

## SCHEDULE A: Applications with Recommendation

13/0141

Item No: 17

Date of Committee: 19/04/2013

**Appn Ref No:**  
13/0141

**Applicant:**  
Mr & Mrs Tate

**Parish:**  
Wetheral

**Date of Receipt:**  
21/02/2013

**Agent:**  
Green Design Architects

**Ward:**  
Great Corby & Geltsdale

**Location:**

Wood House, Warwick Bridge, Carlisle, CA4 8RJ

**Proposal:** Erection Of Replacement Dwelling

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### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Scale And Design Are Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.4 Other Matters

#### 3. Application Details

##### The Site

- 3.1 The existing dwelling, which was built in the 1960s, is a large detached wooden framed 'Colt' house, with timber and composite panel cladding. The dwelling is set within a very large plot, which contains areas of lawn, several shrub beds, two water features, a number of mature trees, outbuildings and a large area of hardstanding to the front of the dwelling, which is accessed from the adjacent road via a long driveway.
- 3.2 The applicants also own an area of woodland, which adjoins the application

site to the north and west. The Warwick Bridge to Burnrigg/Broadwath Road lies directly to the east of the application site, with open fields adjoining the site to the south. The land to the south and west slopes downhill away from the application site.

## **The Proposal**

- 3.3 The proposal is seeking to demolish the existing property and to erect a new dwelling, with attached garage and basement workshop/ garden store. The proposed new dwelling would be sited in a similar location to the existing dwelling and the existing access and driveways would be retained.
- 3.4 The main section of the dwelling would be two-storey and would have a hipped roof, which would have a maximum ridge height of 9.5m. The front elevation would contain a large glazed section, which would serve a galleried landing, with the rear elevation containing large amounts of glazing, including two sets of french doors to the ground floor and french doors with a juliet balcony to the first floor. A single-storey section would project 8m forward of the main front elevation and this would measure 8.2m in width and would contain an en-suite bedroom. A double garage would be attached to the western side of the dwelling and this would project 2.7m forward of the front elevation of the main dwelling. The study would be attached to the rear of this. Both the single-storey extension and the garage would have hipped roofs to match that on the main dwelling.
- 3.5 The dwelling would contain a lounge, open plan kitchen/ dining area, utility, study, w.c. and en-suite bedroom to the ground floor. The first floor would contain two bedrooms (one en-suite), a lounge and a bathroom. There would also be an integral garage with a workshop/ garden store below, which would take advantage of the change in levels on the site. It would have a footprint of 237sq m, excluding the garage and this represents a 55% increase over the existing dwelling. The applicants have mobility problems and require living accommodation to be provided on the ground floor. The accommodation on the first floor would be for visiting family members and for live-in carers in the future, if they are required.
- 3.6 The new dwelling would be finished in wet dash render, with red sandstone window and door surrounds, painted timber windows and doors, under a slate roof. It would be insulated to standards in excess of those required by building regulations and all windows would be double glazed. Solar panels would be added to the south facing roofslopes of the main dwelling and the garage/ study.

## **4. Summary of Representations**

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

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

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objections, subject to conditions;  
Clerk to Wetheral PC, Downgate Community Centre: - increase of 55% in the floorspace is unacceptable. Trees and bushes have been removed from the site which make the dwelling more visible from the surrounding area. The provision of security lighting might affect existing properties and passing traffic;  
Cumbria County Council - Drainage: - comments awaited;  
Northern Gas Networks: - no objections.

## **6. Officer's Report**

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies H10, CP3, CP5 and CP12 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Whether The Proposal Is Acceptable In Principle
- 6.2 The principle of replacing an existing dwelling with a new dwelling is acceptable, providing a number of criteria are satisfied. The new dwelling needs to be located on or close to the site of the original dwelling; the scale of the new dwelling should be no greater than a 15% increase in the footprint of the original dwelling; the design of the new dwelling should be appropriate; the proposal should not adversely affect the amenity of the area or adjoining property; and appropriate access and parking can be provided. These issues are considered in section 2 below, which deals with the scale and design of the proposal.
2. Whether The Scale And Design Of The Proposal Are Acceptable
- 6.3 The new dwelling would have a footprint 55% larger than that of the dwelling it replaces. Whilst this is a significant increase it is considered to be acceptable for a number of reasons.
- The existing dwelling could be significantly extended under Permitted Development Rights, which have been amended since the Replacement Dwelling Policy was adopted - rear and side extensions which would increase the footprint of the existing dwelling by over 40% could be added to the property, without the need for planning permission;
  - The dwelling sits in a very large plot and this could easily accommodate a dwelling of the size proposed;
  - The applicants have mobility issues and need living accommodation, including a bedroom, on the ground floor and this has increased the footprint of the dwelling;

- The dwelling would be set back a minimum of 28m into the plot, would have a hipped roof and would be partly screened by existing mature trees, so that it would not be overly dominant when viewed from outside the site;
- The new dwelling would incorporate energy efficient measures, including solar panels.

