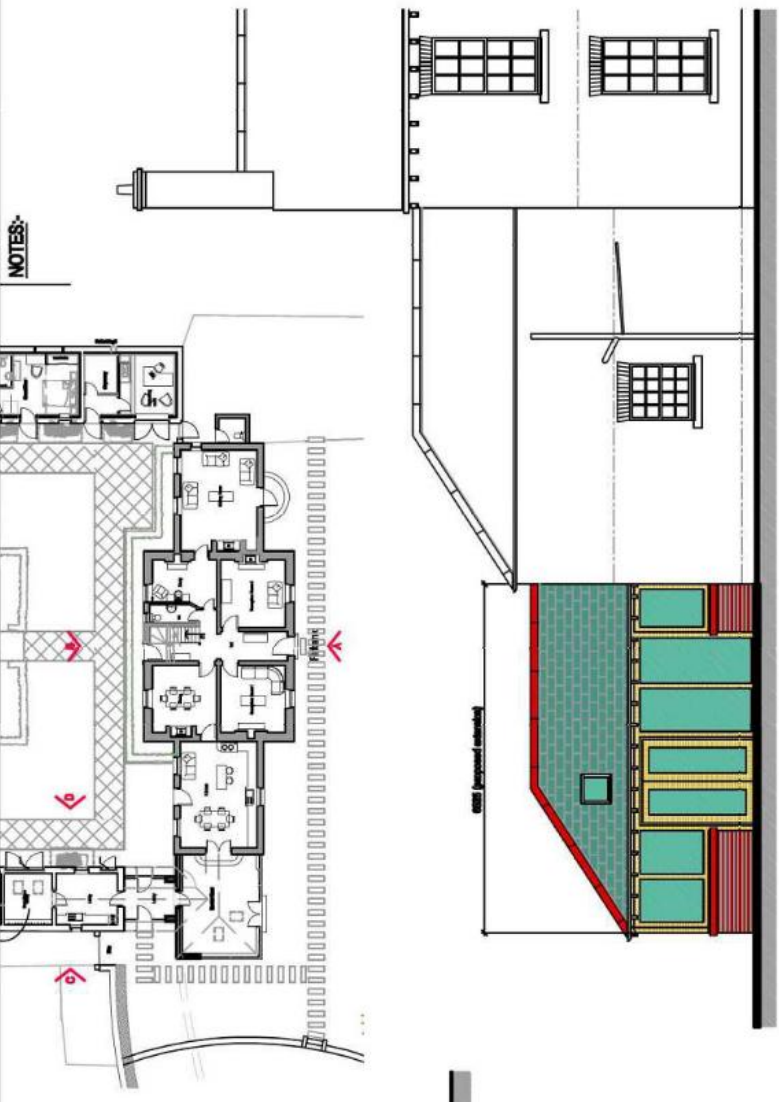


**D - SIDE (EAST) ELEVATION 1.200**



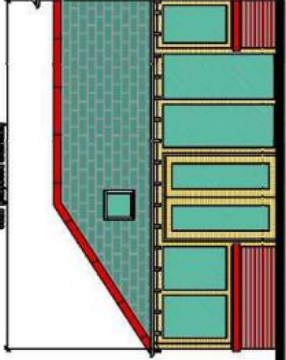
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<div style="display: flex; justify-content: space-between;"> <div> <p><b>Planning</b></p> <p><b>Mr &amp; Mrs Steven Carr - Baugh</b></p> <p><b>Firbank, Westlinton, Carlisle CA8 6AQ</b></p> </div> <div> <p>project no. B05000</p> </div> </div>											
<div style="display: flex; justify-content: space-between;"> <div> <p><b>Planning</b></p> <p><b>Proposed side extension and alterations to</b></p> <p><b>creates garden room, detached triple garage,</b></p> <p><b>new access drive and conversion of outbuildings.</b></p> </div> <div> <p>scale 09</p> <p>date 0</p> </div> </div>											
<div style="display: flex; justify-content: space-between;"> <div> <p><b>BDS</b></p> <p><b>Broadwath Design Services</b></p> <p>Broadwath College, Broadwath, Hawthorn Road, Hawthorn, Carlisle CA8 6BA</p> <p>Tel : 01296 894410 Email : 1464511@bds.co.uk</p> </div> <div> <p><b>PLANNING</b></p> </div> </div>											
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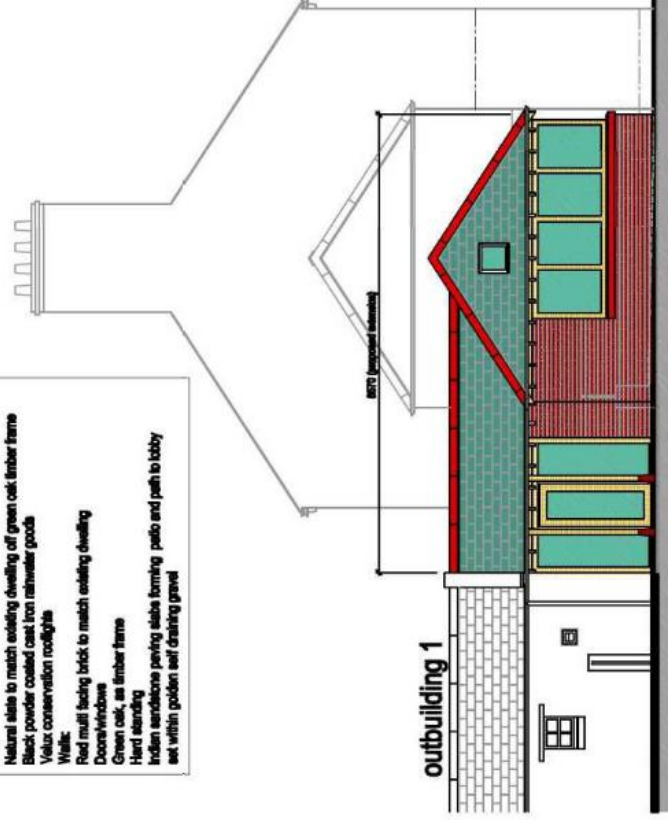


