

SCHEDULE A: Applications with Recommendation

14/0190

Item No: 05

Date of Committee: 16/05/2014

Appn Ref No:
14/0190

Applicant:
Mr J Little

Parish:
Wetheral

Agent:

Ward:
Wetheral

Location: Land adjacent Tholt Y Will, Aglionby, Carlisle, CA4 8AQ

Proposal: Demolition Of Residential Building And Erection Of 1no. Dwelling

Date of Receipt:
10/03/2014

Statutory Expiry Date
05/05/2014

26 Week Determination

REPORT

Case Officer: Shona Taylor

1. Recommendation

1.1 It is recommended that this application is granted subject to conditions.

2. Main Issues

- 2.1 Whether The Principle of Development Is Acceptable
- 2.2 Whether The Scale And Design Of The Dwelling Is Acceptable
- 2.3 The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Impact Of The Proposal On Highway Safety

3. Application Details

The Site

- 3.1 The application site is to the north of the village of Aglionby, within the residential curtilage of Tholt-y-Will.
- 3.2 It is proposed to demolish the existing garage building. The site is accessed from the east by the road which runs through the centre of Aglionby. The boundaries of the site are stock proof fencing.

Background Information

- 3.3 This application is brought before the Development Control Committee due to the receipt of an objection from the Parish Council.

The Proposal

- 3.4 The application is seeking Planning Permission for the erection of a one and a half storey two bed dwelling. The layout plan shows a large open plan living/dining/kitchen area to ground floor, along with an en-suite bedroom, utility, shower and lounge, with a lounge and en-suite bedroom at first floor. The property will also feature an attached garage.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and a notification letter 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 - Highways & Transport: - the slight increase in vehicular use of the existing access is unlikely to have a significant material effect on existing highway conditions. As such, the Highway Authority has no objection to the proposal;

Wetheral Parish Council: - Object to the proposal on the grounds that it is overdevelopment of the site. In this location, they consider that the proposal represents an inappropriate development that would result in a discordant feature within the rural area and would be detrimental to the character of the local landscape, adjacent to the local village green amenity, contrary to CP5 and H11 of the Local Plan;

English Heritage - North West Region: - no observations;

United Utilities: - no observations.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, H1, H9, CP3, CP5, CP6, CP11 and T1 of the Carlisle District Local Plan 2001-2016.

The proposals raise the following issues:

1. Whether The Principle of Development Is Acceptable

- 6.2 Since the adoption of the Local Plan, the National Planning Policy Framework

(NPPF) has been published by the Government and is a material consideration in the determination of this application. Policy considerations in relation to this application state that whilst development should be considered against Local Plan policies, the Council's Local Plan (in respect of the issue of housing) cannot be considered up to date under the NPPF. The Framework seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

- 6.3 The application site is located adjacent to the small village road which leads to Holme Gate from the A69 Carlisle to Newcastle road. The application site is located within part of the curtilage of an existing property, which extends along the north of Aglionby. To the immediate south and west of the site are several large detached properties.
- 6.4 When assessing the application site it is evident that this site is well related to Aglionby and would form a natural 'stop' to the built form of Aglionby given that it is adjacent to other residential properties and their domestic curtilages. Furthermore, Aglionby is close to Carlisle and the Key Service Centre of Scotby. In light of the foregoing, the site for housing is consistent with the policies in the NPPF and the principle of development is acceptable.

2. Whether The Scale And Design Of The Dwelling Is Acceptable

- 6.5 The proposed dwelling is a reasonably large detached dwelling, however it is noted that it would be well related to the plot and proportionate to the neighbouring buildings. It is therefore not considered that the proposed dwelling would form a discordant feature within the character of the area.
- 6.6 The dwelling will incorporate a render finish, with a tiled roof, to match the surrounding properties, it is not considered that it would appear incongruous within the character of the area.
- 6.7 As such, taking into account the above, it is considered that the scale and design of the dwelling is acceptable.

3. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

- 6.8 Taking into consideration the scale and position of the proposed dwelling in relation to neighbouring properties, it is not considered that the impact that the proposal would have, as a result of loss of light or overdominance, is significant to the extent that it would be harmful to the amenity of neighbouring properties.

