

# **Development Control Committee Main Schedule**

Schedule of Applications for  
Planning Permission

15th July 2011

## Applications Entered on Development Control Committee Schedule

Item No.	Application Number/ Schedule	Location	Case Officer	Page No.
01.	<u>10/1116</u> A	Carlisle Lake District Airport, Carlisle, Cumbria CA6 4NW REPORT WILL BE HAND DELIVERED THURSDAY 7th	<u>ARH</u>	1A
02.	<u>11/0171</u> A	Land between Stainton Road and track to Kingsmoor Depot, Etterby Road, Carlisle	<u>ST</u>	1
03.	<u>10/1066</u> A	Skelton House, Wetheral, Carlisle, CA4 8JG	<u>SG</u>	17
04.	<u>10/1067</u> A	Skelton House, Wetheral, Carlisle, CA4 8JG	<u>SG</u>	44
05.	<u>11/0350</u> A	123 Warwick Road, Carlisle, CA1 1JZ	<u>ST</u>	48
06.	<u>11/0067</u> A	125 Warwick Road, Carlisle, Cumbria, CA1 1JZ	<u>ST</u>	57
07.	<u>11/0315</u> A	Land between Longlands and Stonelea, Greenwoodside, Smithfield, CA6 6DL	<u>SD</u>	67
08.	<u>11/0437</u> A	Wheatsheaf Inn, Wetheral, Carlisle, CA4 8HD	<u>ST</u>	76
09.	<u>10/1026</u> A	Land to the rear and west of Garden Village, Wigton Road, Carlisle, CA2 6QX	<u>SG</u>	87
10.	<u>10/1141</u> A	L/Adj Garden Village-Caven Close, Wigton Road, Carlisle, Cumbria	<u>SG</u>	157
11.	<u>11/0332</u> A	33 Mallyclose Drive, Carlisle, Cumbria, CA1 3HH	<u>SE</u>	178
12.	<u>11/0481</u> A	30 Newtown Road, Carlisle, Cumbria, CA2 7JH	<u>SD</u>	188
13.	<u>11/9009</u> C	Faugh No. 2 Sand Pit, Heads Nook, Brampton CA8 9EG	<u>RJM</u>	197
14.	<u>10/0577</u> D	Tarn End House Hotel, Talkin, CA8 1LS	<u>ARH</u>	206

## **The Schedule of Applications**

This schedule is set out in five parts:

**SCHEDULE A** - contains full reports on each application proposal and concludes with a recommendation to the Development Control Committee to assist in the formal determination of the proposal or, in certain cases, to assist Members to formulate the City Council's observations on particular kinds of planning submissions. In common with applications contained in Schedule B, where a verbal recommendation is made to the Committee, Officer recommendations are made, and the Committee's decisions must be based upon, the provisions of the Development Plan in accordance with S54A of the Town and Country Planning Act 1990 unless material considerations indicate otherwise. To assist in reaching a decision on each planning proposal the Committee has regard to:-

- relevant planning policy advice contained in Government Circulars, Planning Policy Guidance Notes, Development Control Policy Notes and other Statements of Ministerial Policy;
- the adopted provisions of the Cumbria and Lake District Joint Structure Plan;
- the City Council's own statement of approved local planning policies including the Carlisle District Local Plan;
- established case law and the decisions on comparable planning proposals
- including relevant Planning Appeals.

**SCHEDULE B** - comprises applications for which a full report and recommendation on the proposal is not able to be made when the Schedule is compiled due to the need for further details relating to the proposal or the absence of essential consultation responses or where revisions to the proposal are awaited from the applicant. As the outstanding information and/or amendment is expected to be received prior to the Committee meeting, Officers anticipate being able to make an additional verbal report and recommendations.

**SCHEDULE C** - provides details of the decisions taken by other authorities in respect of those applications determined by that Authority and upon which this Council has previously made observations.

**SCHEDULE D** - reports upon applications which have been previously deferred by the Development Control Committee with authority given to Officers to undertake specific action on the proposal, for example the attainment of a legal agreement or to await the completion of consultation responses prior to the issue of a Decision Notice. The Reports confirm these actions and formally record the decision taken by the City Council upon the relevant proposals. Copies of the Decision Notices follow reports, where applicable.

**SCHEDULE E** - is for information and provides details of those applications which have been determined under powers delegated by the City Council since the previous Committee meeting.

The officer recommendations made in respect of applications included in the Schedule are intended to focus debate and discussions on the planning issues engendered and to guide Members to a decision based on the relevant planning considerations. The recommendations should not therefore be interpreted as an intention to restrict the Committee's discretion to attach greater weight to any planning issue when formulating their decision or observations on a proposal.

If you are in doubt about any of the information or background material referred to in the Schedule you should contact the Development Control Section of the Department of Environment and Development.

This Schedule of Applications contains reports produced by the Department up to the 01/07/2011 and related supporting information or representations received up to the Schedule's printing and compilation prior to despatch to the Members of the Development Control Committee on the 06/07/2011.

Any relevant correspondence or further information received subsequent to the printing of this document will be incorporated in a Supplementary Schedule which will be distributed to Members of the Committee on the day of the meeting.

SCHEDULE A

SCHEDULE A

## SCHEDULE A: Applications with Recommendation

11/0171

**Item No: 02**

Date of Committee: 15/07/2011

**Appn Ref No:**  
11/0171

**Applicant:**  
Story Group

**Parish:**

**Date of Receipt:**  
16/03/2011

**Agent:**

**Ward:**  
Belah

**Location:**

Land between Stainton Road and track to  
Kingsmoor Depot, Etterby Road, Carlisle

---

**Proposal:** Creation Of Construction Storage Compound In Association With The  
Development Of 30. Dwellings Previously Approved Under Planning  
Permission Reference 10/0508

---

### REPORT

**Case Officer:** Shona Taylor

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Compound Is Appropriate To The Locality
- 2.2 The Impact Upon The Living Conditions Of Any Neighbouring Properties
- 2.3 Highway Issues
- 2.4 Landscaping And Tree Issues

#### 3. Application Details

##### The Site

- 3.1 The site is currently an actively farmed field, located to the rear of 0.75 ha of former grazing land on the northern side of Etterby Road. To the immediate north there is an open field and on the opposite side of Etterby Road uncultivated land leading to the River Eden, and Etterby House. The site is accessed via a field gate off Stainton Road.

##### Background

- 3.2 The field adjacent to the application site was granted planning permission on

the 20th August 2010 under application reference 10/0508, for the erection of a new housing development of 30 no. affordable dwellings.

- 3.3 This scheme proposed the erection of 16 houses and 4 bungalows for rent and 10 houses for shared ownership. The proposed bungalows are 2 bed with the two storey houses comprising 2, 3 and 4 bedroom properties. It was stated at the time that if permission was to be granted the intention would be for the applicant to apply for a Social Housing Grant from the Homes and Communities Agency through the National Affordable Housing Programme.
- 3.4 The applicant has confirmed that funding has since been secured and as such they have submitted this application for a site compound, along with a previously approved application for temporary signage on the site.

### **The Proposal**

- 3.5 Members will recall that a report on this application was deferred at the last meeting to enable a visit to the site to be undertaken. This application seeks approval for the creation of a construction storage compound in association with the development of 30 dwellings previously approved under planning permission reference 10/0508.
- 3.6 The proposed compound will be located to the north east of the site and will house seven containers, four for general storage, adjacent to the timber storage rack, a toilet block and two further cabins which will be 'stacked' with a canteen below and an office above. Within the compound there will also be space for a tele-handler, two further containers, a fuel bund and a generator. The storage compound will be surrounded by 2.4m high hoardings, with the remainder of the site boundaries being treated by way of stock proof fencing.
- 3.7 The south west of the site will be laid with hardcore for a temporary storage area, and the existing field access off Stainton Road will be utilised to provide the primary access. There will also be a secondary access to the compound via the adjacent site.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and a notification letter sent to neighbouring properties. In response letters of objection from five neighbouring properties have been received. The grounds of objection are summarised as;
1. What are you trying to do to our countryside?
  2. Nothing any local residents say is being taken into account;
  3. There is no 'track' from Stainton Road to Kingmoor Depot;
  4. Why are they not entering via Etterby Road or is it too dangerous?
  5. The Council has ignored the traffic and access problems in the previous applications and is continuing to do so;
  6. This is a green field site and should not be used for a storage compound



- but should remain in agricultural use;
  - 7. There are no pavements on Etterby Road, the increased usage of the site will pose even more danger;
  - 8. The proposed compound would destroy the amenity and ambience of this community;
  - 9. It will also affect the wildlife on this site;
  - 10. Chemicals may be stored on this site.
- 4.2 Since the application was previously presented to the committee a petition against the proposal on the grounds that it will create additional traffic safety hazards, noise and loss of visual amenity, has been received, with 37 signatories.

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

Cumbria County Council - (Highway Authority): -no objection subject to the inclusion of two conditions;

Environment Agency: - no response;

English Heritage - North West Region: - the application should be determined in accordance with national and local policy guidance.

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

### **Assessment**

- 6.1 The proposal raises the following planning issues:
- 1. Whether The Compound Is Appropriate To The Locality.
- 6.2 Whilst the compound is to be erected within an open field, Members should note that planning permission for 30no. dwellings has been granted adjacent to the site. The applicants have confirmed that they wish the construction phase to start as soon as is practically possible, and as such the compound will be viewed as part of the building site.
- 6.3 Various neighbouring properties have objected to the application stating that it is not appropriate to the locality. However, due to the temporary nature of the compound, which would only be required during the construction of the adjacent site, it is not considered that it would cause demonstrable harm the amenity of the area. The applicants have initially indicated that the build time of the adjacent site would be approximately 30 months, as such, a condition is recommended to be imposed requiring the 'physical' elements of the compound (ie the fencing, cabins etc) to be removed within 3 months of the completion of the final dwelling, and further to that, the site restored as far as practically possible to its current condition (ie hardcore removed and the ground re-seeded) within 3 further months.
- 6.4 This staggered time frame is considered necessary in order to allow the site to be cleared as soon as possible, but also so as not to stifle the developers from being able to bring the whole site up to an adoptable standard, after the dwellings themselves are complete. This way there will still be a hardcore

area for parking and any storage, which will also be of benefit to the neighbouring properties along Etterby Road and Stainton Road, as vehicles will not need to park on the road side.

## 2. The Impact Upon The Living Conditions Of Any Neighbouring Properties

- 6.5 The compound is to be located to the rear of a site which is on a public frontage and as such is surrounded by residential properties. Several residents have expressed concern that the compound will impact upon their enjoyment of their homes. However, the compound is to the rear of what will be a building site and in design terms it is not felt that the appearance would detract from the appearance of this residential area, or that it would have a significant additional impact upon . Furthermore it is noted that consent will be for a temporary period only, all of which are considered to reduce the impact of the compound upon the neighbouring properties.

## 3.Highway Issues

- 6.6 Whilst several of the neighbours have objected to the proposal on the grounds of highway safety, the Highway Department have raised no objections to the compound, subject to the inclusion of two conditions.

## 4. Landscaping And Tree Issues

- 6.7 The trees and hedgerow on the common boundary with application 10/0508 have been dealt with during the previous application for 30 dwellings on the adjacent site and the conditions which were included on that application.
- 6.8 The application proposes using the existing access from Stainton Road, and the Highways Department have required a condition that the hedgerows in this area are reduced to 1 metre in height in the interests of highway safety. This condition will be valid for the duration of the use of the site as a compound.

## Conclusion

- 6.9 In overall terms the compound is appropriate to the location and it does not compromise the visual amenity of the area, nor will it detract from the living conditions of any neighbouring properties. Given that the compound is temporary in its nature, in that it will only be required for as long as the adjacent site is under construction, and that it will be located to the rear of a public frontage it is considered that the proposal would not cause a sufficient demonstrable harm to the visual environment to warrant refusal of the application on this basis. In all aspects the proposal is considered to be compliant with the objectives of the relevant Local Plan policies, and the application is recommended for approval.

## 7. Planning History

- 7.1 This application relates to a previously approved application for 30no.

affordable homes at land between Stainton Road and track to Kingsmoor Depot, Etterby Road, Carlisle, application 10/0508.

- 7.2 Earlier this year an application for temporary signage at the site was approved, application 11/0154.
- 7.3 Also earlier this year applications 11/0212 and 11/0318 for discharge of conditions relating to application 10/0508 were approved.

## **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. drawing number SH071.90.9.SL.LP.SC the location plan received 3rd March 2011;
  3. drawing number SH071.90.9.SL.PL.CC the site layout plan received 3rd March 2011;
  4. drawing numbers COM-CONA, COM-001, COM-002, COM-003, COM-004, COM-005 and COM-006 proposed site compound details received 9th March 2011;
  5. the design and access statement received 3rd March 2011;
  6. the ecological and management report received 16th March 2011;
  7. the Notice of Decision; and
  8. 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 compound 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. Any existing highway fence/hedge shall be reduced to a height not exceeding 1.0m above the carriageway level of the adjacent highway in accordance with details to be submitted, in writing, to the Local Planning Authority. Once approved it shall be in place before development commences and shall remain at/below this height whilst the compound is in use.

**Reason:** In the interests of highway safety and to support Local Transport Plan Policies LD7 and LD8.

5. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before building works start to the dwellings permitted by application 10/0508.

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

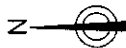
6. The site compound hereby permitted shall be removed from the site within 3 months of the final house being completed and within 3 months of the date of the removal of the compound the site shall be restored so far as is reasonably possible to its condition prior to the compound being installed.

**Reason:** To preclude the possibility of the use of the premises for purposes inappropriate in the locality, in accordance with the Carlisle District Local Plan 2001-2016.

