

SCHEDULE A: Applications with Recommendation

21/0286

Item No: 04

Date of Committee: 11th June 2021

Appn Ref No:
21/0286

Applicant:
Mr Derek Johnston

Parish:
Wetheral

Agent:
Croft View Construction

Ward:
Wetheral & Corby

Location: Fairfield Cottage, Wetheral Pasture, Carlisle, CA4 8HR

Proposal: Erection Of Garage With Office Above (Revised Application)

Date of Receipt:
31/03/2021

Statutory Expiry Date
01/06/2021

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is refused.

2. Main Issues

- 2.1 Whether The Scale And Design Is Acceptable
2.2 Impact Of The Proposal Upon The Living Conditions Of Neighbouring Residents
2.3 Impact Of The Proposal On Highway Safety

3. Application Details

The Site

- 3.1 This application relates to a residential property, Fairfield Cottage, located at Wetheral Pasture, Carlisle. A 1m high stone wall with a hedge to the rear lies to the front of the property. A single-storey detached garage/store is located in the northwest corner of the site, abutting Steele's Bank which is a B class road (B6263). The existing garage/ store is adjoined by a large area which is laid to stone and which is used for parking.

Background

- 3.2 Under application 19/0513, planning permission was refused for the erection of a detached outbuilding, comprising of a double garage on the ground floor and an office in the roof area, and the re-siting of the access. The application was refused predominantly due to the scale of the proposed roadside outbuilding; it was considered that the proposed roadside outbuilding would not be a subservient addition and it would not complement the existing dwelling or the visual amenity of the area.
- 3.3 In November 2020, an applicant for the erection of a garage, relocation of the existing vehicular access from highway and associated external works to improve parking and turning within the front forecourt was approved (20/0540).

The Proposal

- 3.4 The proposed garage/ store would measure 10.8m in length, with the width varying from 4.7m to 6.3m. The building would measure 3.7m to the eaves and 5.7m to the ridge. The north (roadside) elevation would contain a pair of timber doors that would provide access to a store. The west elevation would contain a timber door that would provide access to the store, two garage doors and a window at ground floor level. An additional window would be provided at first floor level above the garage doors and this would serve the first floor office space. The rear elevation would contain a further door which would provide access to a staircase with a window at first floor level to serve the office.
- 3.5 The north elevation and the front section of the west elevation would be constructed of random coursed natural stone, with the remainder of the building being finished in smooth render. The roof would be natural slate, with rainwater goods being black aluminium. Windows would be upvc double glazed units with natural stone lintels and sills. The garage doors would be aluminium roller doors, with all other doors being timber.

4. Summary of Representations

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

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - this application does not need to be submitted to the Highway Authority or Lead Local Flood Authority - the highway and drainage implications would therefore have to be decided by the Local Planning Authority;

Wetheral Parish Council: - no observations;

Northern Gas Networks: - no objections.

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 are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), and Policies HO8 and SP6 of the Carlisle District Local Plan 2015-2030.

The proposal raises the following planning issues:

1. Whether The Scale And Design Would Be Acceptable
- 6.3 Section 12 of the NPPF relates to the creation of well-designed places. Paragraph 127 of the NPPF states that planning decisions should ensure that developments 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. In addition, decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and that the development will be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 6.4 Meanwhile, paragraph 130 states that 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.
- 6.5 This coincides with the objectives of the adopted CDLP Policies SP6 and HO8. Policy SP6 (criterion 1) requires proposals to respond to the local context and the form of surrounding buildings in relation to density, height, scale, massing and established street patterns and by making use of appropriate materials and detailing. Criterion 3 of this policy states that proposals should respect local character and distinctiveness. Criterion 5 seeks to ensure that all components of the proposal are well integrated with their surroundings.
- 6.6 Policy HO8 of the CDLP seeks to ensure that house extensions and alterations are designed to relate to and complement the existing building in scale, design, form and materials (criterion 1) and maintain the established character and pattern of the street scene and be a positive addition (criterion 5). The design of an extension should respond to the characteristics of the specific site, as well as the distinctiveness of the wider setting. As such, whether or not the scale of an extension will be considered acceptable will

depend on the size of the plot, the size of the original dwelling and the impact on neighbours and the street scene.