4. Impact Of The Proposal On Highway Safety

- 6.9 The proposal seeks approval to use the existing access from the Highway, and illustrates parking and turning space for the dwelling within the curtilage. The Highway Authority have not raised any objections to the proposal.

5. Other Matters

- 6.10 It is noted that the Parish Council have objected to the proposal on grounds of overdevelopment, however, for the reasons discussed above, particularly paragraph 6.5, relating to the scale of the plot and neighbouring properties, it is not considered that this would constitute a reason for refusal.

Conclusion

- 6.11 In overall terms, the principle of the proposed development is acceptable. The scale, siting and massing of the proposed dwelling is acceptable in relation to the site and the surrounding properties. The living conditions of neighbouring properties would not be compromised through unreasonable overlooking or overdominance, adequate car parking, access and amenity space would be able to be provided to serve the dwellings. In all aspects the proposal is compliant with the objectives of the Local Plan policies and the proposal is recommended for approval.

7. Planning History

- 7.1 In 1998 Planning permission was granted for the erection of garage/store (application reference 98/0586).

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;
2. the Location Plan received 10th March 2014;
3. the block plan received 10th March 2014;
4. the existing plans received 10th March 2014;
6. the proposed elevations received 10th March 2014;
7. the proposed ground floor plan received 10th March 2014;
8. the proposed first floor plan received 10th March 2014;
9. the design and access statement received 10th March 2014;

10. the Notice of Decision; and
11. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure suitable boundary treatment is erected in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of surface water disposal and in accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. The whole of the vehicular access area bounded by the carriageway edge and the highway boundary shall be constructed and drained to the specification of the Local Highways Authority.

Reason: In the interests of road safety and to support Local Transport Plan Policies LD5, LD7 & LD8.

8. Neither dwelling shall be occupied until its vehicular access and parking requirements 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.

Warwick Moor

Aglionby

Carlisle City Council

Department of Environment & Development :
Planning Services

Head of Planning: Alan Eades DipTP MRTPI

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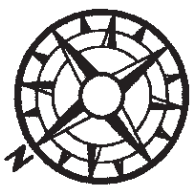
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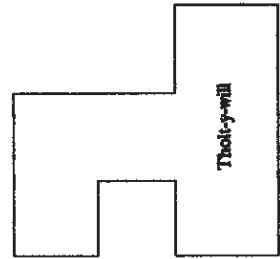
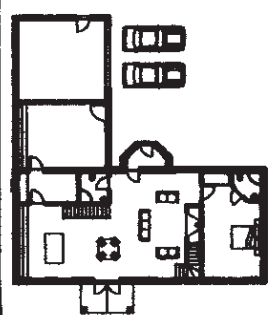
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Tholt-y-will

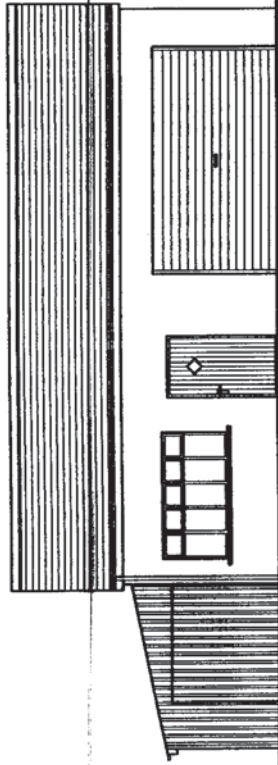
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Dwelling on land adjoining "Tholt - y - Will "
Aglionby, Carlisle, Cumbria CA4 8AQ for Mr & Mrs J. Little

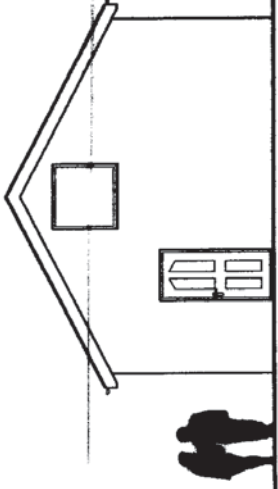
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Date	1st February 2014
Drawing No	JL / DWELL / SBP
Rev	Rev A