B - REAR (NORTH) ELEVATION 1.100

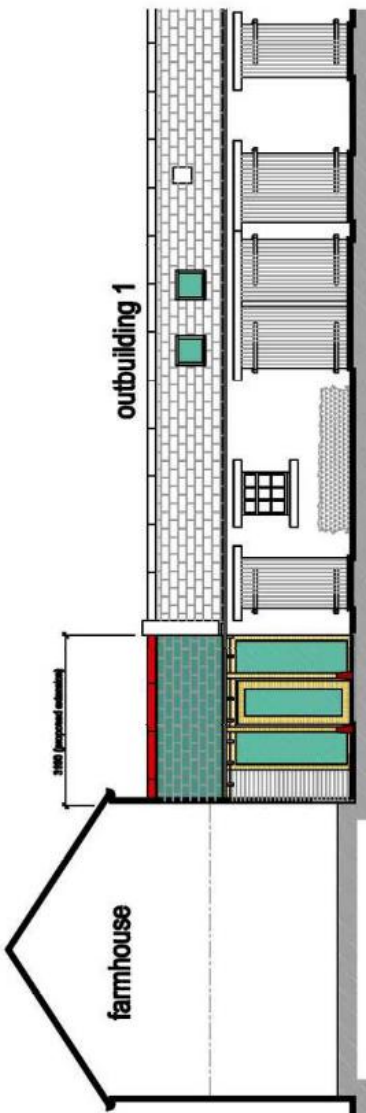
- PROPOSED MATERIALS**
- Roof: Natural slate to match existing dwelling off green oak timber frame
  - Black powder coated cast iron rainwater goods
  - Walls: Velux conservation rooflights
  - Red multi facing brick to match existing dwelling
  - Doors/windows Green oak, as timber frame
  - Hard standing Indian sandstone paving slabs forming patio and path to lobby set within golden self draining gravel



A - FRONT (SOUTH) ELEVATION 1.100



C - SIDE (WEST) ELEVATION 1.100

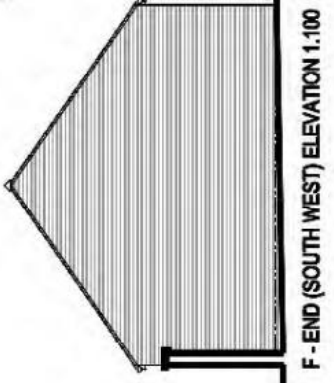
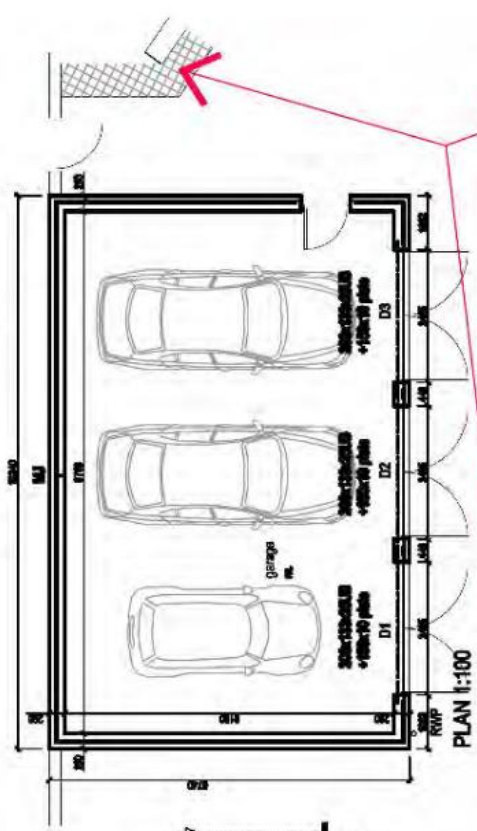


D - SIDE (EAST) ELEVATION 1.100

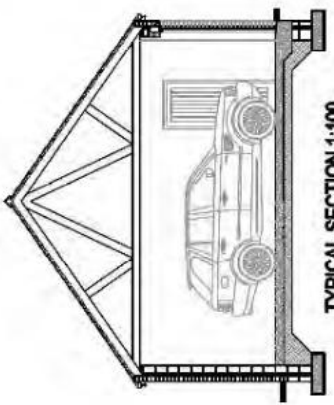
<b>Broadwath Design Services</b> Broadwath College, Broadwath, Heath Road, Barnsley, South Yorkshire, S40 1AA Tel : 01228 894413 Mob : 07882 144082 Email : info@broadwathdesign.co.uk		<b>PLANNING</b> Mr & Mrs Steven Carr - Baugh Fribank, Westlinton, Carlisle CA8 8AQ Proposed side extension and alterations to create garden room, detached triple garage, new access drive and conversion of outbuildings.		Part Elevations of Dwelling and Outbuilding 1 as Proposed 1:100 Scale 1:100 Date 08.06.2020 Project 800080 Drawing 11 Do Not Scale From This Drawing	
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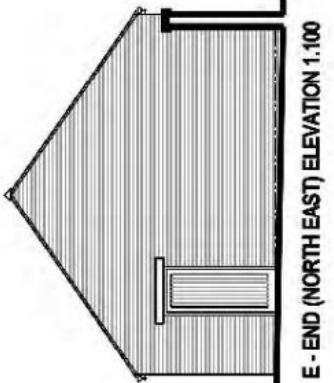
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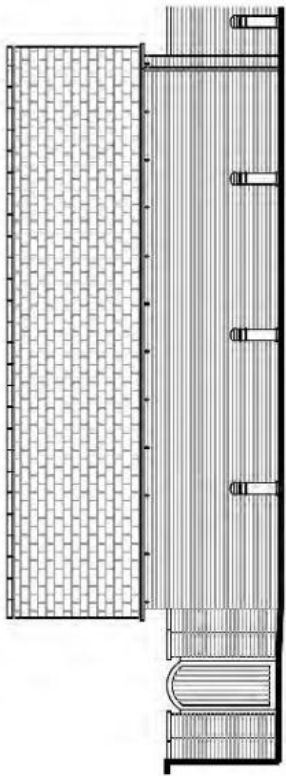
F - END (SOUTH WEST) ELEVATION 1:100