- 6.7 The proposed building would be partially finished in stone and partially finished in render to match the finishes of the main dwelling and the existing roadside outbuilding. The proposed structure would have a natural slate roof which matches the main dwelling. In light of this, the proposed materials are considered to be acceptable.
- 6.8 The garage that was approved on this site in November 2020 had a ridge height of 4.6m which is similar to the existing outbuilding that lies to the front of the property. The proposal is seeking to add a first floor office and the ridge height of the building would be increased by 1.1m to 5.7m to accommodate this. Whilst this is lower than the ridge height of the previously refused garage (which was 6.2m), it is significantly higher than the existing outbuilding and the previously approved garage.
- 6.9 The proposed structure would measure 10.8m in length, with the width varying from 4.7m to 6.3m, and would have an eaves height of 3.7m and a ridge height of 5.7m. Whilst in direct comparison with the scale of the host dwelling, the proposed structure could be seen as subservient in size, the dwelling is set back approximately 10.5m from the front boundary of the plot, whereas the proposed structure would directly abut the roadside. Whilst it is acknowledged that there is already an existing roadside outbuilding within the application site, this has a much smaller footprint than the proposed building and has a maximum height of 4.7m. The proposed building, with a ridge height of 5.7m would be viewed as a large and imposing structure on the street scene.
- 6.10 This part of Wetheral Pasture is generally characterised by front gardens, with any garages or outbuildings set back from the public highway, and the front boundaries to dwellings along this part of Wetheral Pasture are predominantly defined by trees and shrubs, low walls and hedges. Apart from Fairfield Cottage's existing roadside outbuilding, none of the other dwellings in the vicinity have garages abutting the roadside.
- 6.11 Furthermore, given that all other properties along this street are set back from the highway, and that there is already an existing roadside outbuilding abutting the highway, the cumulative effect of an additional roadside structure would reduce the openness of the area, causing an enclosing and overbearing impact upon the street scene.
- 6.12 In light of the above, it is considered that the proposal, due to its scale, is unacceptable in its current form and would fail to complement the existing dwelling. Due to its scale, it would not be a subservient addition, and the proposed structure would therefore, by virtue of its size and massing, be an incongruous and unduly obtrusive feature in the street scene and harmful to the visual amenity of the area. Consequently, it is recommended that this application should be refused, as it fails to comply with Policies SP6 (criteria 1) and HO8 (criteria 1, 2 and 5) of the Carlisle District Local Plan 2015-2030, and paragraphs 127 and 130 of the NPPF.

2. Impact Of The Proposal Upon The Living Conditions Of Neighbouring Residents

- 6.13 The proposed structure would be located to the front of Fairfield Cottage, abutting Steele's Bank. Although it would be visible to neighbouring occupiers, there would be adequate distance between this proposed structure and the neighbouring properties to prevent any adverse impact on residential amenity.

3. Impact Of The Proposal On Highway Safety

- 6.14 The proposed access would be moved from the eastern end of the plot to the centre. The proposed visibility from the new access would be acceptable.

Conclusion

- 6.15 In overall terms, it is considered that the proposal would fail to complement the existing dwelling. Due to its scale and massing, it would not be a subservient addition, and the proposed structure would therefore be an incongruous and unduly obtrusive feature in the street scene and harmful to the visual amenity of the area. The proposal would, therefore, be contrary to Policies SP6 (criteria 1) and HO8 (criteria 1, 2 and 5) of the Carlisle District Local Plan 2015-2030, and paragraphs 127 and 130 of the NPPF.

7. Planning History

- 7.1 In October 2019, an application for the erection of a detached double garage with office above together with re-siting of access was refused (19/0513).
- 7.2 In November 2020, planning permission was granted for the erection of garage; resiting of existing vehicular access from highway and associated external works to improve parking and turning within front forecourt (revised application).

8. Recommendation: Refuse Permission

1. **Reason:** Due to its scale and massing, the proposed roadside outbuilding would not be a subservient addition, nor would it complement the existing dwelling. The proposed roadside garage would reduce the openness of the area and have an enclosing impact upon Steele's Bank, which the front boundaries to dwellings along this part of Wetheral Pasture are predominantly defined by trees and shrubs, low walls and hedges. The proposed roadside garage would be an incongruous and unduly obtrusive feature in the street scene and harmful to the visual amenity of the area. The proposal would not have any benefits that would outweigh the harm

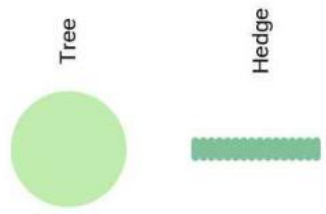
caused upon the character of the dwelling and the street scene. The proposal would, therefore, contrary to Policies SP6 (criteria 1) and HO8 (criteria 1, 2 and 5) of the Carlisle District Local Plan 2015-2030, and paragraphs 127 and 130 of the NPPF.



BLOCK PLAN 1:500



LOCATION PLAN 1:1250



**Croft View
Construction**
Unit 13C
Allenbrook Road
Rosehill Business Park
Carlisle
Cumbria, CA1 2JT.

Project Title	Proposed: Garage / Office, Fairfield, Wetheral Pasture, Wetheral, Carlisle.
Drawing Title	AS PROPOSED Planning drawing Block & Location Plan
Issue:	Planning Stage
File: Fairfield Location Plan	Dwg No: 03417 / 02
Date: 18/03/2021	Scale: A3: 1:500 / 1:250
THIS DRAWING MAY NOT BE USED WITHOUT PLANNING PERMISSION & FULL BUILDING CONTROL APPROVAL. DRAWINGS MAY NOT BE SCALED FROM ALL CRITICAL DIMENSIONS TO BE CONFIRMED ON SITE.	
All drawings to be approved and build supervised by an Architect or Building Surveyor	
TEL UK: 01228 511100 info@croftviewconstruction.com	