For the reasons set out above, the scale of the new dwelling would be acceptable.

- 6.5 The dwelling would be constructed of traditional materials, including render, stone window and door surrounds, timber windows and doors, under a slate roof. The main dwelling would be two-storey, with single-storey sections being added to the east and west sides, which would add visual interest. A condition has been added to the permission which would remove Permitted Development Rights for the replacement dwelling, so that it cannot be extended in the future without the need for planning permission. In light of the above, the design of the proposed dwelling would be acceptable.

### 3. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

- 6.5 The nearest residential property would be over 70m away from the new dwelling and would be partly screened by existing trees. The proposal would not, therefore, have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

### 4. Other Matters

- 6.6 The existing access would be used and a double garage and a large parking/turning area would be provided within the site. County Highways has no objections to the proposed access and parking facilities.
- 6.7 The Parish Council has made reference to trees and bushes being removed from the site which make the dwelling more visible from the surrounding area but the applicant does not need any permissions to remove any trees or bushes at the property. A landscaping condition has been added to the permission to ensure that new trees are planting which would help to screen the dwelling.
- 6.8 The site contains a number of mature trees and the Council's Tree Officer has requested that conditions are added to any permission, requiring the submission of a landscaping scheme and details of proposed tree protection measures.

### Conclusion

- 6.9 In overall terms, the proposal is acceptable in principle. The scale and design of the replacement dwelling would be acceptable and it would not

have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. In all aspects, the proposal is compliant with the relevant policies contained within the adopted Local Plan.

## **7. Planning History**

- 7.1 In March 2010, outline planning permission was granted for the demolition of existing dwelling house and outbuilding; erection of replacement dwelling with attached garage and outbuilding (10/0097).

## **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 approved documents for this Planning Permission comprise:

1. the submitted planning application form, received 19th February 2013;
2. the Block and Location Plan (drawing number 12/2114/00) received 19th February 2013;
3. the Existing Site Plan (drawing number 12/2114/01) received 19th February 2013;
4. the Proposed Site Plan (drawing number 12/2114/12B) received 19th February 2013;
5. the Proposed Elevations and Sections (drawing number 12/2114/11C) received 2nd April 2013;
6. the Proposed Plans (drawing number 12/2114/10C) received 2nd April February 2013;
7. the Design and Access Statement received 19th February 2013;
8. the Notice of Decision; and
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt.

3. The materials (and finishes) to be used in the construction of the proposed

development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

**Reason:** To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Before any development is commenced on the site, including site works of any description, a protective fence shall be erected around the trees and hedges to be retained in accordance with BS5837, at a distance corresponding with the branch spread of the tree or hedge, or half the height of the tree or hedge, whichever is greater, unless otherwise agreed in writing by the Local Planning Authority. Within the areas fenced off the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon without the written prior agreement of the Local Planning Authority. If any trenches for services are required in the fenced off area, they shall be excavated or back filled by hand and any roots encountered with a diameter of 50mm or more shall be left unsevered. The fence shall thereafter be retained at all times during construction works on the site.

**Reason:** In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policy CP3 of the Carlisle District Local Plan 2001-2016.

6. No development shall commence until the proposed means of surface water disposal have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that the means of disposal is acceptable and to ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwelling to be erected in accordance with this permission, within the

meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

**Reason:** To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

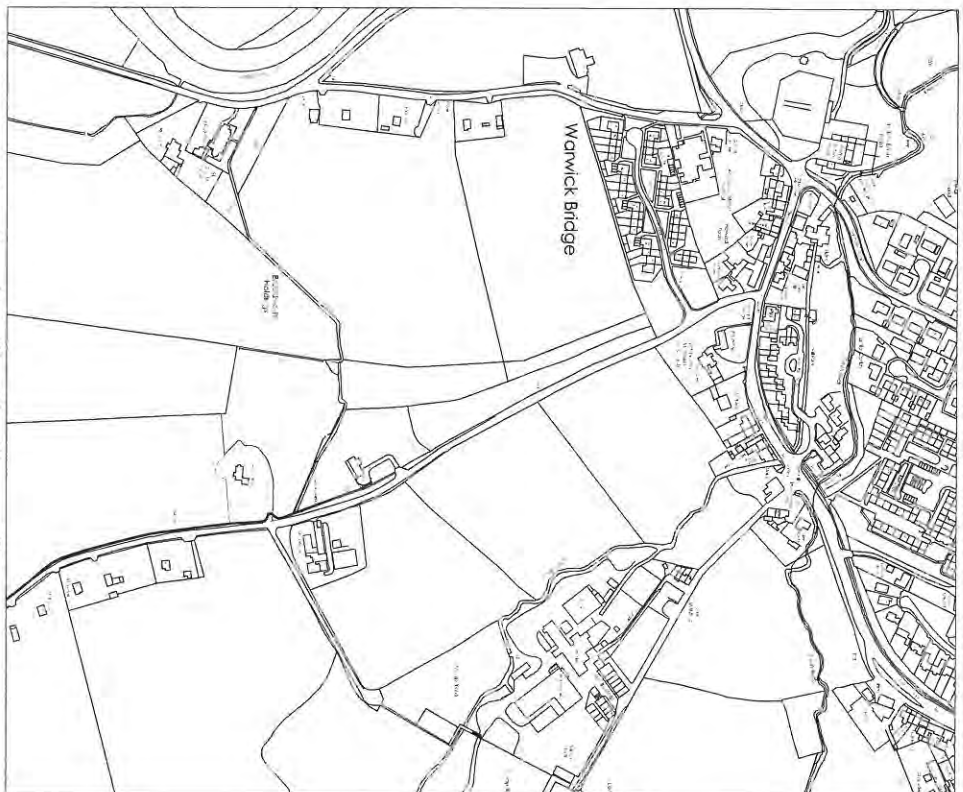
8. The new dwelling shall not be occupied until the revised vehicular access and parking facilities have been constructed in accordance with the approved plan and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

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

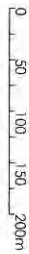
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Block Plan: 1:500



Location Plan: 1:5000



**GREEN DESIGN ARCHITECTS**  
 CONSULTANTS

Plot & location  
 Replacement Detailed  
 Wood House, Wood 4, 5, 6  
 for Mr L.A. & O.T. etc  
 2018/19/20/21/22/23  
 02211470