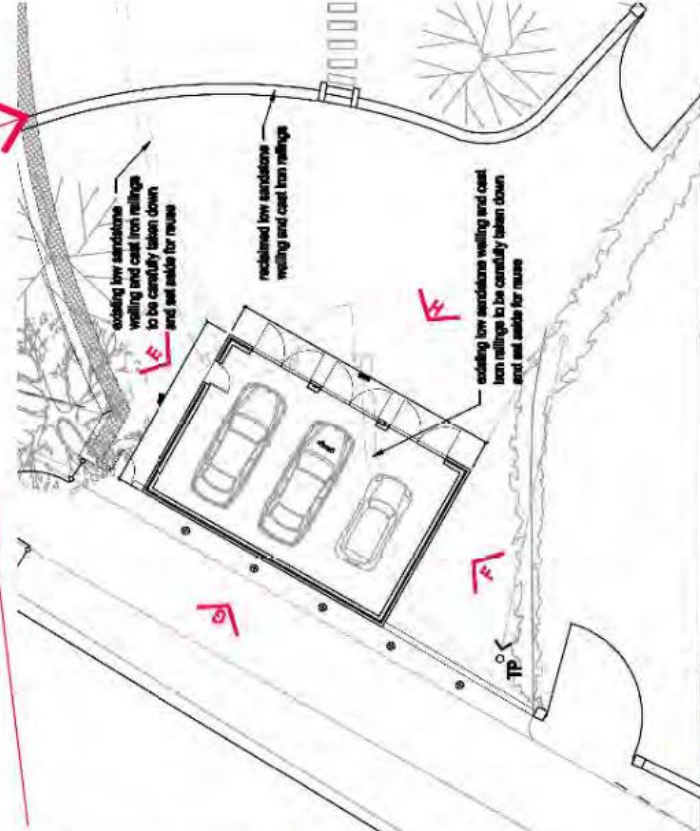
TYPICAL SECTION 1:100



E - END (NORTH EAST) ELEVATION 1:100



G - REAR (NORTH WEST) ELEVATION 1:100

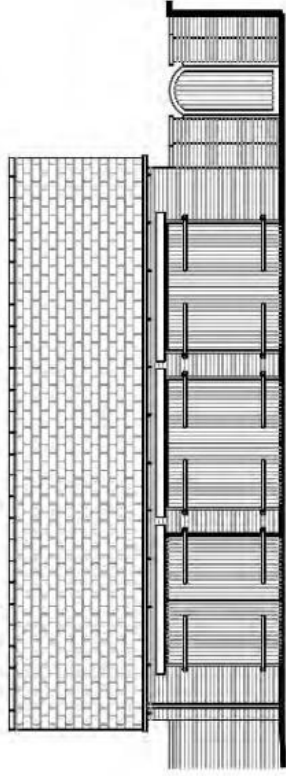


Hatch indicates the proposed 1000mm high 'green' galvan wall



PROPOSED MATERIALS

- Rock
- Natural stone and mortar bedded ridge to match existing dwelling
- Black powder coated cast iron rainwater goods supported by stone in line and full brackles
- White
- Red roof facing brick to match existing dwelling
- Grey antique bricks above doors and matching copings to boundary walls
- 'Green' galvanised iron galvan wall with Cambridge green stone wall
- Garage Doors
- Slab being bolted cast in place and bolted down with black cast iron
- Entrance gable
- Entrance gable
- Cast brass 5 bar gates with black cast iron brackery
- Hard standing
- Free draining golden gravel with broken sandstone paving slabs to path