---

120m  
100m  
80m  
60m  
40m  
20m  
0

Scale 1:2500



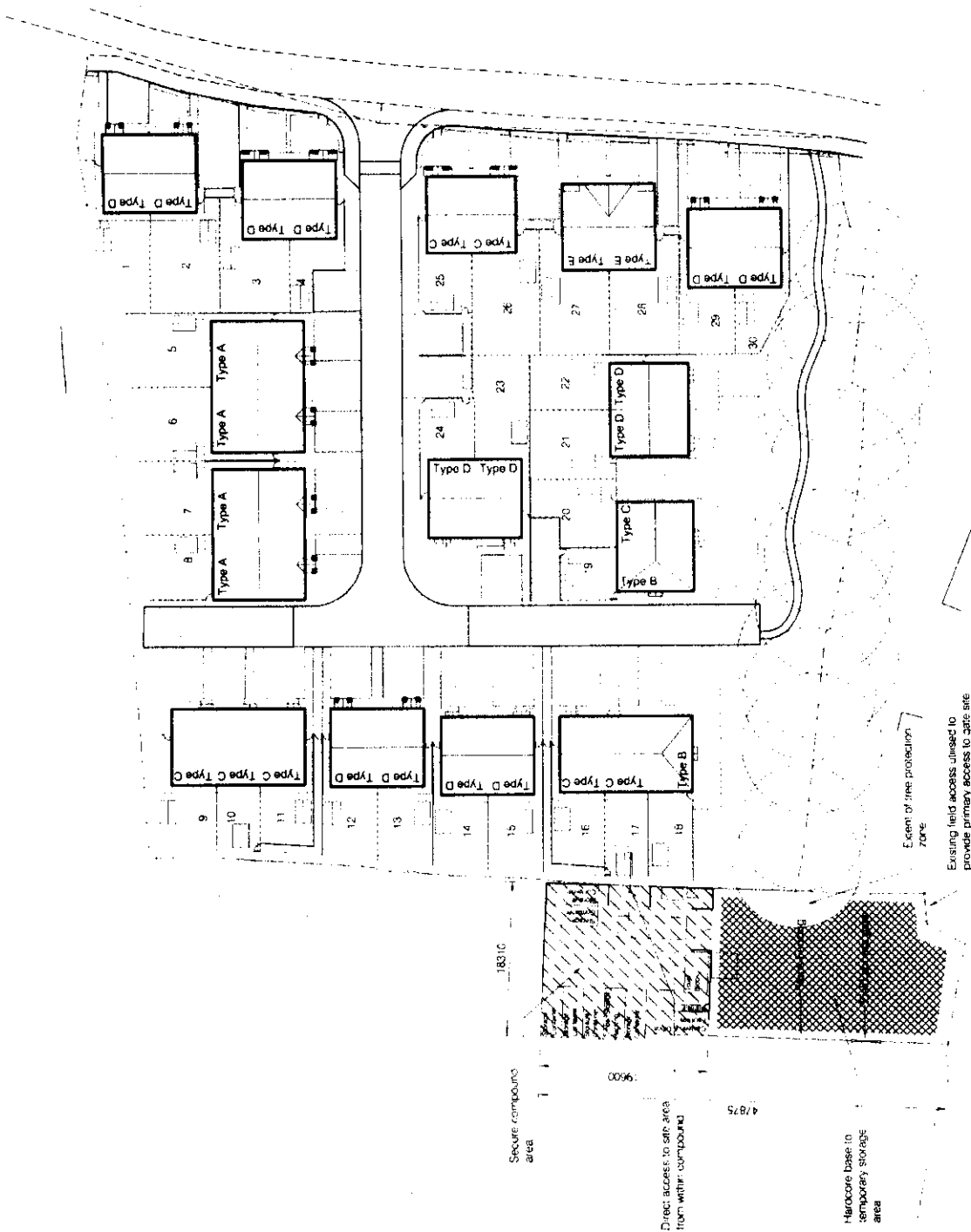
**STORY**  
Group  
www.storygroup.co.uk

LAND ADJACENT TO  
DEVELOPMENT  
Etterby Road, Carlisle

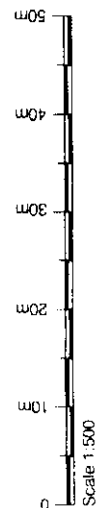
**Location Plan -  
Proposed Site Compound**

DRAWN BY	CM	DATE	2002/2011
CHECKED BY	SC	SCALE	1:500
DRAWING NUMBER	SH071.90.SLIP.SC	REVISION	
SITE REFERENCE	SH071	REMARKS	

© Story Construction Ltd.  
Burg Hill Industrial Estate, Carlisle, Cumbria, CA2 7HA.  
Tel: 01228 644444 Fax: 01228 644445



Site Layout



2010/171

PLANNING APP



LAND ADJOINING TO  
ETERBY ROAD  
ETERBY ROAD, CARLISLE

PROPOSED CONSTRUCTION  
COMPOUND

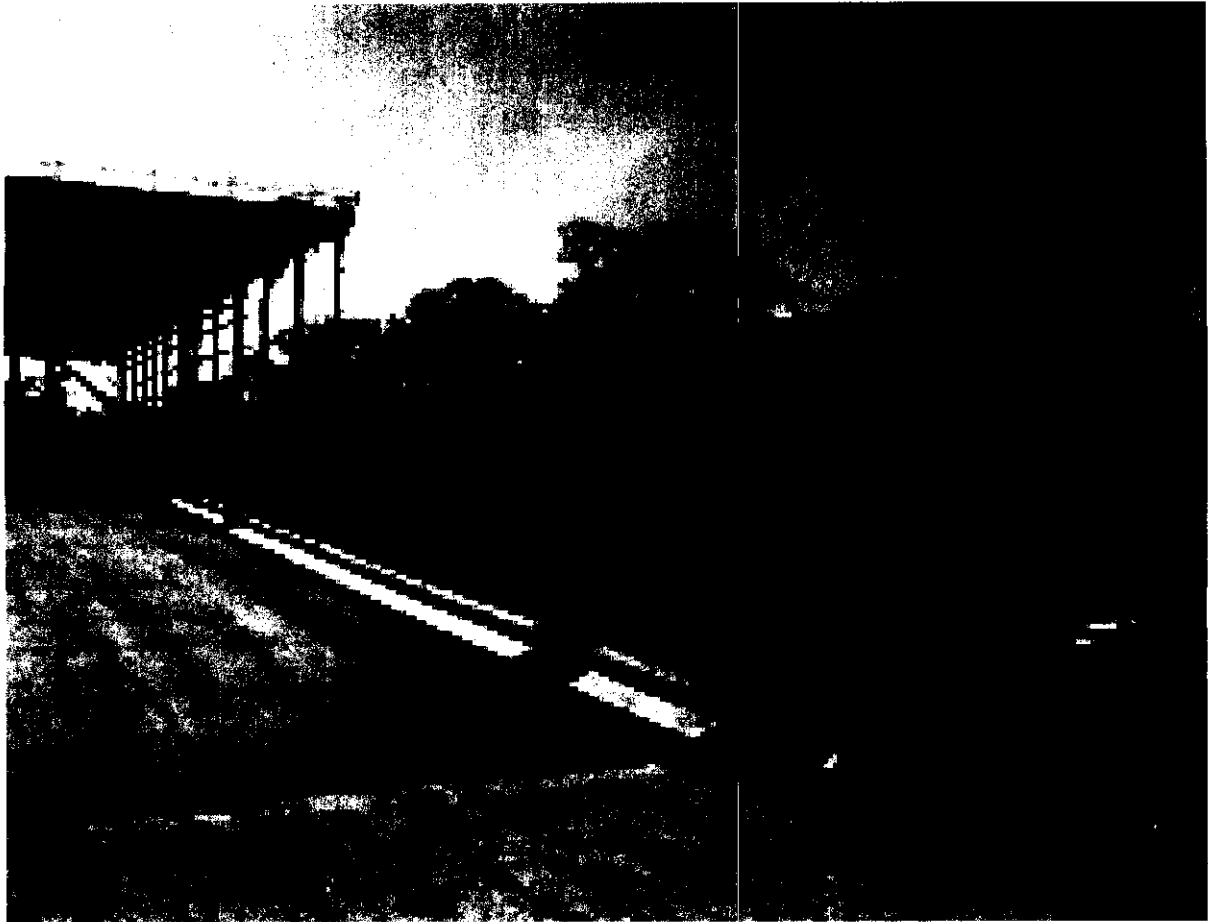
DATE	NO.	BY	SCALE	STATUS
20/01/10	1	SH	1:500	REVISED
20/01/10	2	SH	1:500	REVISED
20/01/10	3	SH	1:500	REVISED
20/01/10	4	SH	1:500	REVISED
20/01/10	5	SH	1:500	REVISED
20/01/10	6	SH	1:500	REVISED
20/01/10	7	SH	1:500	REVISED
20/01/10	8	SH	1:500	REVISED
20/01/10	9	SH	1:500	REVISED
20/01/10	10	SH	1:500	REVISED
20/01/10	11	SH	1:500	REVISED
20/01/10	12	SH	1:500	REVISED
20/01/10	13	SH	1:500	REVISED
20/01/10	14	SH	1:500	REVISED
20/01/10	15	SH	1:500	REVISED
20/01/10	16	SH	1:500	REVISED
20/01/10	17	SH	1:500	REVISED
20/01/10	18	SH	1:500	REVISED
20/01/10	19	SH	1:500	REVISED
20/01/10	20	SH	1:500	REVISED
20/01/10	21	SH	1:500	REVISED
20/01/10	22	SH	1:500	REVISED
20/01/10	23	SH	1:500	REVISED
20/01/10	24	SH	1:500	REVISED
20/01/10	25	SH	1:500	REVISED
20/01/10	26	SH	1:500	REVISED
20/01/10	27	SH	1:500	REVISED
20/01/10	28	SH	1:500	REVISED
20/01/10	29	SH	1:500	REVISED
20/01/10	30	SH	1:500	REVISED

STORY Construction Ltd.  
01274 700111  
01274 700112  
01274 700113  
01274 700114  
01274 700115  
01274 700116  
01274 700117  
01274 700118  
01274 700119  
01274 700120  
01274 700121  
01274 700122  
01274 700123  
01274 700124  
01274 700125  
01274 700126  
01274 700127  
01274 700128  
01274 700129  
01274 700130  
01274 700131  
01274 700132  
01274 700133  
01274 700134  
01274 700135  
01274 700136  
01274 700137  
01274 700138  
01274 700139  
01274 700140  
01274 700141  
01274 700142  
01274 700143  
01274 700144  
01274 700145  
01274 700146  
01274 700147  
01274 700148  
01274 700149  
01274 700150  
01274 700151  
01274 700152  
01274 700153  
01274 700154  
01274 700155  
01274 700156  
01274 700157  
01274 700158  
01274 700159  
01274 700160  
01274 700161  
01274 700162  
01274 700163  
01274 700164  
01274 700165  
01274 700166  
01274 700167  
01274 700168  
01274 700169  
01274 700170  
01274 700171  
01274 700172  
01274 700173  
01274 700174  
01274 700175  
01274 700176  
01274 700177  
01274 700178  
01274 700179  
01274 700180  
01274 700181  
01274 700182  
01274 700183  
01274 700184  
01274 700185  
01274 700186  
01274 700187  
01274 700188  
01274 700189  
01274 700190  
01274 700191  
01274 700192  
01274 700193  
01274 700194  
01274 700195  
01274 700196  
01274 700197  
01274 700198  
01274 700199  
01274 700200

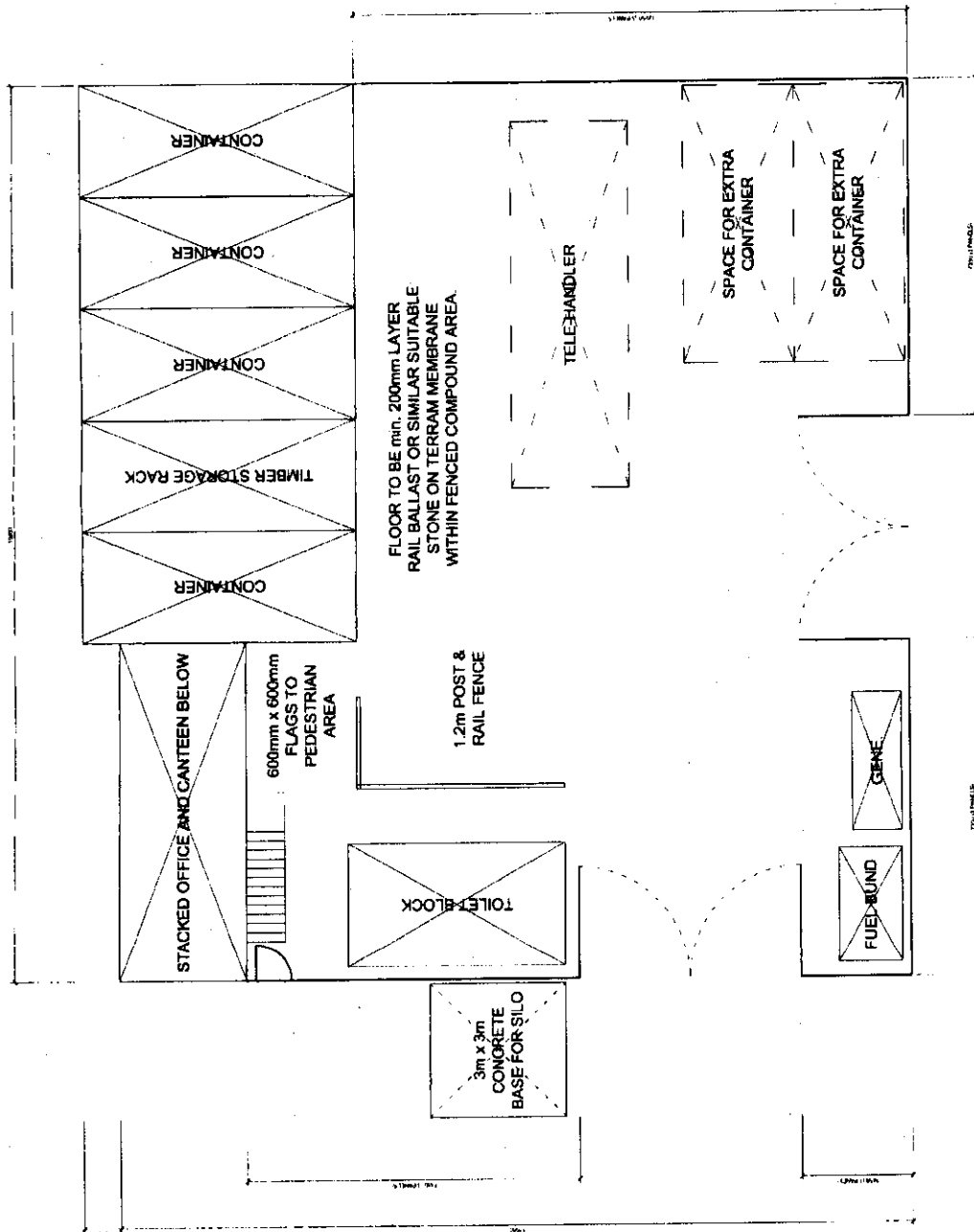
SH067.30.19 - Example of Storage Units in Site Compound - Size A4 - N.T.S.



SH067.30.19 - Example of Welfare Units in Site Compound - Size A4 - N.T.S.