Rev.	Date	Description
A	01/02/14	Original Issue

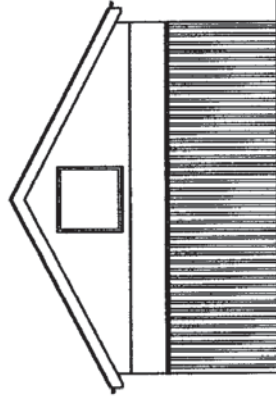
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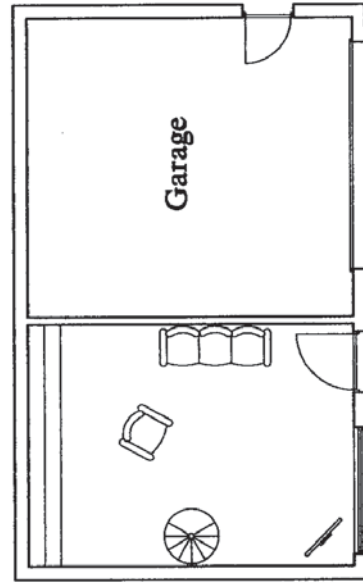
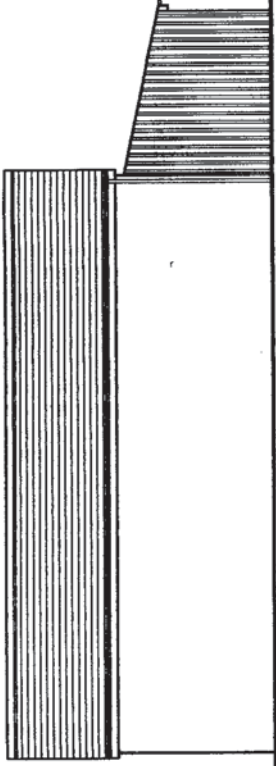
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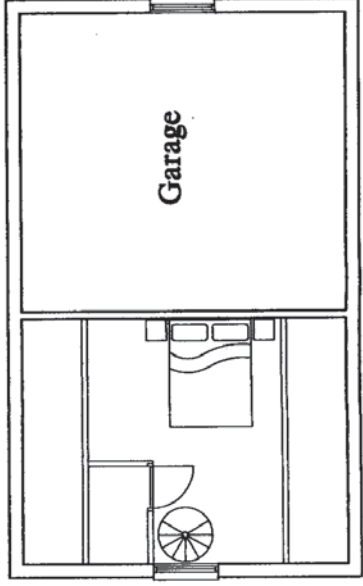
Existing South Elevation



Existing East Elevation



Existing Ground Floor Plan



Existing First Floor Plan

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Date	1st February 2014
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A	01/02/14	Original Issue