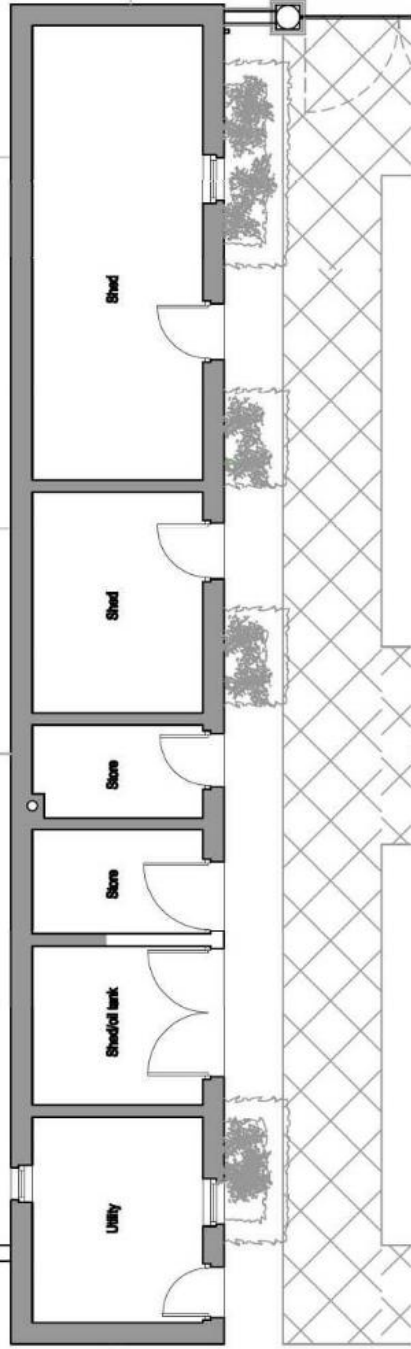


H - FRONT (SOUTH EAST) ELEVATION 1:100

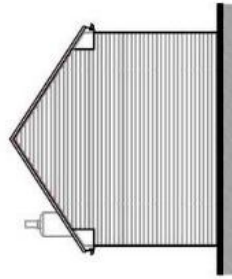
A		Notes added relating to reuse of existing garden wall and railings	04.06.21
B		Garage doors and pass door amended, lintels added, fascias and barge boards omitted and filler and full brackles added.	05.07.21
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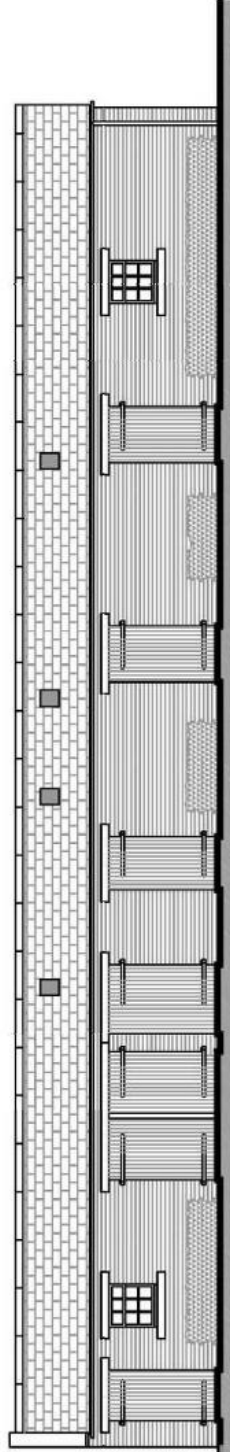
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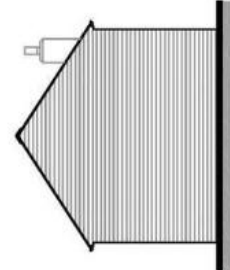
FLOOR PLAN AS EXISTING 1:100



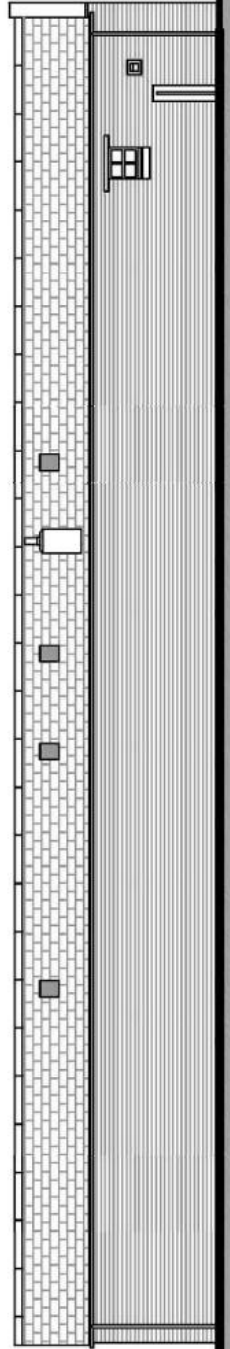
K - END (SOUTH) ELEVATION  
AS EXISTING 1:100



D - FRONT (EAST) ELEVATION AS EXISTING 1:100



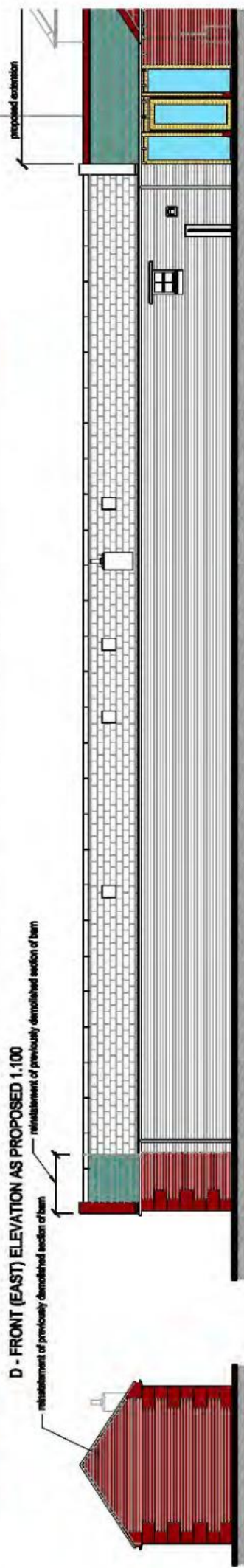
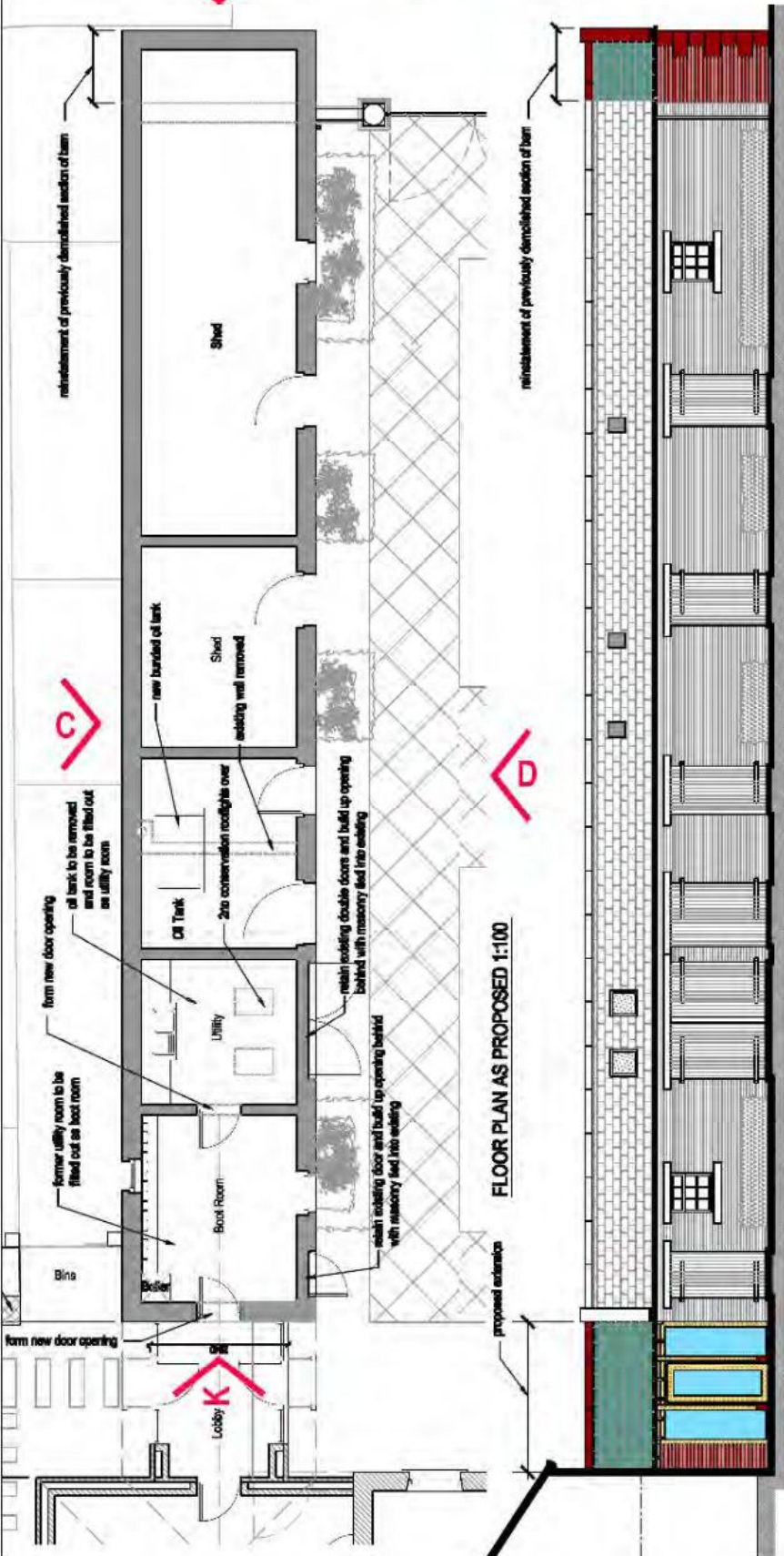
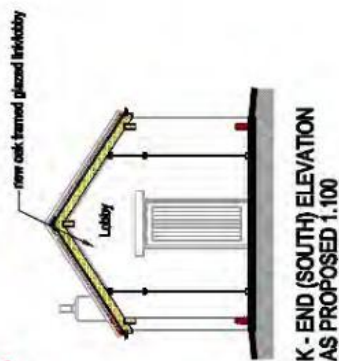
J - END (NORTH) ELEVATION  
AS EXISTING 1:100