Typical Detail - 18m x 20m Compound

2011/07/11

PLANNING APP

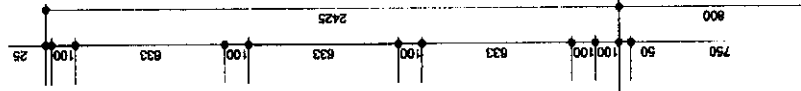
**STORY**  
Group

Etterby, Carlisle

Proposed  
Compound Details  
Typical Plan Detail -  
18m x 20m Compound

DATE	DATE	SCALE	BY
2011/07/11	2011/07/11	1:100	SH
DRAWING NUMBER	COM-001	REVISION	1
PROJECT	SH071	DATE	2011/07/11

**Sherry Construction Ltd.**  
Burgin Industrial Estate, Carlisle, Cumbria, CA2 7NA  
Tel: 01273 888888 Fax: 01273 888888



## 2425mm Plywood Hoarding

1101106  
- 9 MAR 1966

## PLANNING APP

**STORY**

**DISPATCH**

Etterby, Carlisle

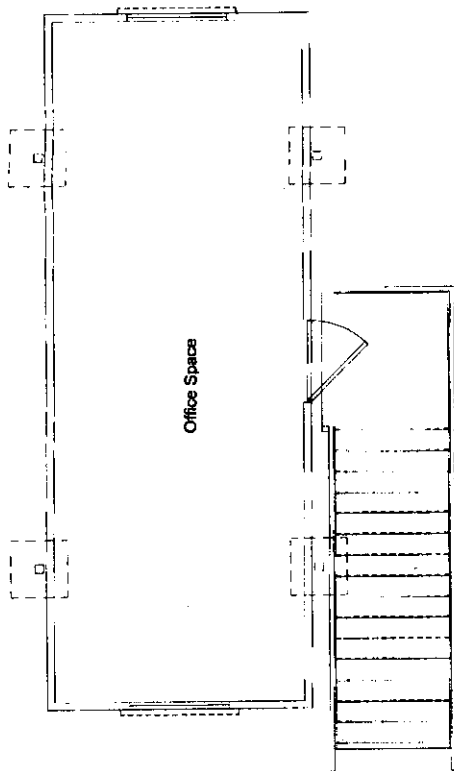
Proposed

Compound Details  
2425mm Temporary  
Plywood Hoarding

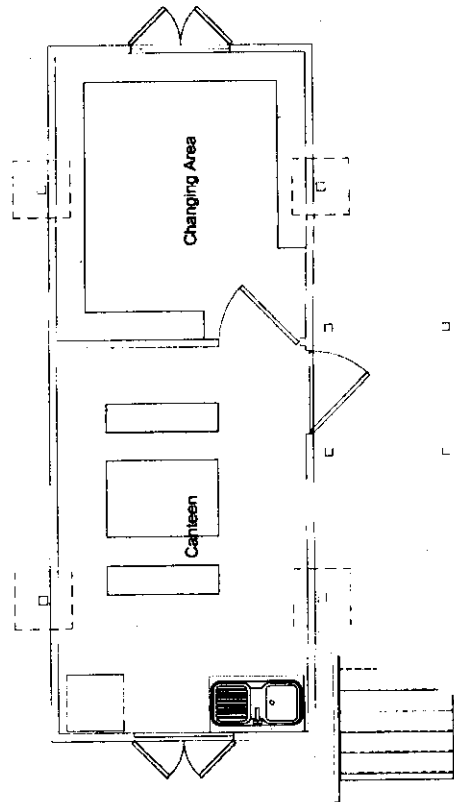
DATE	25/03/2011	REVISED BY	1
CTM		COM-002	SH071
GRANULARITY	SCALE 1:20	USING NUMBER	REVISION
DESIGNED BY			
MEGON SITE			
PREPARED BY			

**© Story Construction Ltd.**

**Watery Construction Ltd.**  
Blungh Rd Industrial Estate, Cernale, Coimbra CA2 7NA.  
Tel 01 2230 040000 Fax 01 2235 040000



First Floor Office Facility



Ground Floor Canteen Facility

2011/07/1

PLANNING APP

**1STORY**  
Group

Etterby, Carlisle

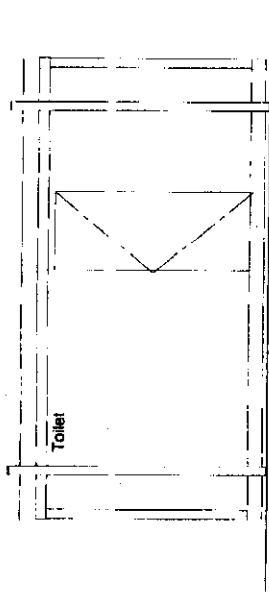
Proposed  
Compound Details

Typical Canteen & Office  
Facilities: Floor Layouts

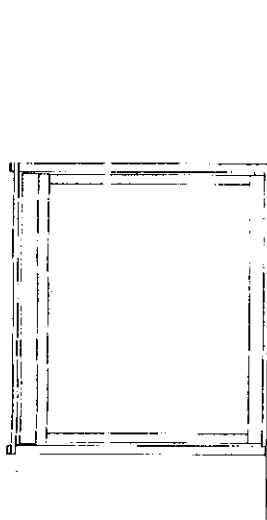
DATE	20/07/11
SCALE	1:50
DRAWING NUMBER	COM-003
SECTION	SH-071
NO. OF SHEETS	1
SHEET NO.	1

**1STORY Construction Ltd.**  
Burgess Industrial Estate, Carlisle, Cumbria, CA2 7NA  
Tel: 01223 555555 Fax: 01223 555555

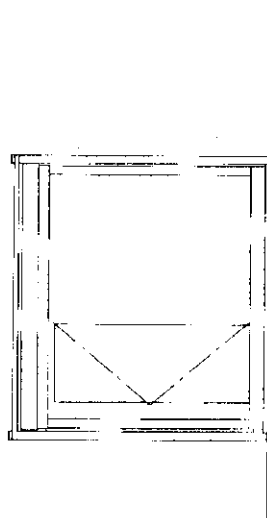




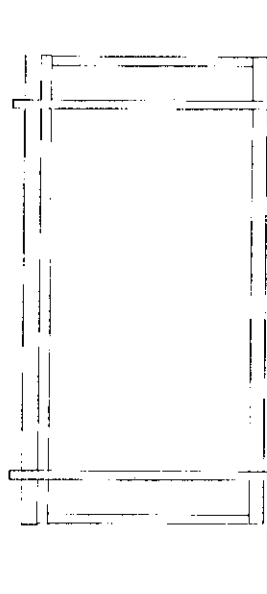
Front Elevation



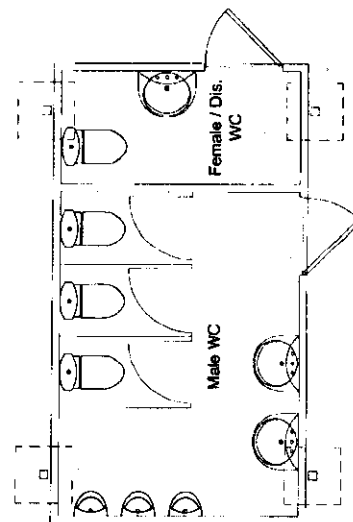
End Elevation



End Elevation



Front Elevation



Layout

1011/0171

PLANNING APP

STORY Group

DEVELOPER

Etterby, Carlisle

Proposed

Compound Details

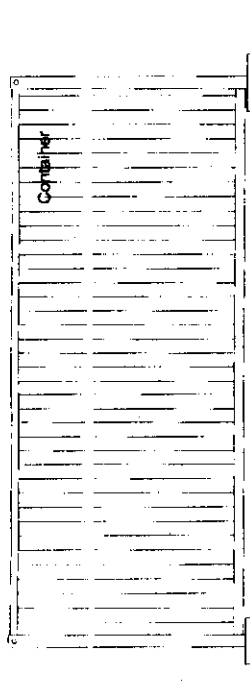
Typical Toilet Block

Layout & Elevations

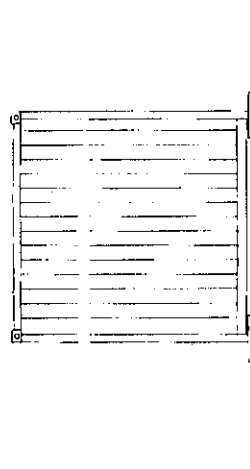
Layout & Elevations				
Drawn by	CW	Date	2/2/2011	
Checked by		Scale	1/50	
Drawing Number	COM-005	Revision	-	
Revision	SH071	Worksheet	1	

C-Story Construction Ltd.

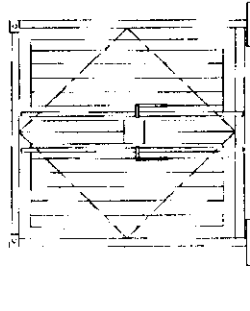
Design/No. include: Etterby, Carlisle, Cumbria, CAC / NA  
The above drawings are for information only and are not to be used for construction purposes without the written consent of C-Story Construction Ltd.



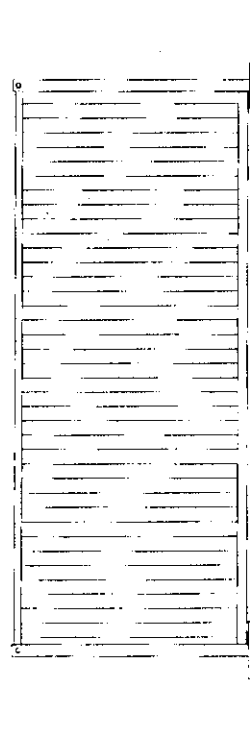
Front Elevation



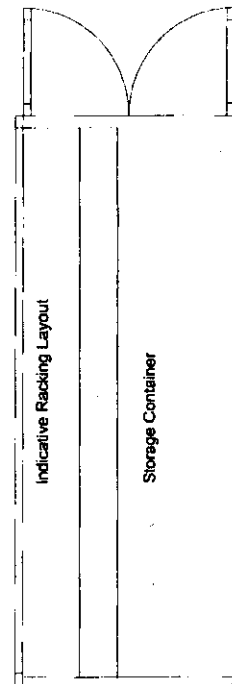
End Elevation



End Elevation



Front Elevation



Layout

2011/01/11

PLANNING APP

**STORY**  
Group

DEVELOPMENT

Etterby, Carlisle

Proposed  
Compound Details  
Typical Storage Container  
Layout & Elevations

Drawn by	CW	Date	20/01/11	Scale	1:50
Checked by					
Drawn	COM-006	Region			
Region		Master			
Reference	SH-071				
Revised					

**STORY Construction Ltd.**  
Burgess Industrial Estate, Carlisle, Cumbria CA2 7NA  
Tel: 01273 888888  
Fax: 01273 888888

## SCHEDULE A: Applications with Recommendation

10/1066

**Item No: 03**

Date of Committee: 15/07/2011

**Appn Ref No:**  
10/1066

**Applicant:**  
Citadel Estates Ltd.

**Parish:**  
Wetheral

**Date of Receipt:**  
02/12/2010

**Agent:**  
Holt Planning Consultancy

**Ward:**  
Wetheral

**Location:**

Skelton House, Wetheral, Carlisle, CA4 8JG

---

**Proposal:** Demolition Of House, Adjoining Barn And Outbuildings; Redevelopment Of Site For The Erection Of Single Block Comprising 15No. Two-Bed Apartments With Dedicated Access, Off-Street Parking And Private Amenity Spaces

---

### REPORT

**Case Officer:** Sam Greig

#### 1. Recommendation

- 1.1 It is recommended that this application is approved subject to the completion of a legal agreement and the imposition of planning conditions.

#### 2. Main Issues

- 2.1 The principle of development;
- 2.2 Scale, layout and design of the development;
- 2.3 Whether the demolition of the existing buildings is acceptable;
- 2.4 Highway issues;
- 2.5 The impact on the living conditions of neighbouring residents;
- 2.6 Open space contributions;
- 2.7 Affordable housing;
- 2.8 Landscaping/ecology; and
- 2.9 Other matters.

#### 3. Application Details

##### The Site

- 3.1 This application seeks "Full" planning permission for the demolition of Skelton House and its associated buildings, which are located at the northern extent of Pleasant View in Wetheral, to enable the erection of 15 apartments. The

application site is situated within the Wetheral Conservation Area and a Grade II Listed Property, known as Acorn Bank, is located immediately to the east of the site. The surroundings to the site are wholly residential with the exception of the agricultural land that lies beyond the northern boundary.

- 3.2 The site comprises Skelton House, a former farmhouse, with an attached two storey barn, detached stables and two polytunnels, which are associated with its former use as a commercial nursery. With the exception of the polytunnels the existing buildings are largely traditional in appearance. They are constructed from a combination of render, brick and stone, with natural slate and metal sheet roofs. The buildings are not obtrusive nor are they dominant in the street scene. A separate application seeking Conservation Area Consent for the demolition of these structures follows this report in the schedule (Application 10/1067).

### **The Proposal**

- 3.3 It is proposed to remove the majority of the buildings on the site to enable its redevelopment to provide 15 two bedroom apartments. The proposed apartment building would provide accommodation over three floors, providing 6 units to the ground floor, 5 units to the first floor and 4 units to the second floor. The building occupies a significant footprint measuring approximately 648 sqm, with the floor area progressively reducing over the floors above, resulting in a staggered rear elevation.
- 3.4 The building will be set back from the pavement by 6m and the front elevation will be characterised by three projecting bays. Careful consideration has been given to the architecture of the building and its design includes many traditional features such as chimney stacks, stone copings to the gables, stone archways and window surrounds.
- 3.5 The front elevation has been designed to appear as a building that has been extended sympathetically over time, as illustrated by its asymmetrical frontage and staggered roof lines. The front elevation includes extensive use of natural stone mixed with render.
- 3.6 Render features predominantly on the rear “wings” of the building, which are stepped in width, reflecting the reduced footprint of the upper floors. This also aids in masking the true depth of the building when viewed from the main road. Natural slate is to be used on the roof and all new windows and doors would be manufactured from timber.
- 3.7 The front of the site, where it abuts the pavement, is to be demarcated by a natural stone wall, supplemented with planting. Vehicular access is via the existing access point to the west of the site and will lead to the rear parking area, which comprises 24 spaces.
- 3.8 The applicant has clarified that the larger flats will be allocated two parking spaces (Units 1, 2, 7, 9, 11, 12 and 14) with the remaining units having one parking space. This arrangement excludes the two disabled parking bays which shall be retained for that purpose.



- 3.9 A management company would be formed to oversee the landscaping of the grounds, the maintenance/insurance of the building and the collection of waste/recycling by a private contractor twice a week. Each leaseholder would form part of that company and a member of the Royal Institute of Chartered Surveyors would be appointed as its Managing Director.
- 3.10 An existing outbuilding located on the western boundary is to be retained and converted to provide a cycle/refuse store. The existing site boundary wall that separates the site from the neighbouring property, Caerluel, is to be raised in height to 2m. Lighting within the car park is to be via low level bollard lighting.
- 3.11 It is proposed to connect foul drainage to the public sewer, with surface water disposed of via soakaways.

#### **4. Summary of Representations**

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to fifty four neighbouring properties. In response eighteen households have objected to the original and amended plans submitted. In summary, the letters raise the following issues:
1. The scale building is disproportionately large compared to the adjacent buildings. A two storey building with a reduced number of units would be more appropriate;
  2. The size of the building will have an adverse impact upon the character and appearance of the Wetheral Conservation Area;
  3. The proposal will detract from the setting of Acorn Bank, a Grade II Listed Building;
  4. Acorn Bank has virtually no foundations and the construction works could result in structural damage;
  5. The proposal will have a detrimental impact on the character of the street scene;
  6. Skelton House dates back to 1780 and to demolish it would be an act of civic vandalism. The existing buildings should be retained and converted;
  7. There is no demand for flats in the village;
  8. The site would be better suited to traditional housing with gardens, which would be more in keeping with village life;
  9. Surface water run-off from the development will exacerbate peak flows in the River Eden, which could result in additional flooding;
  10. Insufficient parking provision is available, which could result in increased

on-street parking. Two spaces per unit should be provided;

11. On-street parking could render the main road effectively single width, which could be detrimental to highway safety and make it difficult for buses to negotiate;
12. People visiting the premises, including delivery vehicles and tradesmen, are likely to park outside the entrance which would block the bus stop;
13. The development would have an imposing impact on the residential property located immediately to the west of the site;
14. Household refuse could be left on the street as the waste collection vehicles may be unable to gain access to the rear of the development;
15. The proposal is contrary to several policies contained in the Carlisle District Local Plan.