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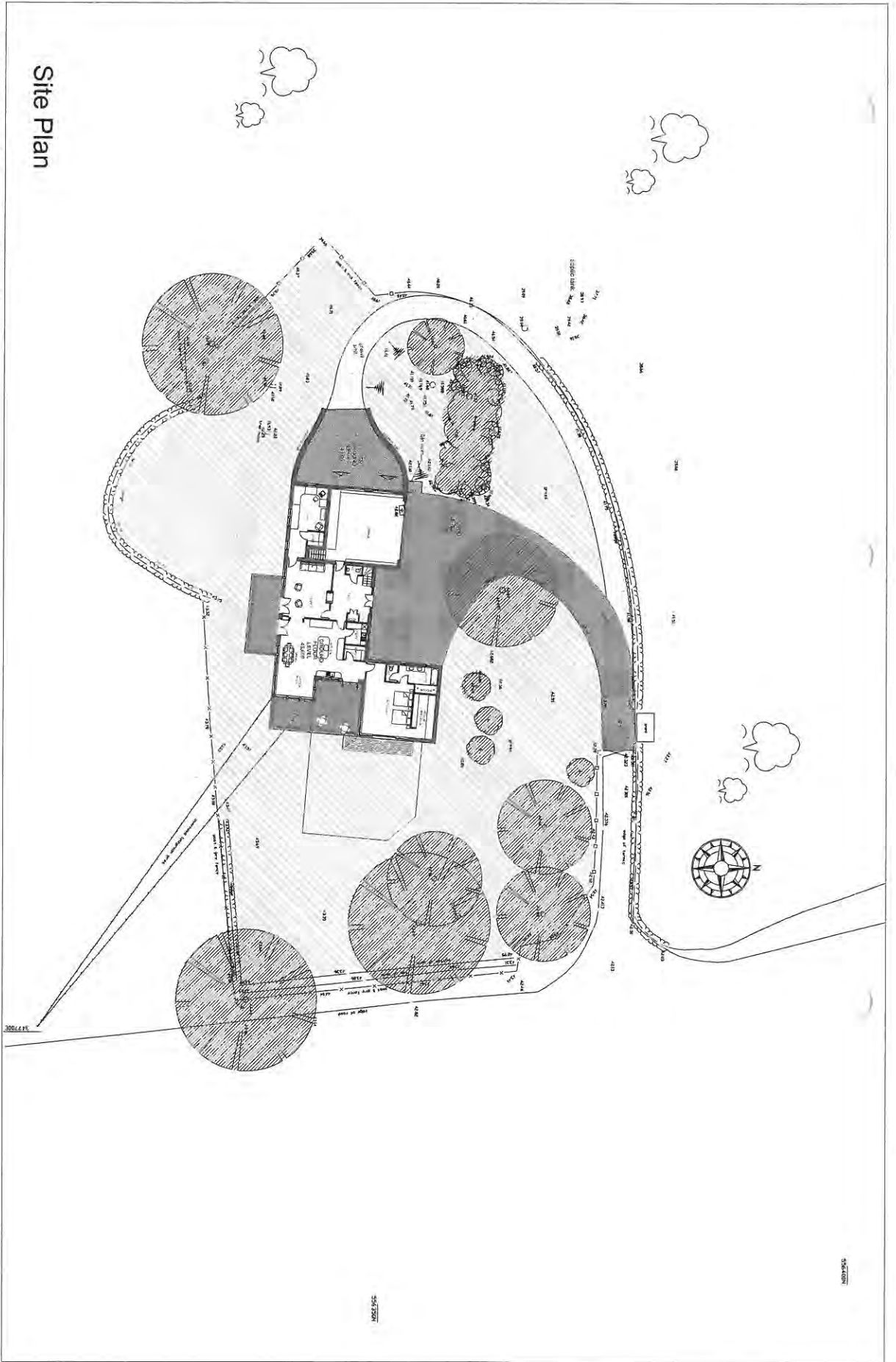
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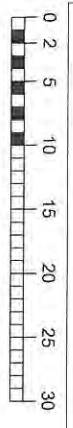
Topographical Survey Contd out by Edmond  
 EYS LTD E2790/01/A 2012

**GREEN DESIGN ARCHITECTS**  
 CONSULTANTS  
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As Elected  
 Site Plan  
 for the proposed development  
 for Mr & Mrs D Tols  
 7/11/12



# Site Plan



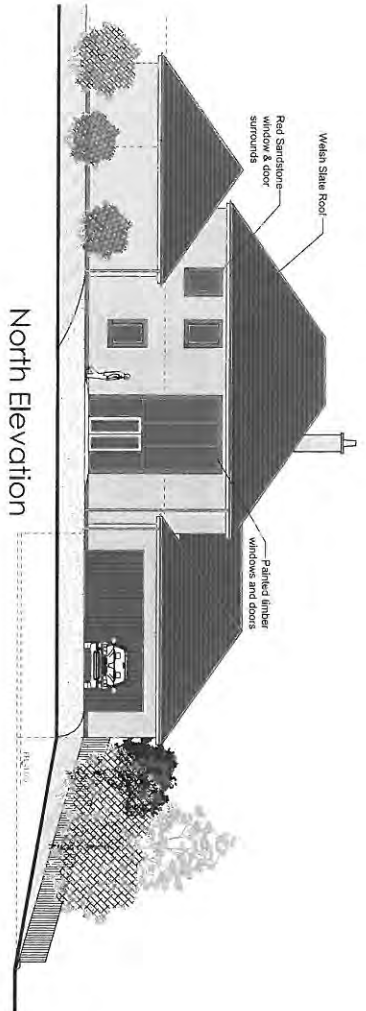
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(Topographical Survey Carried out by Edmonson Surveys Ltd E2790/01/A 2012)