C - REAR (WEST) ELEVATION AS EXISTING 1:100

<b>Broadwath Design Services</b> Broadwath College Broadwath Heath North Barnsley S70 2BA Tel : 01228 894413 Mob : 07882 144882 Email : info@bdsdesign.co.uk		<b>PLANNING</b> Mr & Mrs Steven Carr - Baugh Fribank, Westlinton, Carlisle CA8 8AQ		Drawing No 17		Date 08.05.2020	
Proposed side extension and alterations to create garden room, detached triple garage, new access drive and conversion of outbuildings.		Scale 1:100		Sheet No 17		Do Not Scale From This Drawing	

**NOTES:-**



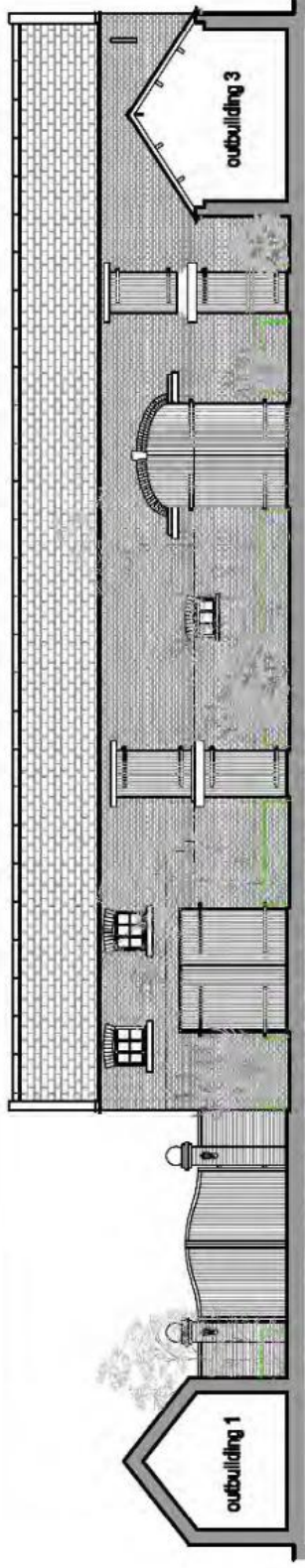
C - REAR (WEST) ELEVATION AS PROPOSED 1.100