- 4.2 Councillor Earp, who is the Ward Councillor, has also expressed his wish to speak against the proposed development at the forthcoming Committee meeting, although no specific grounds of objection have been cited.

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

Cumbria County Council - (Highway Authority): - no objections to the amended scheme, subject to the imposition of two planning conditions. The Highway Authority has also requested that the applicant enters into a s106 agreement to secure the provision of £3500 to enable an amendment to the Traffic Regulation Order to provide "bus clearway" marking at the bus stops;

Housing Strategy: the proposed level of affordable housing is acceptable;

Natural England: the development will not materially affect the River Eden and Tributaries Special Area of Conservation and Site of Special Scientific Interest.

Natural England would also welcome any measures that may enhance biodiversity such as the installation of bat and bird boxes, together with the use of native planting;

Wetheral Parish Council: would like to see the site developed; however, the size, height and design of the proposed building are out of keeping with the Conservation Area. There is concern regarding parking along the already busy Wetheral to Scotby road and there is also a bus stop located outside the site at this point.

The Parish Council object to the planning application, on the basis that the proposal is contrary to the following policies of the Carlisle District Local Plan 2001-2016:

- criteria 2, 3, 4 and 5 of Policy H10 (Replacement Dwellings);

- criteria 1, 2, and possibly 6 and 7, of Policy LE19 (Conservation Areas); and
- criteria 2 and 3 of Policy T1 (Parking Guidelines for Development);

United Utilities: no objections, subject to the imposition of a planning condition relating to surface water drainage details;

Cumbria County Council - (Archaeological Services): no objections;

Cumbria Constabulary: sought additional information as to how the scheme complied with the Government document "Safer Places" (this information has since been provided);

Conservation Area Advisory Committee: the existing vernacular buildings make a considerable contribution to the street scene in this part of the Conservation Area and these should be re-used and converted if at all possible. The current proposal although it has its merits does suffer from some poor detailing; one of the most significant omissions being the lack of chimneys. Apart from their practical use for ventilation ducts they are essential to make the building fit in with the existing vernacular;

Local Environment - Drainage Engineer: no objections.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP3, CP5, CP12, CP17, H1, H2, H4, H5, LE12, LE17, LE19, T1, LC2 and LC4 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposals raise the following planning issues:
  1. Principle Of Development.
- 6.3 The application site lies within the settlement boundary of Wetheral, which is identified as a Local Service Centre by Policy H1 of the Local Plan. As such the principle of residential development is acceptable, subject to compliance with the criteria identified in Policy H1 and other relevant policies contained within the adopted Local Plan.
  2. Scale, Layout And Design Of The Development.
- 6.4 The Parish Council and several residents have objected to the scheme on the basis that the scale of the building is inappropriate to the site and that it will harm the setting of the Conservation Area. The objectors, who are not necessarily opposed to the redevelopment of the site, have said that if the height was reduced to two storeys the scheme would be more acceptable.
- 6.5 The applicant's justification for the building's scale is drawn from the immediate locality. Skelton House itself, and the properties to the east and

west of the site (Caerluel and Acorn Bank), are large two storey properties in terms of their height. Further eastwards on Pleasant View is a three storey terraced property and the properties on the opposite side of the road are modern two storey dwellings that are elevated from the road by approximately 1.5 - 2m.

- 6.6 Consequently, it is the Officer's view that the character of the street scene is not one characterised by conventional two storey properties, but one which includes a range of properties, both traditional and modern, of varying heights and proportions.
- 6.7 The applicant has supplied a profile of the street scene which illustrates the varying height and width of the buildings along this stretch of road. It cannot be disputed that the proposed building would be the largest in the street scene; however, whether it would cause demonstrable harm is a matter of judgement.
- 6.8 The perceived height of the building when viewed from the front elevation is broken up by the projecting gables and the attention to the architectural detail. As the rear elevation projects outwards towards the rear of the site it is reduced in both height and width thereby decreasing its physical mass. Attention has also been given to the roadside frontage with its natural stone boundary wall and landscaped backdrop. The car park is also positioned at the rear of the building thereby limiting its visual impact.
- 6.9 Notwithstanding the significant objections raised, it is the Officer's view that the scale, layout and design of the building are acceptable in relation to the site and do not detract from the character and appearance of the Conservation Area. The proposal also safeguards the setting of the adjacent Listed Building, Acorn Bank. This view is shared by both the Council's former Principal Conservation Officer and its recently appointed Heritage Officer. It is recommended that a condition is imposed that requires samples of the external materials to be used to be agreed prior to work commencing to ensure the design is not compromised through the use of inappropriate external finishes.

### 3. Whether The Demolition Of The Existing Buildings Is Acceptable.

- 6.10 Policy LE17 of the Carlisle District Plan provides policy guidance on proposals that seek to demolish unlisted buildings in Conservation Areas and it identifies a series of criteria against which such applications will be assessed.
- 6.11 In addition to the content of the above policy Members should also have regard to paragraph 6.72 of the policy's supporting text. It states that *"in assessing applications for planning permission involving proposals that involve the demolition of an unlisted building in a conservation area, the Council will have regard to the desirability of preserving or enhancing the character or appearance of the conservation area in which the building is situated, and the wider effects of demolition on the building's surroundings and on the conservation area as a whole"*.

- 6.12 Paragraph 6.73 states that *“planning permission for redevelopment proposals involving the demolition of an unlisted building in a conservation area will only be given if the proposals for redevelopment are in detail and acceptable”*.
- 6.13 Whilst the existing buildings are inoffensive and do not detract from the character of the Conservation Area, the issue that Members must consider is whether they are worthy of retention in their own right and whether the redevelopment proposals are acceptable. In respect of the former, the Council’s Conservation Officer advised that the buildings are not worthy of being listed and that the loss of the buildings would not result in any significant harm to the Conservation Area provided that they are replaced with an appropriately designed building. For the reasons identified in paragraphs 6.4 and 6.9 of this report the proposed replacement building is acceptable and, therefore, there is no planning policy justification for the retention of the existing properties. A planning condition is recommended that requires a level 3 recording of the buildings to be undertaken prior to their demolition.

#### 4. Highway Issues

- 6.14 One of the principal concerns raised by the local residents relates to their perception that there are insufficient parking spaces to serve the development. The applicant has indicated that the larger units will be allocated two parking spaces, whereas the smaller units will have one.
- 6.15 It has been suggested that each unit ought to be provided with two spaces; however, to do so would be at odds with the objectives of national policy guidance which seeks, in the interests of achieving sustainable development, to discourage use of the private car. The general perception amongst residents is that the occupier of the units will definitely have two cars per household; however, there is no evidence to support this supposition.
- 6.16 The site is located directly opposite the bus stop and Wetheral train station is located a short distance from the site (400m). Where sites are located in close proximity to public transport links it is normally reasoned, in planning terms, that a lesser number of parking spaces is acceptable. In this instance the Highway Authority has raised no objections to the proposal subject to the imposition of two planning conditions relating to the construction of the car park and the provision of parking for construction vehicles.
- 6.17 The Highway Authority recognise that there is potential for increased parking on the highway, but does not consider that these levels are such that any increase in on-street parking would be detrimental to highway safety or that the application should be refused on this basis. To ensure that parking does not occur on the bus stops adjacent to the site the Highway Authority has requested that a financial contribution of £3500 is provided to enable an amendment to the Traffic Regulation Order to provide “bus clearway” markings. The applicant has agreed to this payment and this arrangement needs to be secured through the completion of a s106 agreement.

#### 5. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents.

- 6.18 The position of neighbouring properties and location of windows within those dwellings is such that the living conditions of surrounding residents are unlikely to be adversely affected by the proposal. Those properties on the opposite side of the road to the site, No.1 and No.20 Jennet Croft, are located 26m and 36m away from the building respectively. Acorn Bank to the west of the site has no openings in the side elevation of the dwelling, together with a high boundary wall that delineates its boundary.
- 6.19 The neighbouring property, Caerluel, has the potential to be most affected; however, the position of windows in the apartment building is such that there would be no direct overlooking. The existing single storey barn positioned on the boundary between the two sites is to be retained, thereby partially screening the building when viewed from the rear garden of Caerluel. The boundary wall is also to be raised limiting views towards the building. Those aspects of the building that are visible will be viewed at a distance thereby negating any impact through overdominance.
- 6.20 The increased height of the boundary wall will also mitigate the use of the rear car park. The car park itself is to be lit with low level bollard lighting to minimise the effects of light pollution. On balance, it is the Officer's view that there would be no significant adverse effect on the living conditions of neighbouring residents.

## 6. Open Space Contributions.

- 6.21 As Members will be aware it is common place for developers undertaking housing schemes to make a financial contribution towards the pressure that their developments place on existing facilities. This is a requirement that is laid down by Policy LC4 of the Carlisle District Local Plan; however, a request for funding can only be justified if there is deficit in open space provision in the area in question (there are also other tests that need to be satisfied i.e. that the proposal is reasonable and sufficiently related to the development proposed).
- 6.22 Within the defined urban area of Carlisle an open space audit has been undertaken and, therefore, it is much easier to quantify if such a deficit exists. For the rural area as yet an audit has not been carried out. Consequently, Officers have to make a judgement on this matter.
- 6.23 To assist the Council in doing so Officers contacted the Parish Council to establish, in their view, where such deficits exist. The Parish Council advised that there is a need to provide allotments and that there is an absence of play facilities for older children. It would be unreasonable, given the scale of this development, to expect the developer to provide the funding for such facilities in their entirety; however, the developer has agreed to pay a financial contribution of £3000 to assist the Parish Council in meeting this shortfall.

## 7. Affordable Housing.

- 6.24 It is proposed that three affordable properties will be made available by discounted sale, with the discount set at 30% below open market value. The

Council's Housing Strategy Officer has confirmed that this is an appropriate contribution, which accords with the objectives of Policy H5 of the CDLP. The provision of these affordable units would need to be secured in perpetuity through the completion of a s106 agreement should Members be minded to support this application.

#### 8. Landscaping/Ecology.

6.25 The Council's Landscape Architect has raised no objections to the proposed development subject to the imposition of planning conditions to regulate the submission of a detailed landscaping scheme; the erection of protective fences to safeguard those trees that overhang the site but lie outwith the application boundary and the details of the means of construction where development is to take place within the root protection areas of those trees. The latter condition would relate principally to the construction of the car parking area.

6.26 In respect of ecological issues Natural England has confirmed that the development will not have an adverse impact upon the River Eden and Tributaries Special Area of Conservation and Site of Special Scientific Interest. The applicant's supporting bat and ecological surveys indicate that there will be no overriding harm to protected species, but recommends a series of mitigation measures that should be adhered to. The latter can be ensured through the imposition of appropriate planning conditions.

#### 9. Other Matters.

6.27 The objectors have made reference to the recycling/waste collection arrangements, with concerns being expressed that 15 individual bins/recycling boxes could litter the pavement on collections days. To address these concerns the applicant has confirmed that this waste will be collected by a private contractor. That arrangement, including the maintenance of the site/building, will be overseen by a management company. To ensure that there is no ambiguity regarding this arrangement (particularly if this site was subsequently sold on and implemented by a different developer) this can be secured in perpetuity through the completion of a s106 agreement.

6.28 The owner of Acorn Bank, which is the adjacent Listed Building, has commented that their property has shallow foundations, and they have expressed concern that the stability of their home could be affected through the construction works. Whilst their concerns are noted, this is not a matter to be controlled through the planning process. The resident's concerns, however, will be brought to the attention of the applicant who can take the necessary measures during the construction phase to ensure that there is no adverse impact.

### Conclusion

6.29 In overall terms, the principle of the proposed development is acceptable. The proposed apartment building could be accommodated on the site without detriment to the living conditions of the neighbouring properties or the

character/setting of the Wetheral Conservation Area and adjacent Listed Building. The Highway Authority has advised that the parking/access arrangements and the anticipated level of traffic generated by the proposal would not prejudice highway safety. In all aspects the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.

6.30 If Members are minded to grant planning approval it is requested that "authority to issue" the approval is given subject to the completion of a s106 agreement to secure:

- a) the provision of three affordable units, as outlined in paragraph 6.24 of this report;
- b) a financial contribution of £3,500 to secure an amendment to the Traffic Regulation Order to provide bus clearway markings;
- c) a financial contribution of £3000 to be spent by the Parish Council towards the provision of play facilities for older children and/or the provision of allotments; and
- d) the provision of a management company to oversee the maintenance of the building and the collection of refuse.

## **7. Planning History**

7.1 In 2010 an associated application was submitted seeking "Conservation Area Consent" to demolish the existing buildings on the site (Application 10/1067).

## **8. Recommendation: Grant Subject to S106 Agreement**

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 consent comprise:

1. The Planning Application Form received 25th November 2010;
2. The existing site location plan and proposed block plan received 2nd December 2010 (Drawing No. 00revA);
3. The existing block plan received 2nd December 2010 (Drawing No. 02);
4. The proposed block plan received 29th June 2011 (Drawing No. 03F);
5. The proposed ground floor plan received 8th March 2011 (Drawing No. 04A);
6. The proposed first floor plan received 8th March 2011 (Drawing No. 05A);
7. The proposed second floor plan received 8th March 2011 (Drawing No. 06A);
8. The proposed north and east elevation received 8th March 2011



- (Drawing No. 07A);
9. The proposed south and west elevation received 19th April 2011 (Drawing No. 08B);
  10. The proposed street scene received 2nd December 2010 (Drawing No. 09);
  11. The existing elevations and floor plan of the single storey barn received 19th April 2011 (Drawing No. 20);
  12. The proposed floor plan and side elevations of the single storey barn received 29th June 2011 (Drawing No. 21A);
  13. The proposed front and rear elevations of the single storey barn received 29th June 2011 (Drawing No. 22);
  14. The tree constraints plan received 25th November 2010 (Drawing No. SH-Wetheral-09082010);
  15. The Design and Access Statement received 6th December 2010;
  16. The Bat Survey received 25th November 2010;
  17. The Ecological Survey received 2nd December 2010;
  18. The Statement of Security Measures received 19th April 2011;
  19. The Notice of Decision; and
  20. Any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Prior to the carrying out of any construction works the existing farmhouse, barn and outbuilding affected by the proposed development shall be recorded in accordance with a Level 3 survey as described by English Heritage's document "Understanding Historic Buildings, A guide to Good Recording Practise, 2006". Within 2 months of commencement of the construction works 3 copies of the resultant level 3 survey report shall be furnished to the Local Planning Authority.

**Reason:** To ensure that a permanent record is made of the building of architectural and historic interest prior to their demolition as part of the proposed development in accordance with Policy LE8 of the Carlisle District Local Plan 2001-2016.

4. Samples or full details of all materials to be used on the exterior shall be submitted to and approved, in writing, by the Local Planning Authority before any work is commenced.