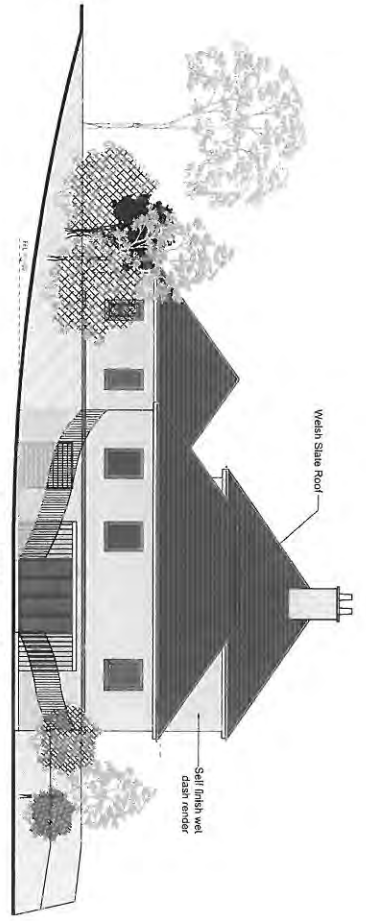
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33 Goodays  
 Site Plan  
 Replacement Dwelling  
 for M & J's D Ltd  
 1201/1202 Ave  
 Edmonstone V12  
 1221111199

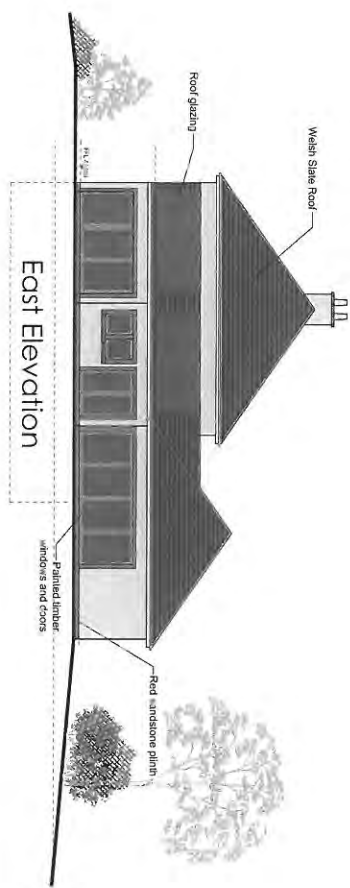




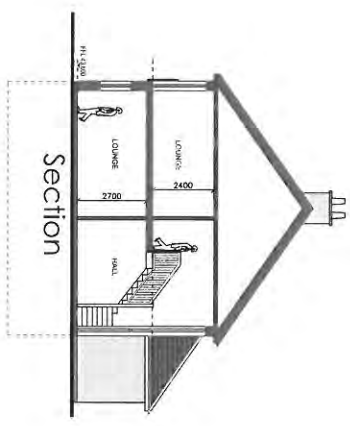
North Elevation



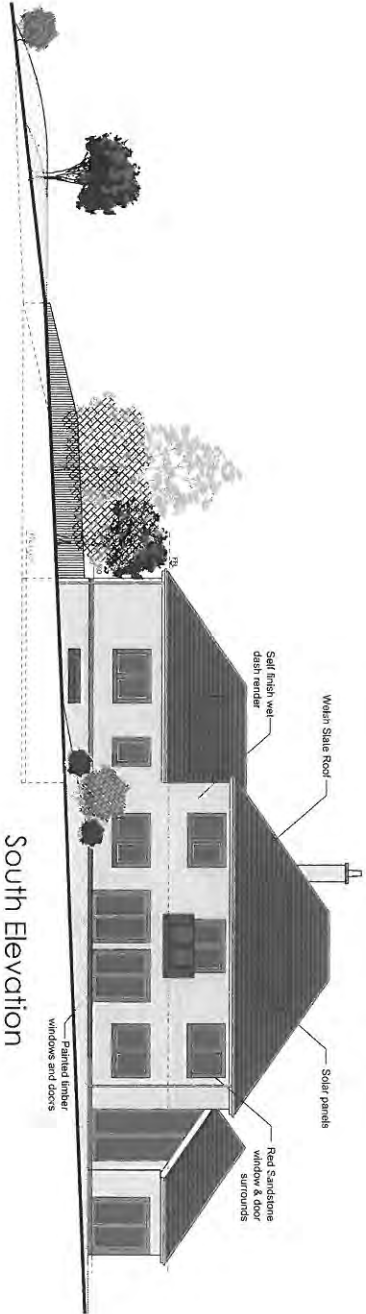
West Elevation



East Elevation



Section



South Elevation

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**As Prepared For:**  
 Replacement Dwelling  
 Wood House - Walnut Roof  
 1500 14th Street, Suite 100, Berkeley, CA 94710  
 December 2012  
 12/21/12