J - END (NORTH) ELEVATION  
AS PROPOSED 1.100

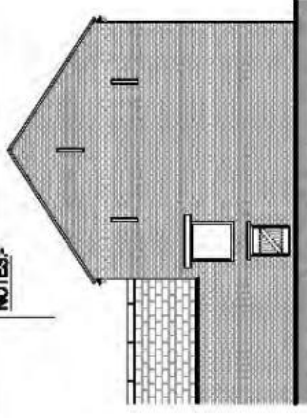
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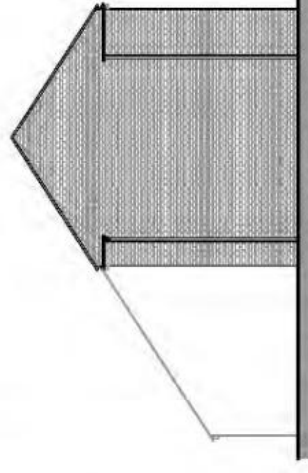
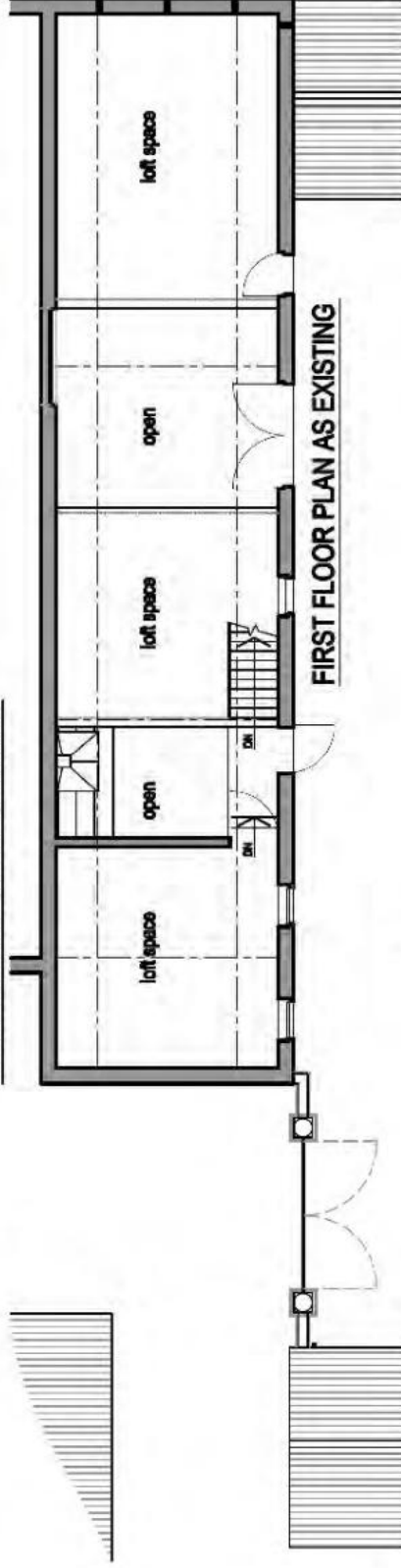
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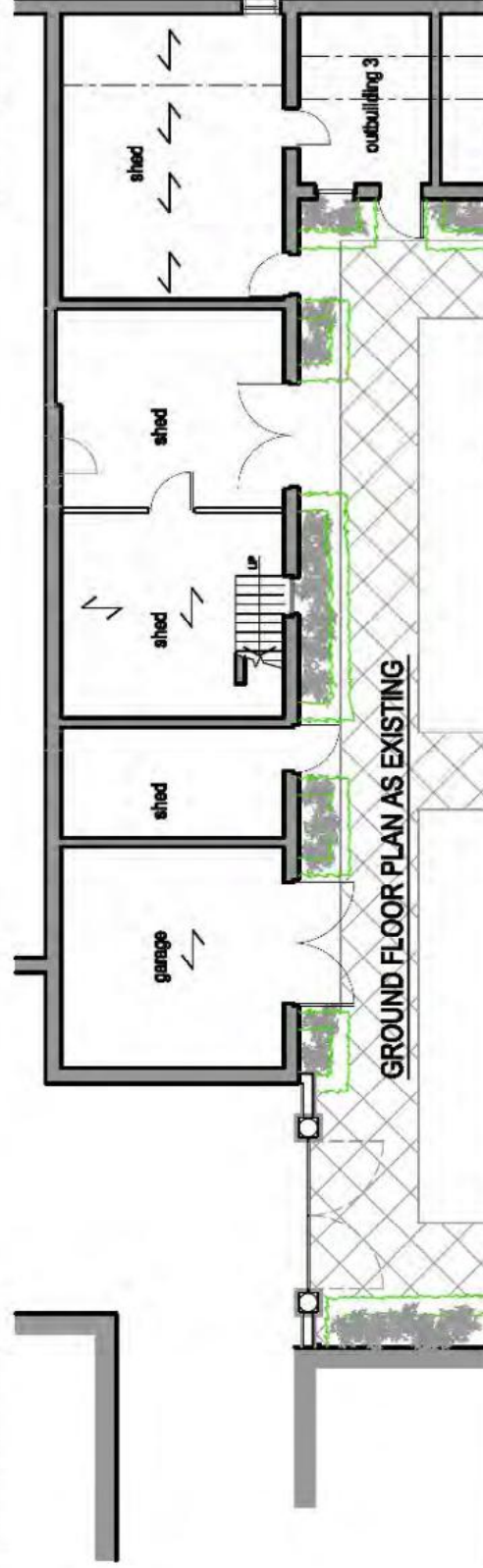
**SOUTH ELEVATION AS EXISTING**