**Reason:** To ensure the materials used are acceptable and to ensure compliance with Policies CP5 and LE19 of the Carlisle District local Plan 2001-2016.

5. No development shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To ensure the materials used are acceptable and to ensure compliance with Policies CP5 and LE19 of the Carlisle District

local Plan 2001-2016.

6. No development shall take place until a detailed landscaping scheme, including identification of those trees/shrubs to be retained, has been submitted to and approved, in writing, by the Local Planning Authority. 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. The landscaping plan should identify the crown spread of the trees to be retained, including the crown spread of any trees that overhang the boundary, and those trees shall be protected by a suitable barrier in accordance with details to be submitted to and approved, in writing, 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 an acceptable landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. No development shall commence until a method statement for any work within the root protection area of those trees to be retained, including those that overhang the boundary, have been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

**Reason:** In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. No dwelling shall be occupied until its foul drainage system is connected to a public sewer.

**Reason:** To ensure that adequate drainage facilities are available and to ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

9. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water drainage system has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

**Reason:** To ensure that adequate means of surface water disposal and to prevent increased risk of flooding in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

10. Details of the heights of the existing and proposed ground levels and the height of the proposed finished ground floor level of the apartment building shall be submitted to and approved, in writing, by the Local Planning Authority before any site works commence.

**Reason:** To safeguard the living conditions of neighbouring residents and the setting of the Conservation Area in accordance with Policies CP5 and LE19 of the Carlisle District Local Plan 2001-2016.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the condition above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To protect the environment and prevent harm to human health in accordance with Policy LE29 of the Carlisle District Local Plan 2001-2016.

12. No development shall commence until a detailed scheme for the external lighting of the car park, which shall include the provision of low level bollard lighting, has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** In order to prevent crime, antisocial behaviour and to safeguard the living conditions of neighbouring residential properties and the setting of the Conservation Area in accordance with Policies CP5, CP6, CP17 and LE19 of the Carlisle District Local Plan 2001-2016.

13. No development shall take place until the applicant has demonstrated how the protected species/wildlife mitigation measures set out in Paragraph 5 and 5.1 of the "Ecological Survey" prepared by Andrew Carr (received 2nd December 2010) and Paragraph E1 of the "Survey for Bats" prepared by Sally Phillips (received 25th November 2010) have been incorporated into the development in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

**Reason:** To mitigate the impact of the development upon wildlife in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

14. No unit hereby approved shall be occupied until the wall that delineates the boundary between the application site and the adjacent property, Caerluel, has been raised in height in accordance with the approved plans. The increased section of wall shall be carried out in natural stone that shall match the existing stone wall in both appearance and the way in which the stone is laid.

**Reason:** To safeguard the living conditions of neighbouring residents and to ensure the materials used are acceptable in accordance with Policies CP5 and LE19 of the Carlisle District local Plan 2001-2016.

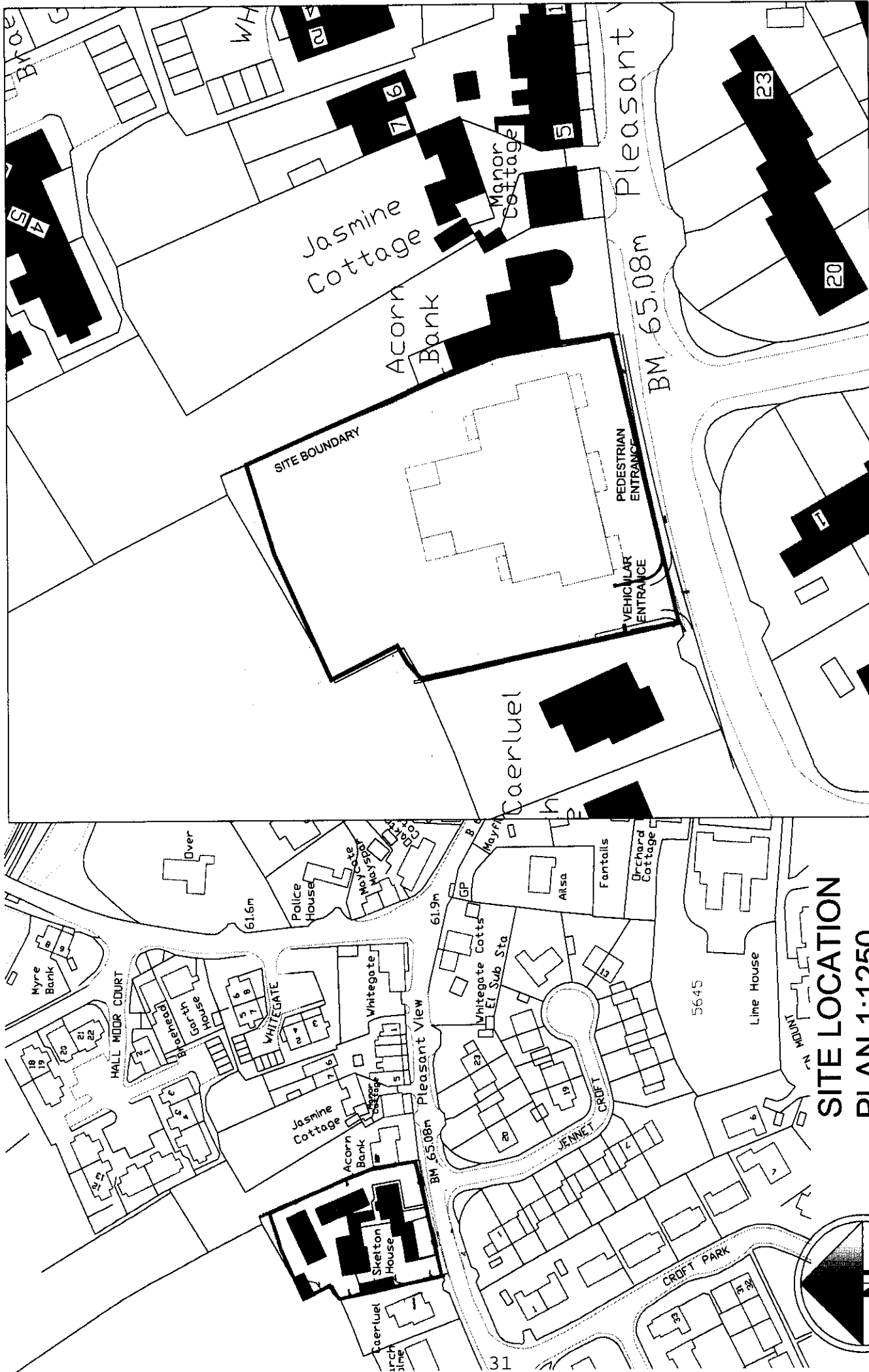
15. The units hereby approved shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved plan and has been brought into use. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall 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 and LD8.

16. Before any development takes place, a plan shall be submitted for the prior written approval of the Local Planning Authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

**Reason:** The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users, and to support Local Transport Policy LD8.

---

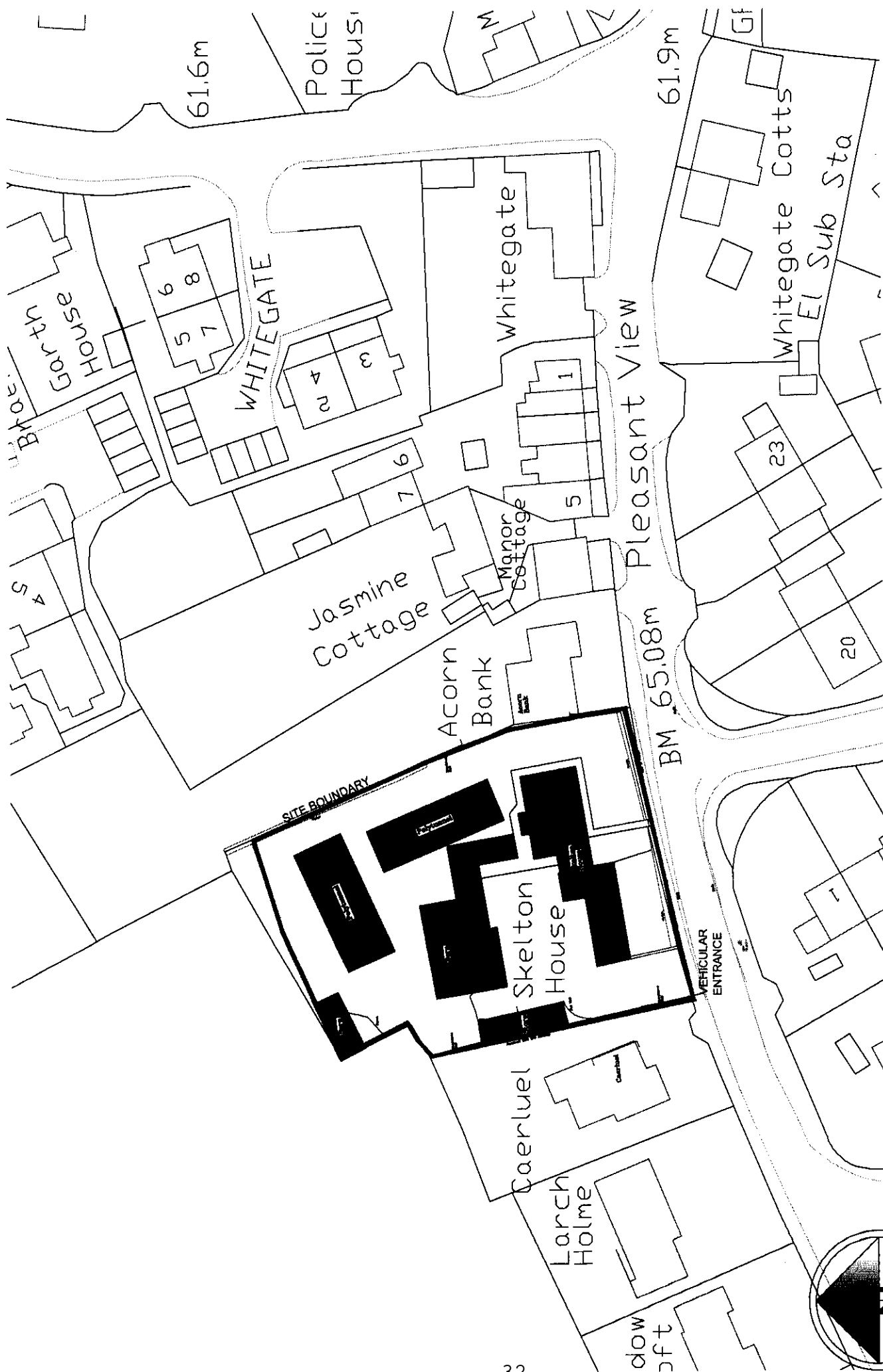


LOCATION & BLOCK PLANS	
PLATS AT SKELTON HOUSE, WETHERBY, WY	
CITADEL ESTATES	
30/1/2010	03/2010/0009VA 1:1250/1:500

SANDY JOHNSTON ARCHITECT ARB RIBA	
revision A	date: 30/11/10 red line amendment

**PROPOSED BLOCK PLAN**  
**1:500**

**SITE LOCATION**  
**PLAN 1:1250**



EXISTING BLOCK PLAN	
PLATS AT SKELTON HOUSE, WETHERBY, WYK CHAMBERLAIN ESTATES	
30/11/2010	03/2010/02
	1:500

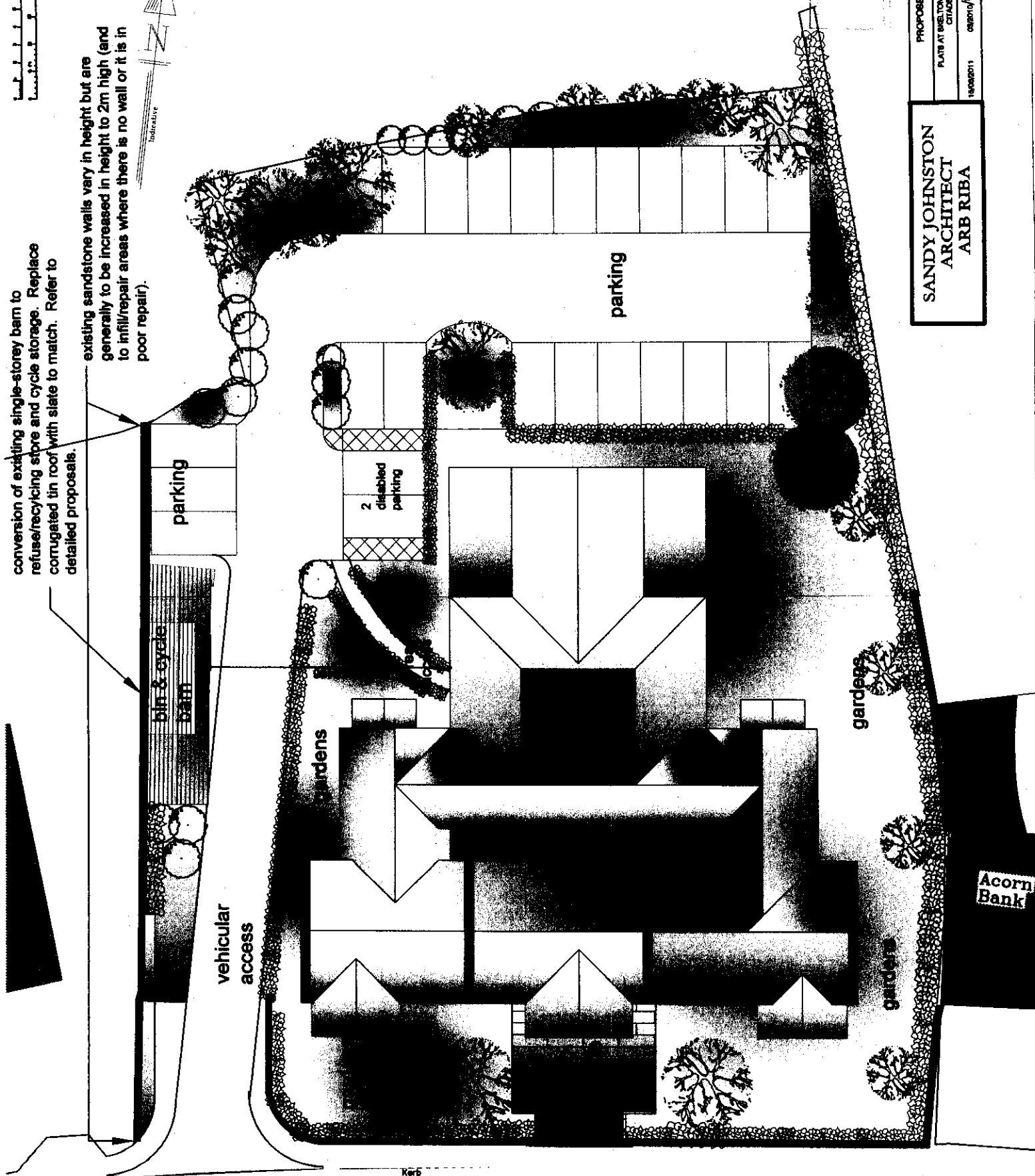
SANDY JOHNSTON  
ARCHITECT  
ARB RIBA

# EXISTING BLOCK PLAN 1:500



conversion of existing single-storey barn to refuse/recycling store and cycle storage. Replace corrugated tin roof with slate to match. Refer to detailed proposals.