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Proposed Ground Floor Plan

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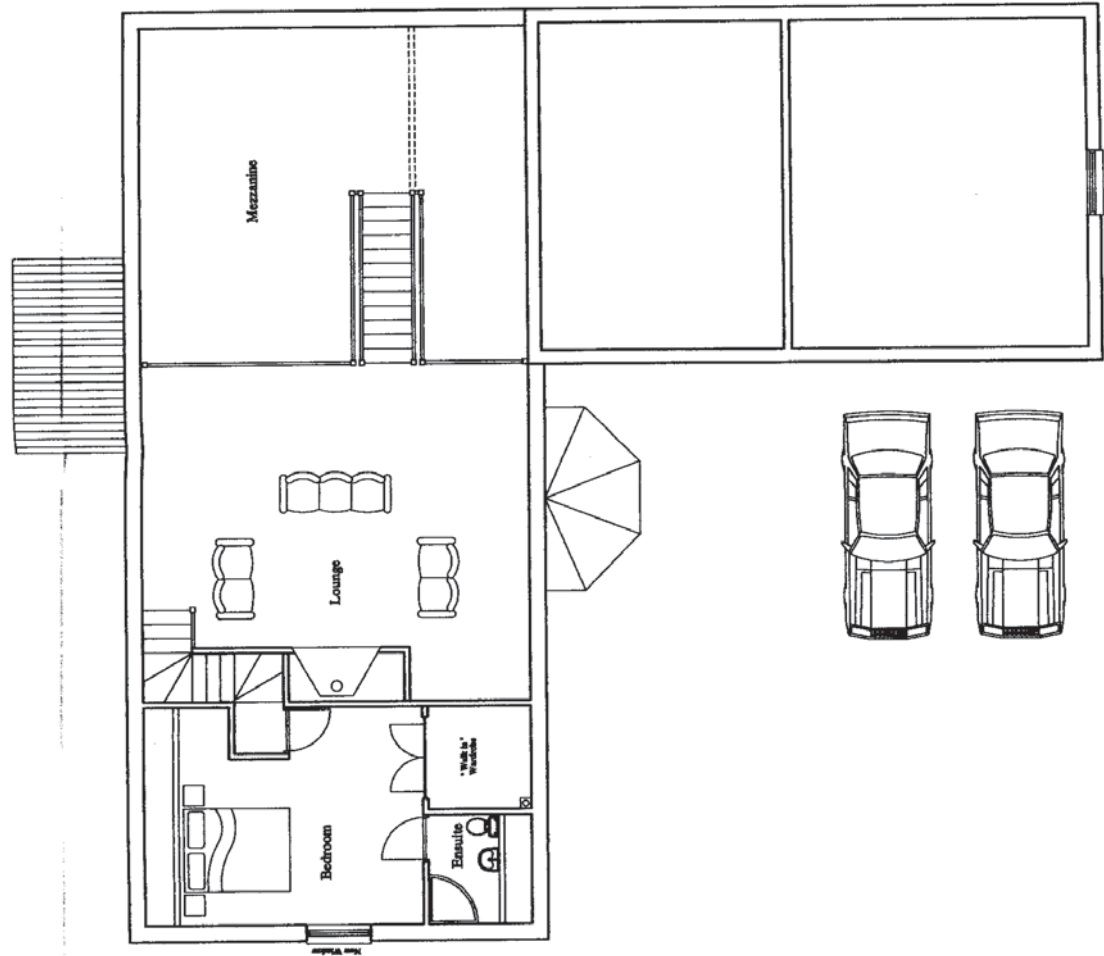
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Proposed First Floor Plan