**EAST ELEVATION AS EXISTING**



**WEST ELEVATION AS EXISTING**

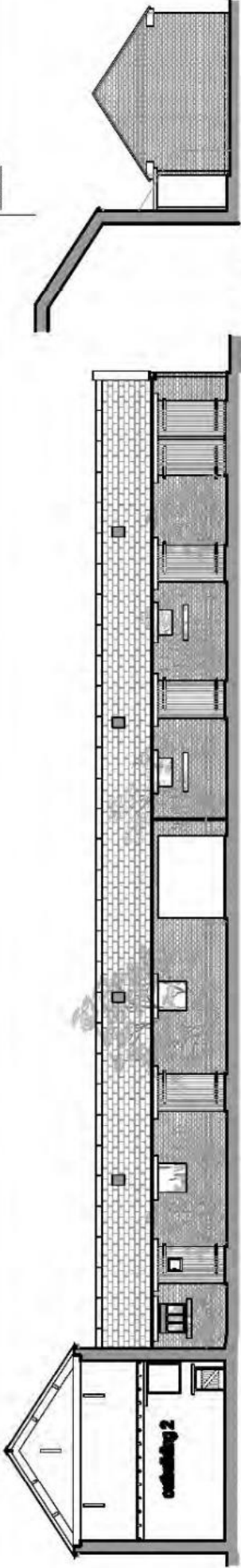


BROADWATH DESIGN SERVICES										PLANNING										Outbuilding 2 as Existing									
<p><b>Broadwath Design Services</b> Broadwath College Broadwath Heath Hall, Stampten, Cardiff CF4 8AA Tel : 01552 894113 Mob : 07702 140282 Email : info@bds-services.com</p>										<p><b>Mr &amp; Mrs Steven Carr - Baugh</b> Ffronk, Westlinton, Cardiff CF4 8AQ</p>										<p>Scale 1:125 Date 13/05/2020 Drawn by BDS/000</p>									
<p>Proposed side extension and alterations to create garden room, detached triple garage, new access drive and conversion of outbuildings.</p>										<p>Sheet No. 13</p>										<p>Do Not Scale From This Drawing</p>									



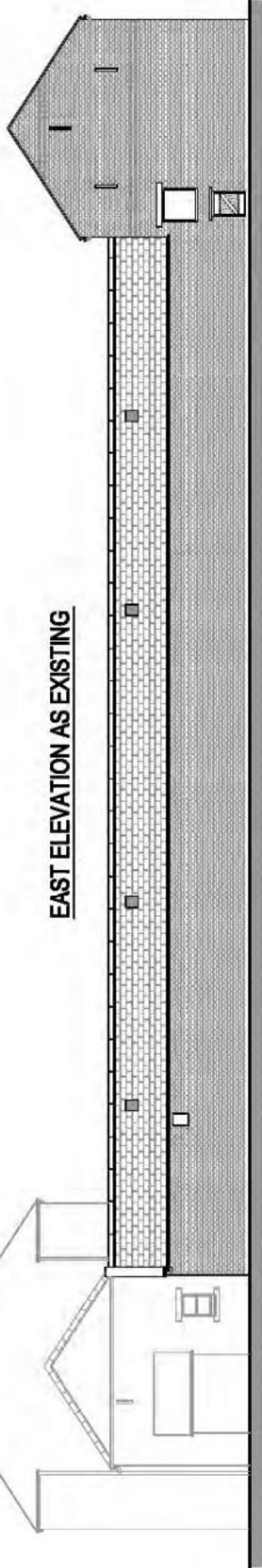


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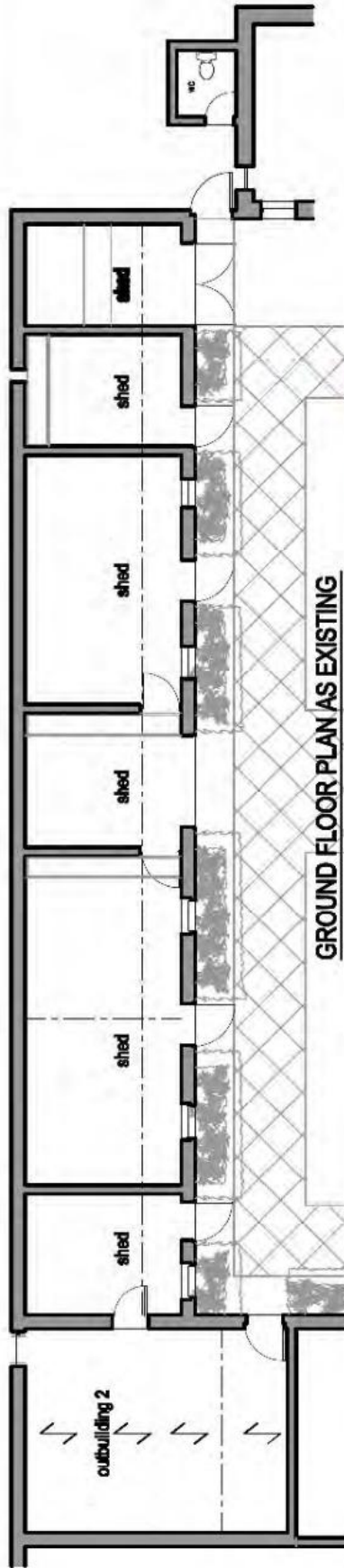