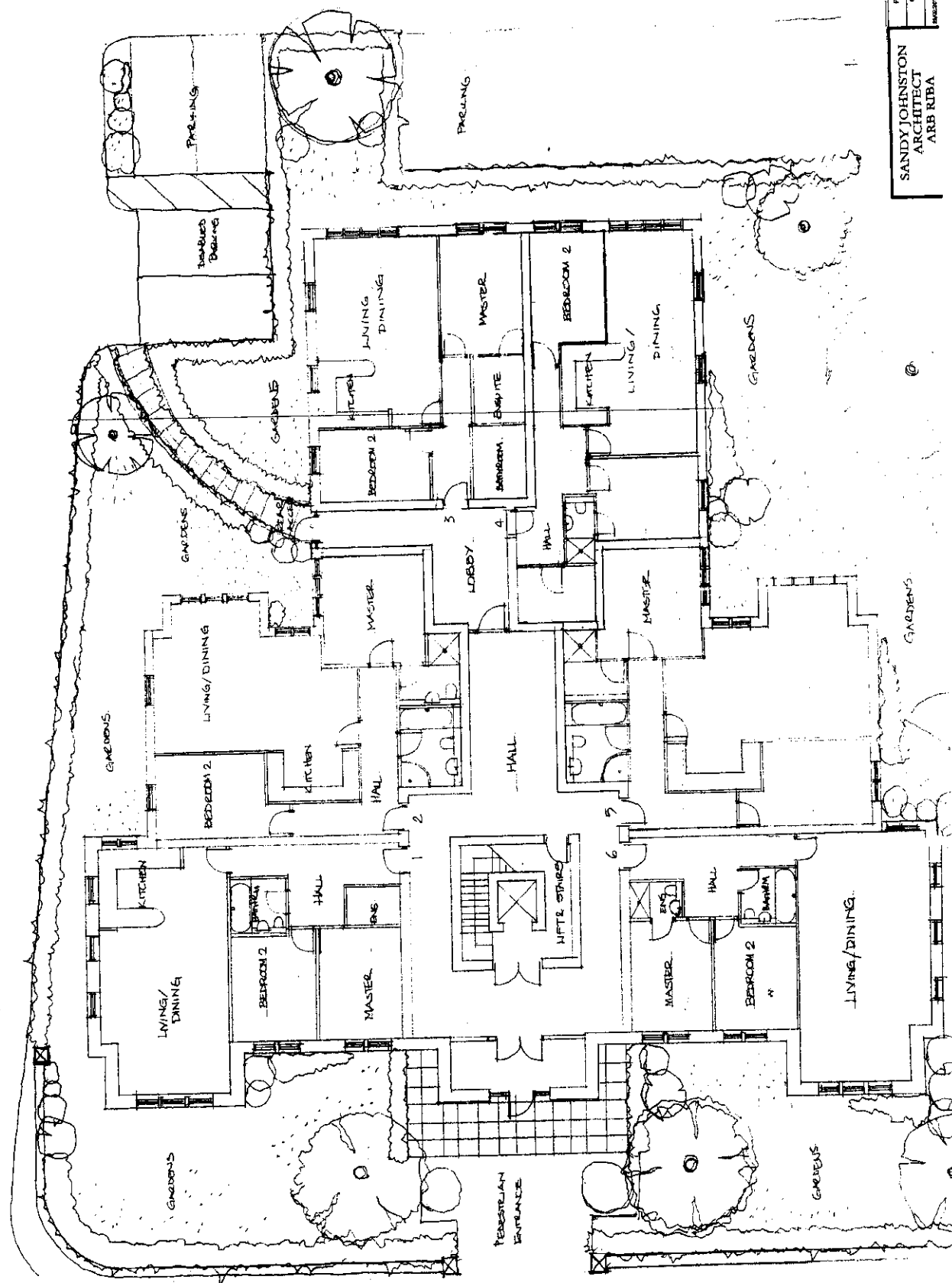
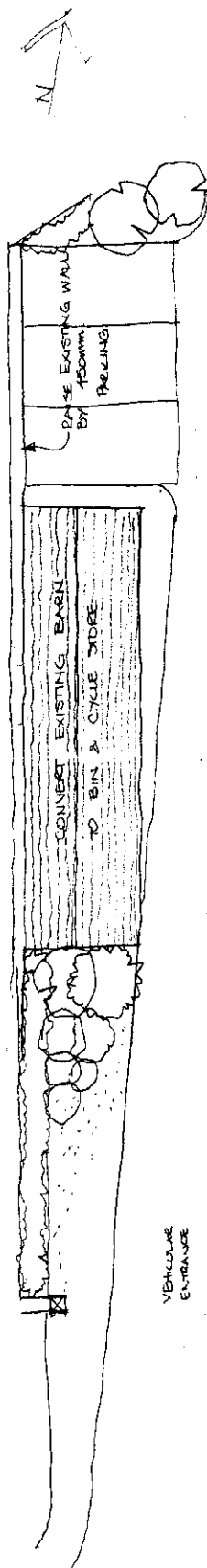
existing sandstone walls vary in height but are generally to be increased in height to 2m high (and to infill/repair areas where there is no wall or it is in poor repair).



29 JUN 2011  
1011066

<b>SANDY JOHNSTON</b> ARCHITECT ARB RIBA	PROPOSED SITE PLAN
	PLATS AT BUELTON HOUSE, WETHENAL SX CITADEL ESTATES
	19/06/2011 09:2011/033F 1:300

Acorn Bank

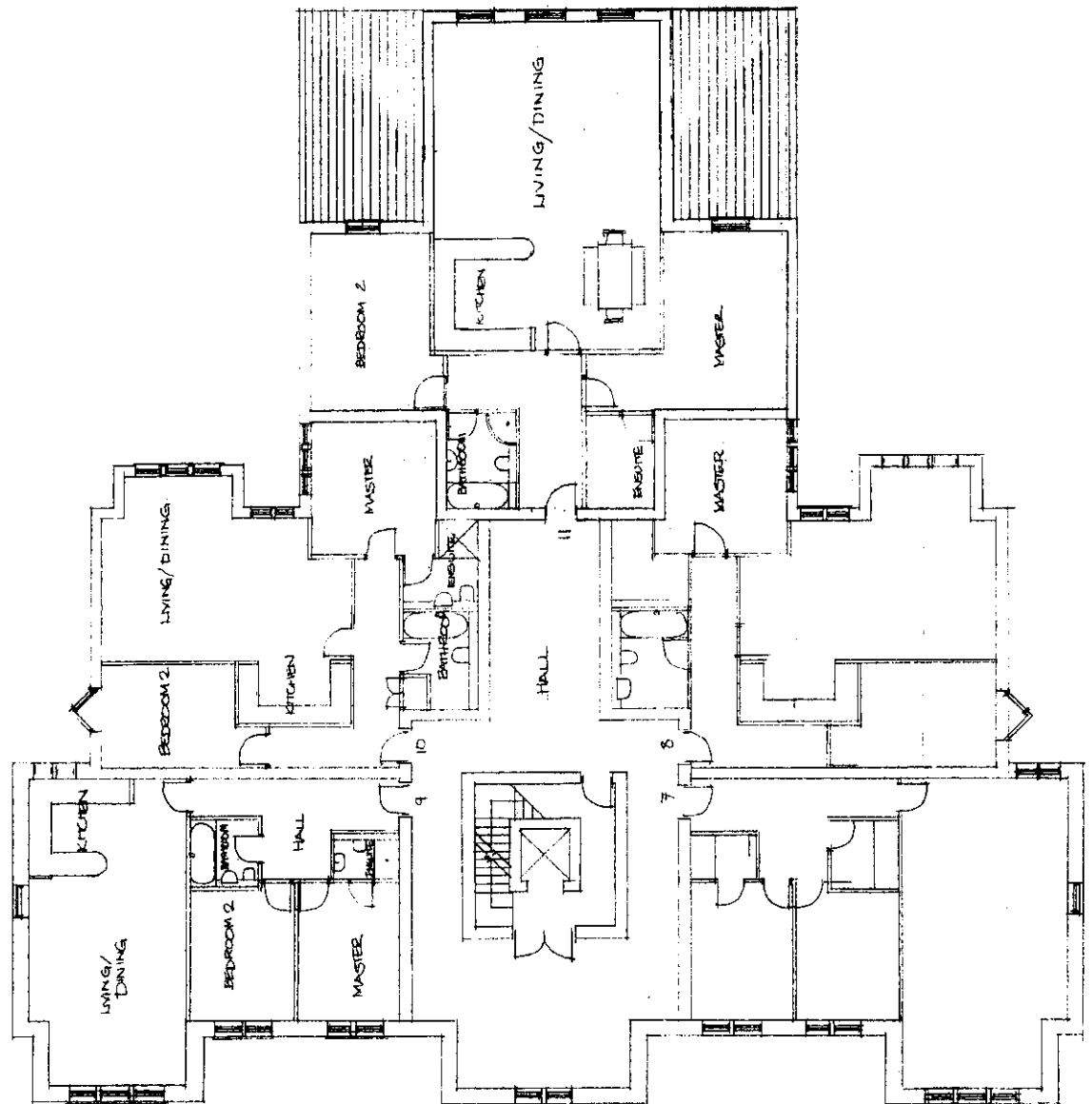


RECEIVED  
- 8 MAR 2011  
10/10/09

PROPOSED GROUND FLOOR PLAN  
PLANT & BUILDING CODE, SECTION 10  
OFFICE: 011 231 1000  
1000/000

SANDY JOHNSTON  
ARCHITECT  
ARB RIBA

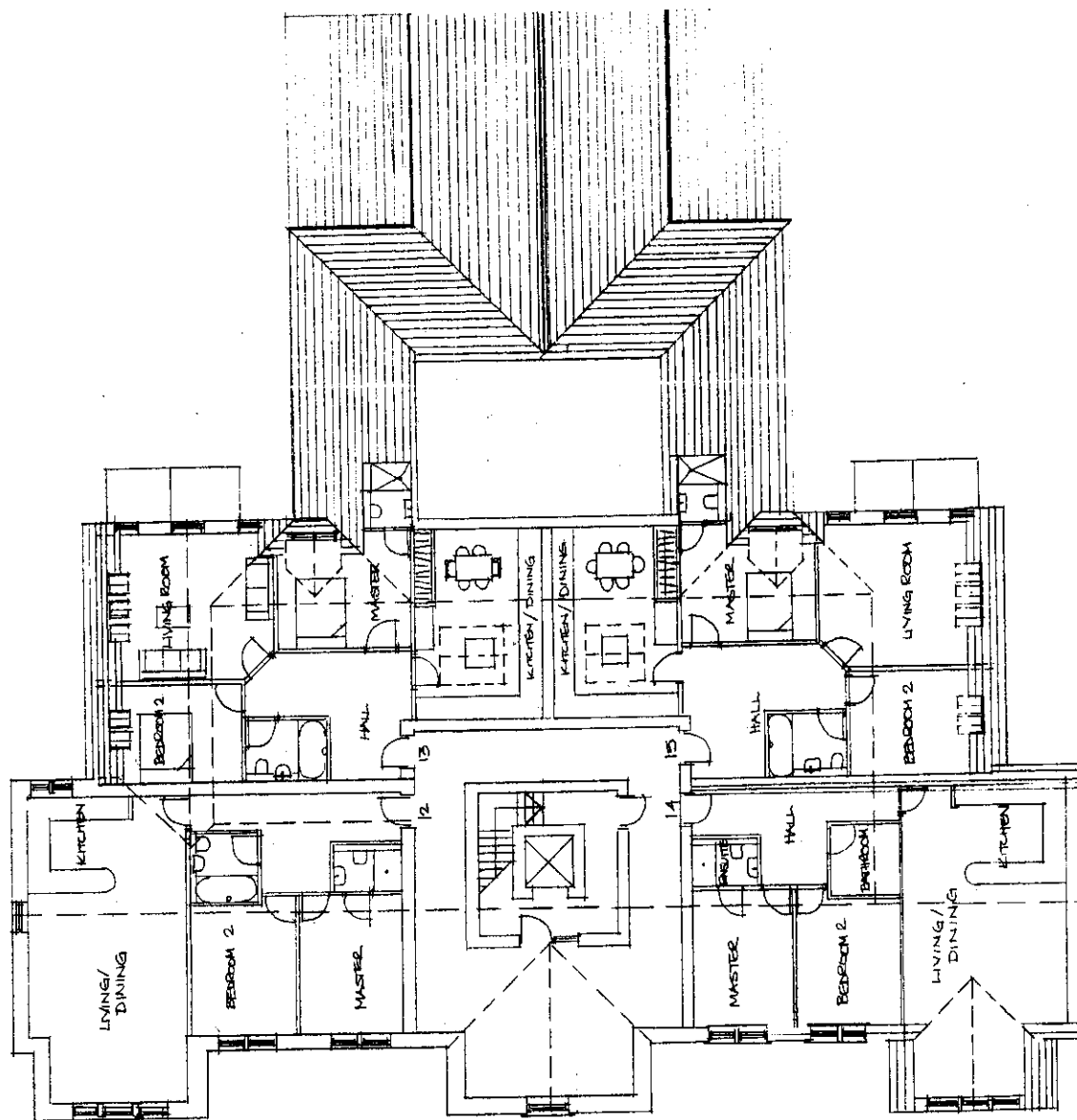




CEIVED  
- 8 MAR 2011  
- 1010000

SANDY JOHNSTON  
ARCHITECT  
ARB RUBA

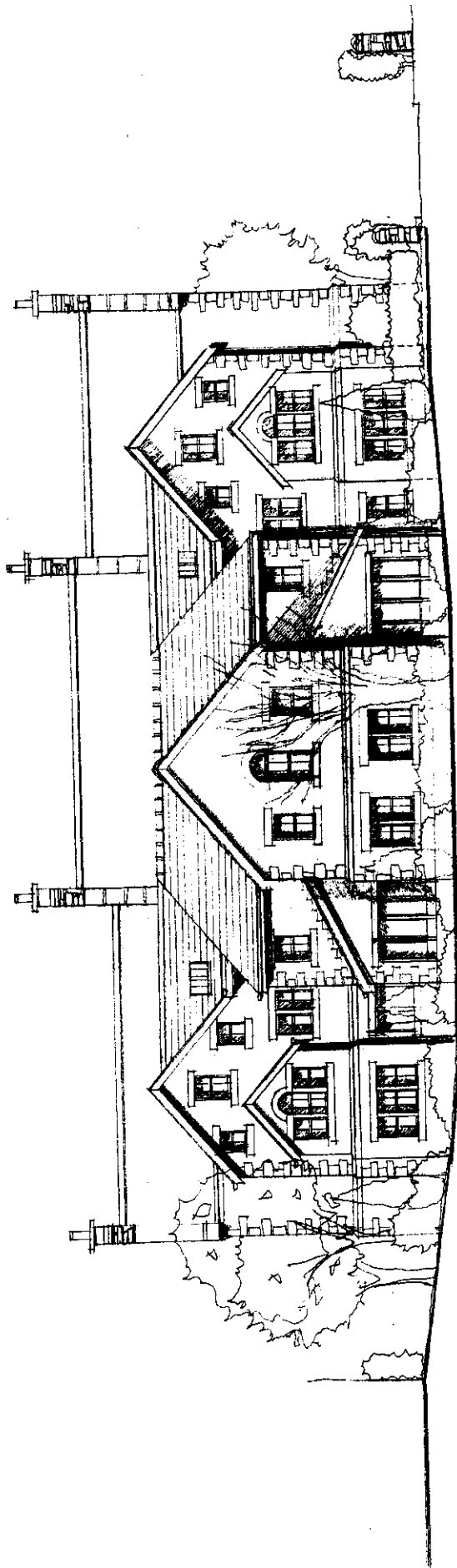
PROPOSED FIRST FLOOR PLAN  
DATE: 11/01/2010, 10:00 AM  
DRAWN BY: J. RUBA  
PROJECT: 1010000