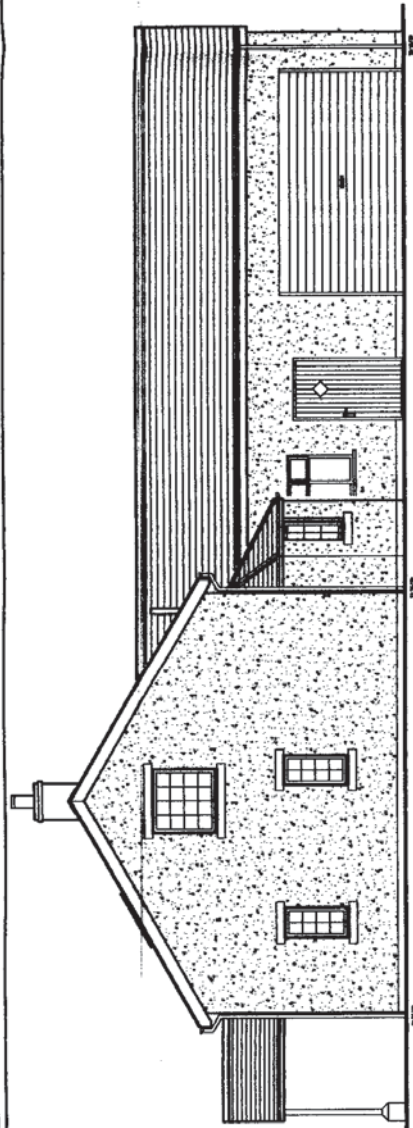
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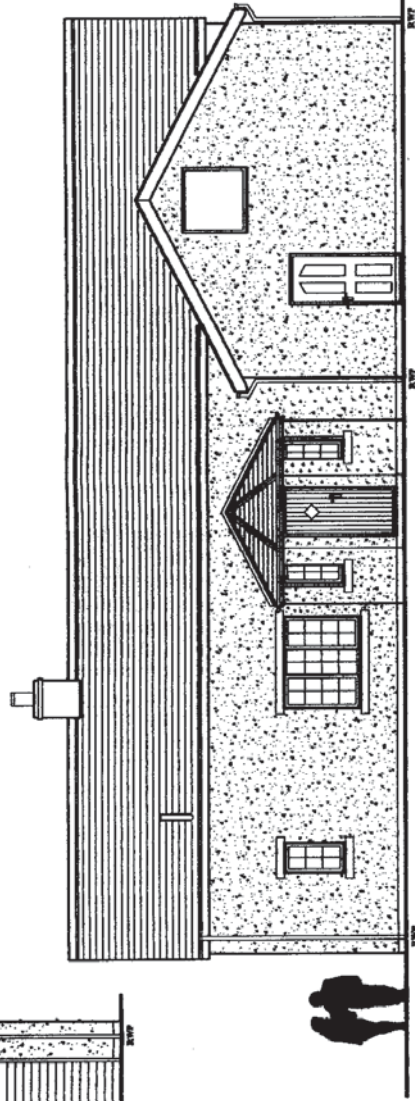
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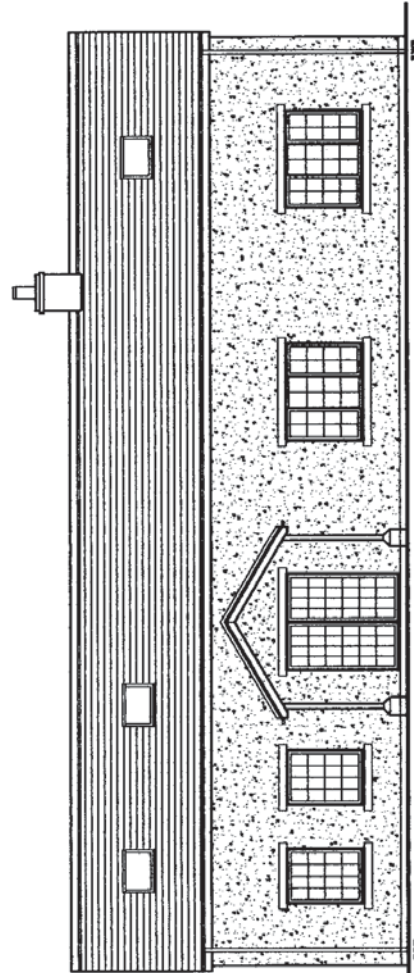
Tiled Roof
Rough Dash Painted Render
Granite Lintels and Cills
Upvc double glazed windows with square leaded detail



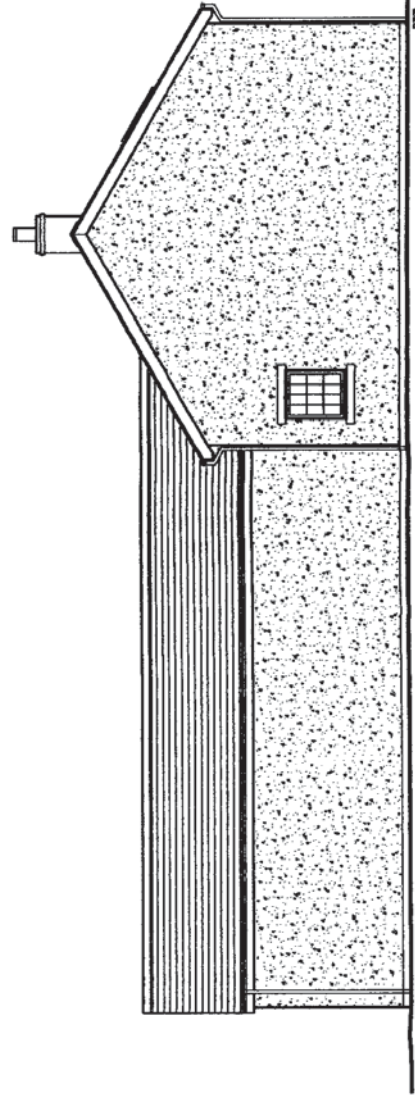
Proposed South West Elevation



Proposed South East Elevation



Proposed North West Elevation



Proposed North East Elevation

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