WEST ELEVATION AS EXISTING

SOUTH ELEVATION AS EXISTING



EAST ELEVATION AS EXISTING

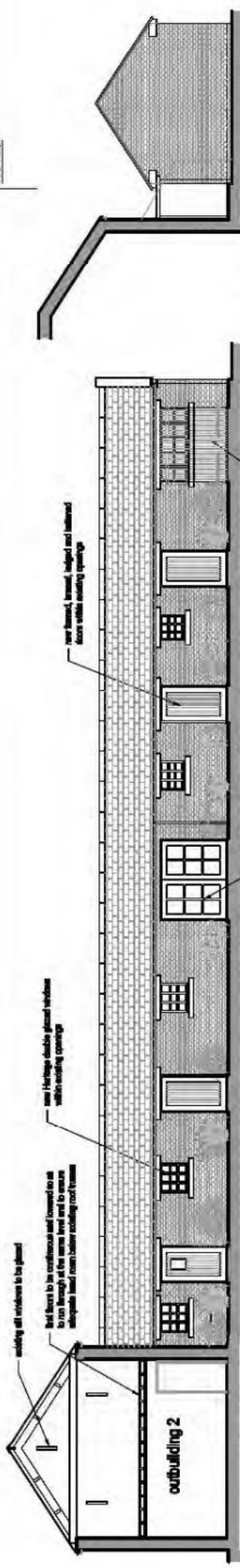


GROUND FLOOR PLAN AS EXISTING

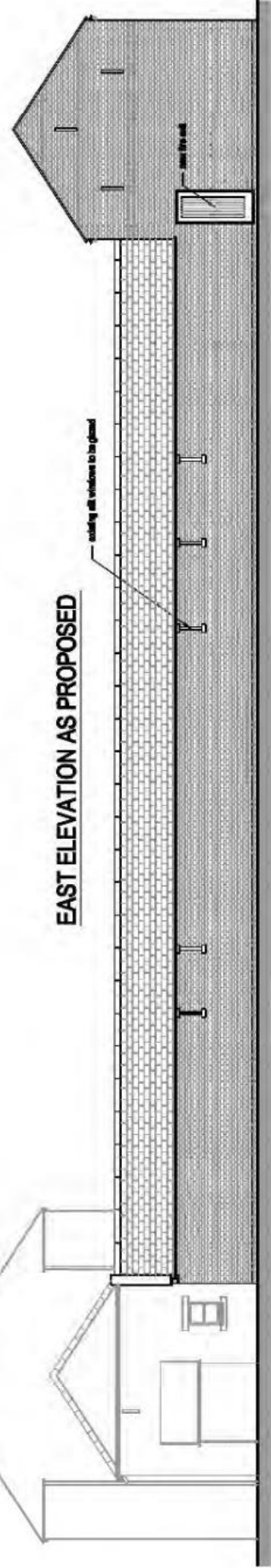
<b>Broadwath Design Services</b> Broadwath College Broadwath Heath Road, Stampten, Oxfordshire OX4 8AA Tel : 01235 894115 Mob : 07702 140282 Email : info@bdsdesign.com		<b>PLANNING</b> Applicant: Mr & Mrs Steven Carr - Baugh Address: Fribank, Westlinton, Carlisle CA6 8AQ Project No: BD0000 Scale: 1:125 Date: 00.00.2020		Drawing No: 15 Do Not Scale From This Drawing	
Project Description: Proposed side extension and alterations to create garden room, detached triple garage, new access drive and conversion of outbuildings.		Sheet No: 15 Total Sheets: 15		Scale: 1:125	
Author: [ ]		Checker: [ ]		Date: [ ]	
Designer: [ ]		Engineer: [ ]		Date: [ ]	
Project Manager: [ ]		Client: [ ]		Date: [ ]	
Project Location: [ ]		Project Name: [ ]		Project Ref: [ ]	
Project Status: [ ]		Project Type: [ ]		Project Value: [ ]	
Project Start: [ ]		Project End: [ ]		Project Duration: [ ]	
Project Budget: [ ]		Project Cost: [ ]		Project Profit: [ ]	
Project Risk: [ ]		Project Impact: [ ]		Project Benefit: [ ]	
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Project Sustainability: [ ]		Project Innovation: [ ]		Project Leadership: [ ]	
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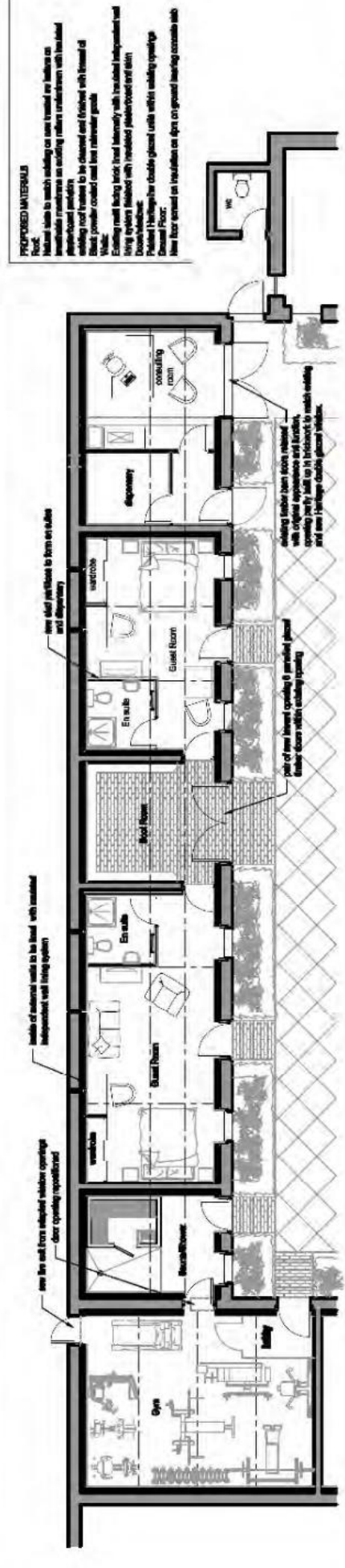
NOTES:-



WEST ELEVATION AS PROPOSED



EAST ELEVATION AS PROPOSED



SOUTH ELEVATION AS PROPOSED

**PROPOSED MATERIALS**  
Roof: Natural slate to match existing as seen treated as follows on new roof and existing roof.  
Walls: Existing walls to be retained and finished with treated independent wall lining system as existing timber beam door with treated timber and frames to be glazed and finished with treated of White.  
Floor: Best possible coated and level subfloor grade.  
Windows: Existing wall facing brick head internally with treated independent wall lining system finished with treated plasterboard and skim.  
Doors: Existing timber beam door retained with original appearance and function, opening partly built up in placework to match existing and new Heritage double glazed window.  
Internal Partitions: Existing walls to be retained and finished with treated independent wall lining system as existing timber beam door with treated timber and frames to be glazed and finished with treated of White.  
New floor formed as required on site on ground bearing concrete slab.

<b>Broadwath Design Services</b> Broadwath College Broadwath Heath Hall, Broadwath, Doncaster Oat 80A Tel : 01522 894115 Mob : 07802 144022 Email : 144022@bds.co.uk		<b>PLANNING</b> Mr & Mrs Steven Carr - Baugh Froster, Westthorn, Carlisle CA6 8AQ		Drawing No: <b>16</b> Scale: <b>1:125</b> Date: <b>00.06.2020</b>	
Proposed side extension and alterations to create garden room, detached triple garage, new access drive and conversion of outbuilding.		Do Not Scale From This Drawing		0	