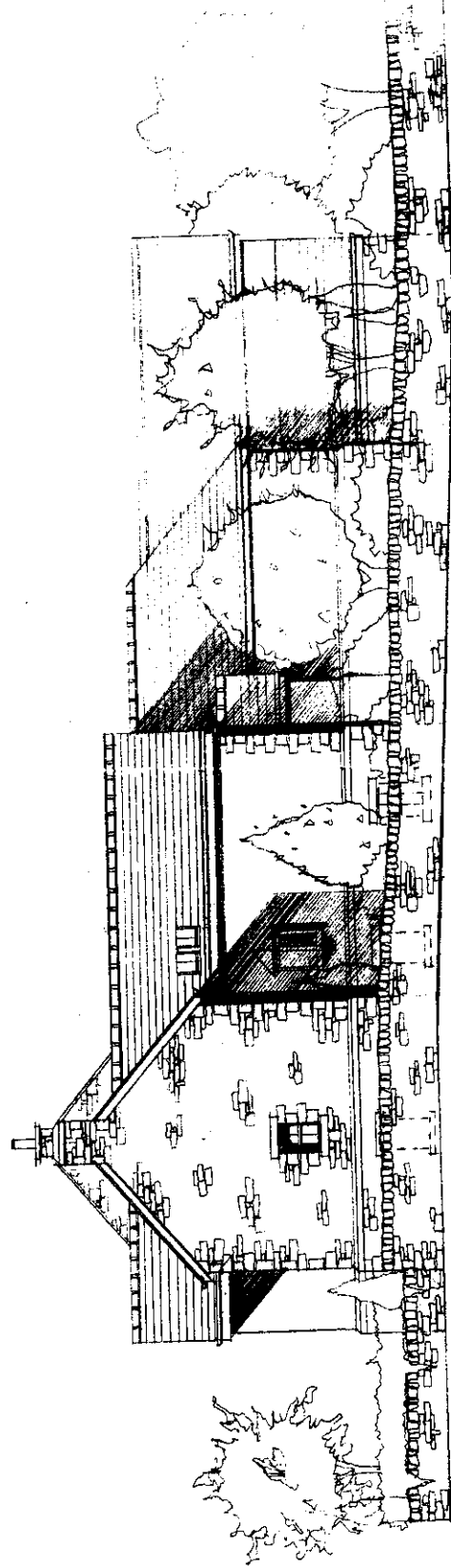
RECEIVED  
 - 8 MAR 2011  
 10:10 AM

SANDY JOHNSTON  
 ARCHITECT  
 ARB RIBA

PROPOSED SECOND FLOOR PLAN  
 PLANS FOR THE PROPOSED SECOND FLOOR  
 10/10/2010  
 004



NORTH ELEVATION 1/100

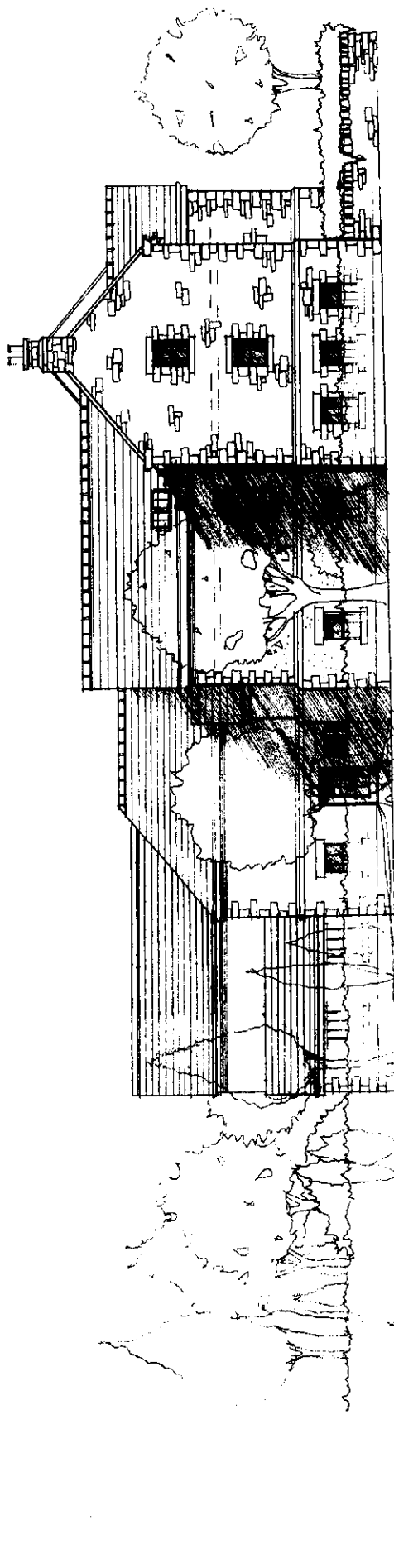


EAST ELEVATION 1/100

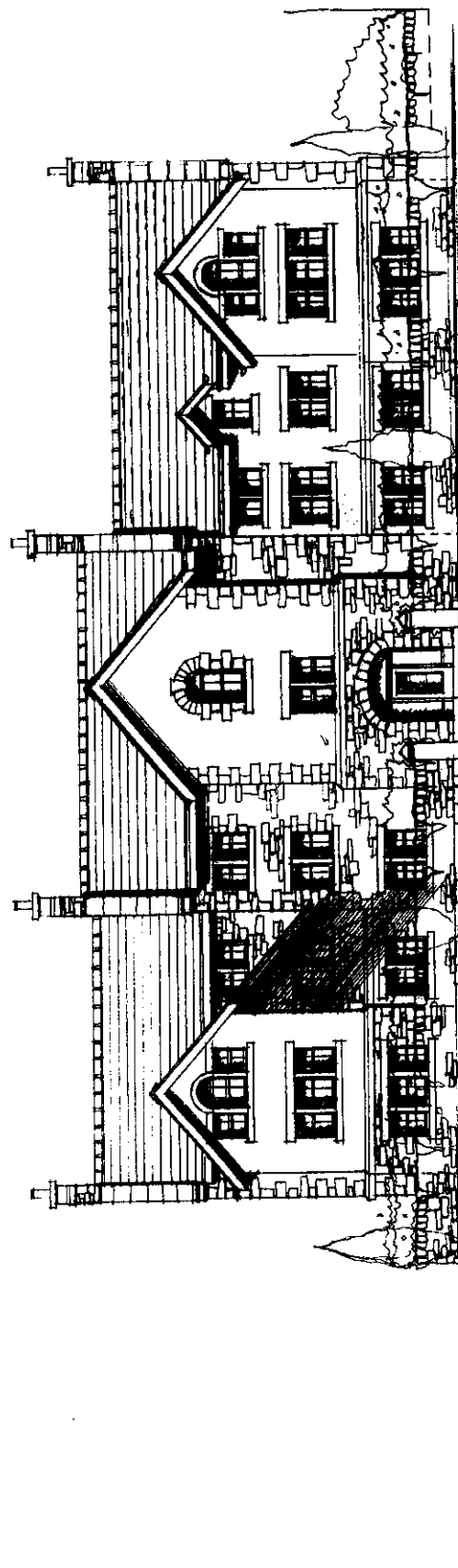
RECEIVED  
- 8 JUN 2011  
1016066

SANDY JOHNSTON  
ARCHITECT  
ARB RIBA

PROPOSED NORTH & EAST ELEVATIONS  
PLAN AT 100' SCALE, 10' HIGH, 10' WIDE  
DATE: 07/10/10  
SCALE: 1/100



WEST ELEVATION 1/100

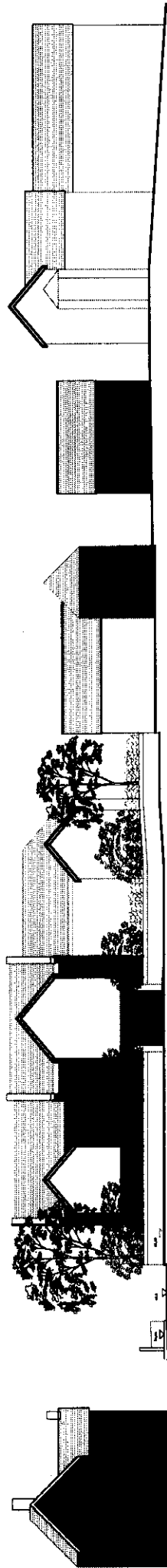


SOUTH ELEVATION 1/100

19 APR 2011  
10:06

PROPOSED SOUTH & WEST ELEVATIONS  
PLANS AT MILLION SQUARE METERS, BY  
OFFICE OF ARCHITECTURE  
ARCHITECT: 1008 1 100

SANDY JOHNSTON  
ARCHITECT  
ARB RIBA

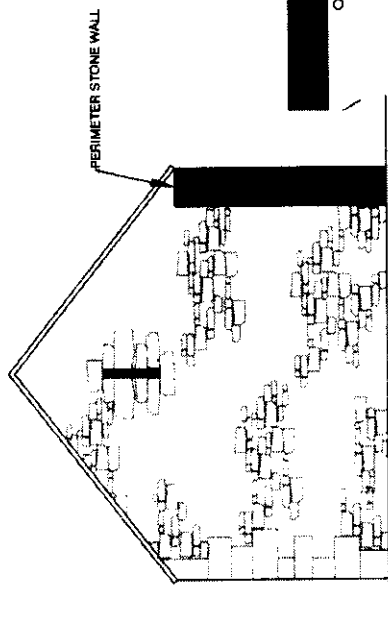


STREET SCENE 1:200

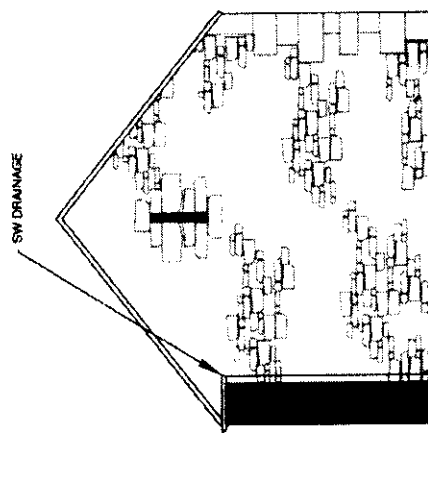
STREET SCENE	
FLATS AT SKELTON HOUSE, WETHERAL by CITADEL ESTATES	
19/11/2010	03/2010/09
1:200	

SANDY JOHNSTON  
ARCHITECT  
ARB RIBA



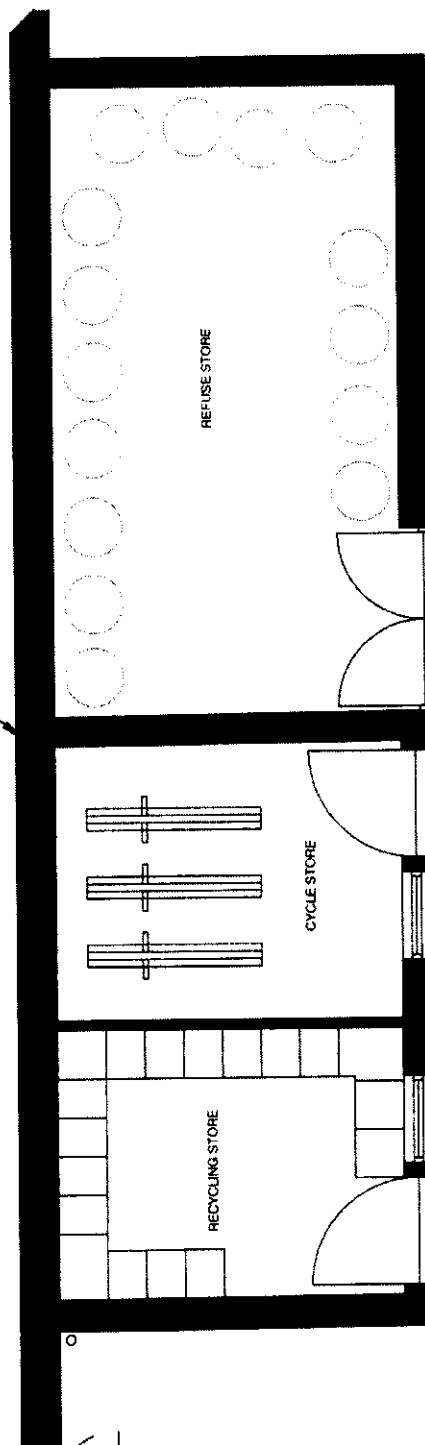


NORTH ELEVATION



SOUTH ELEVATION

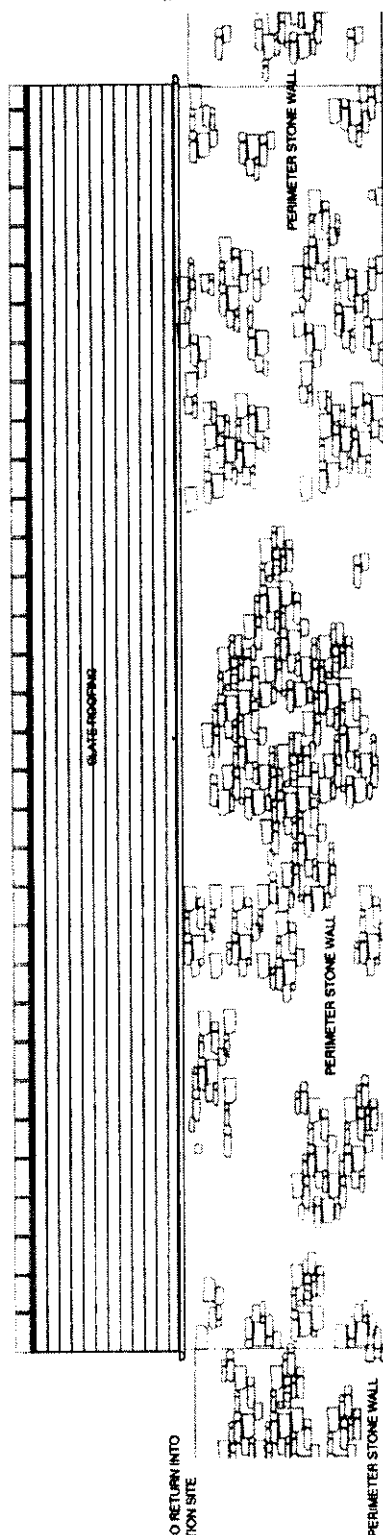
PERIMETER STONE WALL



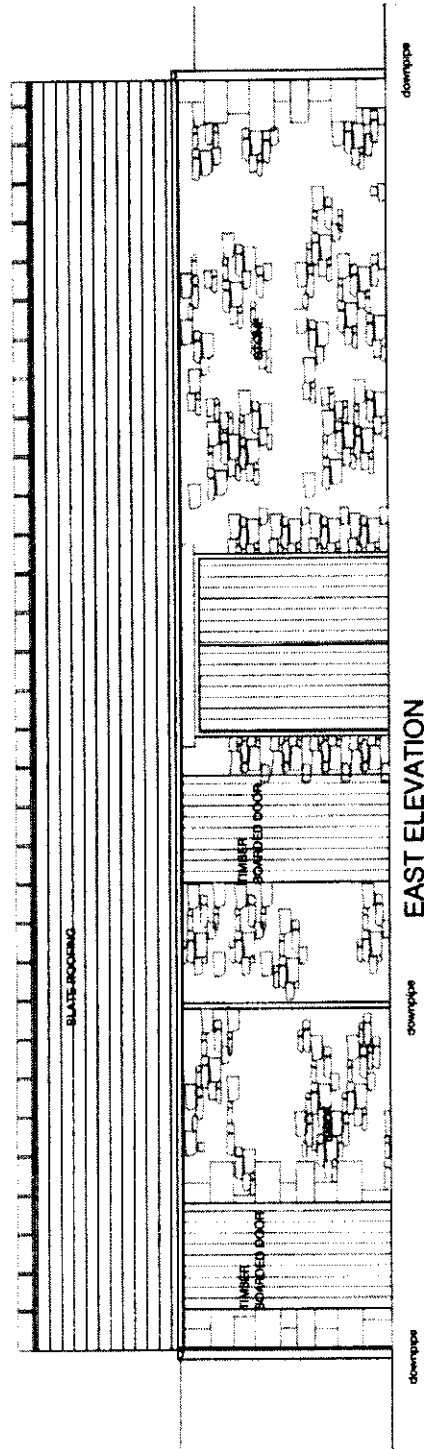
GROUND FLOOR PLAN

10/10/06

CONVERSION OF SINGLE STOREY BARN TO REFUSE & CYCLE STORE: Plan & North & South Elevations	
PLATY AT SINGLE STOREY BARN, 10/10/06	14/06/07
14/06/07	03/07/07
SANDY JOHNSTON ARCHITECT ARB RIBA	
21A	
1/50	



WEST ELEVATION



EAST ELEVATION

SW DRAINAGE TO RETURN INTO  
APPLICATION SITE

SW DRAINAGE TO RETURN INTO  
APPLICATION SITE

PERIMETER STONE WALL

PERIMETER STONE WALL

PERIMETER STONE WALL

SLATE ROOFING

TIMBER  
FRAMED DOOR

TIMBER  
FRAMED DOOR

downslope

downslope

downslope

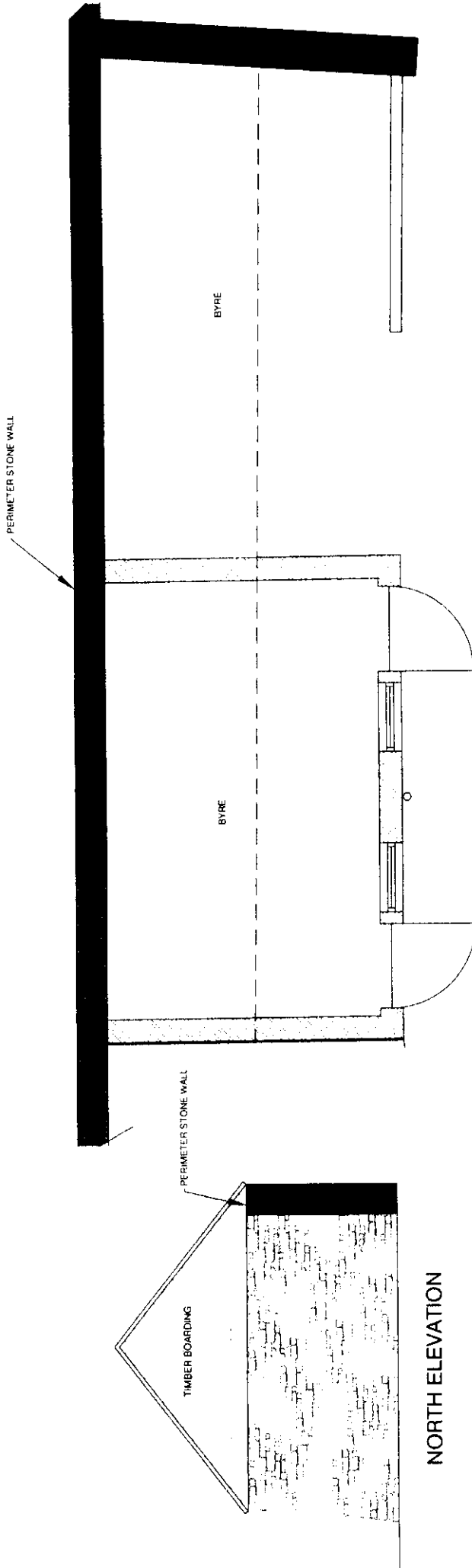
2010/04/20/10

10/10/06

CONVERSION OF SINGLE STORY BARN TO REFUSE & CYCLE STORE- EAST & WEST ELEVATIONS	
FLATS AT 1000 HOURS MT - FINAL 10 CHANGE 01/10/06	
14/08/2011	05/03/11/22
	1/50

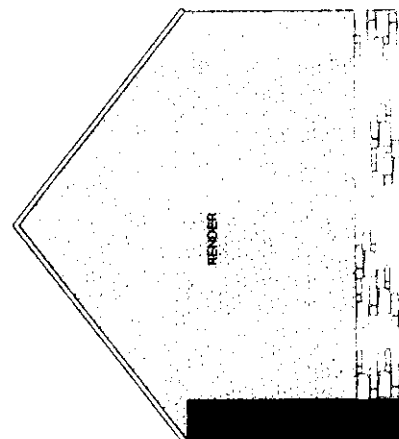
SANDY JOHNSTON  
ARCHITECT  
ARB RIBA



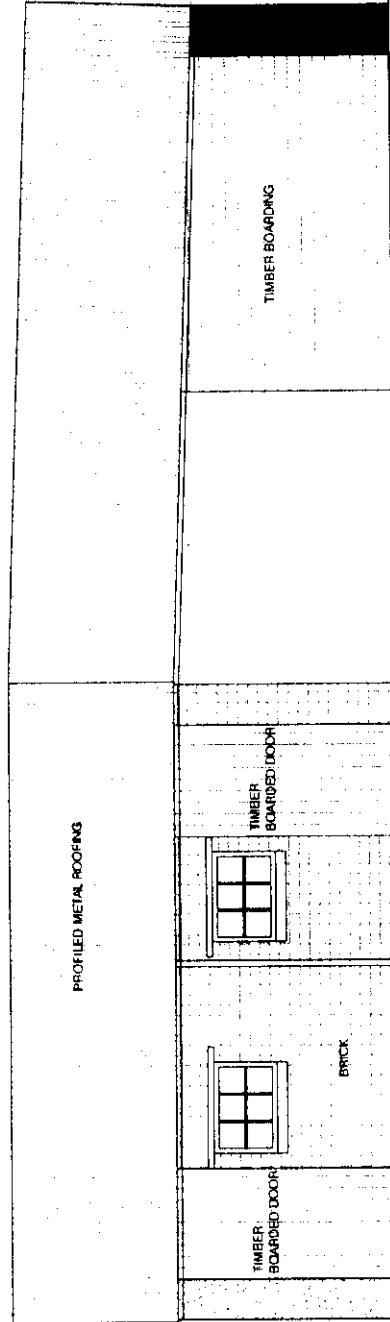


NORTH ELEVATION

GROUND FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION

19 APR 2011  
10/10066

SANDY JOHNSTON ARCHITECT ARB RIBA	
SURVEY OF SINGLE STOREY BARN	
LATE 19TH CENTURY WILMINGTON, WY	
STABLES	
25.03.2011	04.03.2011
1:50	1:50

## SCHEDULE A: Applications with Recommendation

10/1067

**Item No: 04**

Date of Committee: 15/07/2011

**Appn Ref No:**  
10/1067

**Applicant:**  
Citadel Estates Limited

**Parish:**  
Wetheral

**Date of Receipt:**  
02/12/2010

**Agent:**  
Holt Planning Consultancy

**Ward:**  
Wetheral

**Location:**  
Skelton House, Wetheral, Carlisle, CA4 8JG

---

**Proposal:** Demolition Of House, Adjoining Barn And Outbuildings (Conservation Area Consent)

---

### REPORT

**Case Officer:** Sam Greig

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether the removal of the buildings is acceptable.

#### 3. Application Details

##### The Site

- 3.1 This application seeks "Conservation Area Consent" for the demolition Skelton House and its associated buildings, which are located at the northern extent of Pleasant View in Wetheral. The land is situated within the Wetheral Conservation Area and a Grade II Listed Property, known as Acorn Bank, is located immediately to the east of the site.
- 3.2 The site comprises Skelton House, a former farmhouse, with an attached two storey barn, detached stables and two polytunnels, which are associated with its former use as a commercial nursery.

##### The Proposal

- 3.3 The application proposes to remove the majority of the buildings on the site to enable its redevelopment to provide fifteen apartments. The application which

relates to the apartments precedes this report in the schedule (reference 10/1066).

#### **4. Summary of Representations**

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to fifty four neighbouring properties. In response twelve households have objected to the application together with correspondence from an additional resident who offers comments on the scheme. Whilst concern has been raised regarding the demolition of these buildings on the basis of their historic and aesthetic contribution to the Wetheral Conservation Area, the majority of the objections raised relate to the associated "Full" planning application for the redevelopment of the site to create fifteen apartments, which precedes this report in the schedule (Application 10/1066).
- 4.2 Given that the majority of the objections do not specifically relate to this application for Conservation Area Consent the issues raised have not been reiterated within this report. A summary of the representations received can be viewed within the "Summary of Representations" section of the preceding report.
- 4.3 Councillor Earp, who is the Ward Councillor, has also expressed his wish to speak against the proposed development at the forthcoming Committee meeting, although no specific grounds of objection have been cited.

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

Cumbria County Council - (Highway Authority): no objections;

Wetheral Parish Council: has made representations that relate to the "Full" planning application to redevelop the site to create 15 apartments;

Cumbria County Council - (Archaeological Services): recommends that an archaeological building recording programme is undertaken in advance of the development, which can be secured through the imposition of a planning condition.

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

##### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, LE8, LE17 and LE19 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposal raises the following planning issue:
1. Whether The Removal Of The Buildings Is Acceptable.

- 6.3 The removal of these buildings will not have an adverse impact upon the setting of the Wetheral Conservation Area provided that it is undertaken in conjunction with an acceptable scheme to redevelop the site. It is, however, recommended that a condition is imposed that prevents this work from being carried out prior to a contract being agreed for the redevelopment of the site that is in accordance with an “approved” scheme.
- 6.4 When initial enquiries were made regarding the redevelopment of this site the Council’s former Principal Conservation Officer contacted English Heritage to verify whether the buildings were worthy of listing; however, English Heritage advised that they were not.
- 6.5 Whilst the building may not be of sufficient architectural merit to warrant listing the County Council’s Historic Environment Officer (HEO) has advised that the farmhouse, the attached barn and some of the outbuildings are shown on the first edition OS map and, therefore, date to at least the 19th century. The HEO also advises that the farmhouse has architectural features and a form, which indicate an earlier origin than the 19th century.
- 6.6 Consequently the HEO considers that these buildings are of some historic importance, which would be lost as part of the proposed development. The HEO, therefore, recommends that an archaeological building recording programme of these buildings is undertaken in advance of the development. It is recommended that a planning condition is imposed to ensure this recording is carried out.
- 6.7 Members are advised that if they were minded not to approve the application to redevelop the site (10/1066), which precedes this report in the Schedule, it would not be appropriate to approve this application. To do so may increase the likelihood of the buildings being removed, which, if carried out in isolation, could detract from the appearance of the Conservation Area. In the absence of an approved scheme to redevelop the site, the approval of this application would be premature.

## **Conclusion**

- 6.8 In conclusion, it is recommended that Members approve this application, but only if permission has been granted for the redevelopment of the site in accordance with application 10/1066. If that application is refused this application should also be refused on the grounds of prematurity and the potential adverse impact on the character and appearance of the Wetheral Conservation Area.

## **7. Planning History**

- 7.1 In 2010 an associated application was submitted seeking "Full" planning permission to redevelop the site to create 15 apartments (Application 10/1066).

## **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 Conservation Area Consent comprise:

1. The Planning Application Form received 25th November 2010;
2. The existing site location plan received 2nd December 2010 (Drawing No. 00revA);
3. The existing block plan received 2nd December 2010 (Drawing No. 02);
4. The Design and Access Statement received 2nd December 2010;
5. The Bat Survey received 25th November 2010;
6. The Notice of Decision; and
7. Any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The buildings shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

**Reason:** To safeguard against premature demolition in accord with Policies LE17 and LE19 of the Carlisle District Local Plan 2001-2016.

4. Prior to the carrying out of any construction works the existing farmhouse, barn and outbuilding affected by the proposed development shall be recorded in accordance with a Level 3 survey as described by English Heritage's document "Understanding Historic Buildings, A guide to Good Recording Practise, 2006". Within 2 months of commencement of the construction works 3 copies of the resultant level 3 survey report shall be furnished to the Local Planning Authority.

**Reason:** To ensure that a permanent record is made of the building of architectural and historic interest prior to their demolition as part of the proposed development in accordance with Policy LE8 of the Carlisle District Local Plan 2001-2016.

---

## SCHEDULE A: Applications with Recommendation

11/0350

**Item No: 05**

Date of Committee: 15/07/2011

**Appn Ref No:**  
11/0350

**Applicant:**  
Mr Spedding

**Parish:**  
Carlisle

**Date of Receipt:**  
09/05/2011

**Agent:**  
Rodney Jeremiah

**Ward:**  
Castle

**Location:**

123 Warwick Road, Carlisle, CA1 1JZ

---

**Proposal:** Change Of Use From Dwelling To House Of Multiple Occupancy

---

### REPORT

**Case Officer:** Shona Taylor

#### 1. Recommendation

- 1.1 It is recommended that this application is refused.

#### 2. Main Issues

- 2.1 Whether The Principle Of The Proposal Is Acceptable
- 2.2 The Impact Of The Proposal On The Highway Network
- 2.3 The Impact On The Chatsworth Square/Portland Square Conservation Area
- 2.4 The Impact On Neighbouring Properties

#### 3. Application Details

##### The Site

- 3.1 123 Warwick Road is a two storey terraced property constructed from brick walls with stone features under a slate roof. The property is identified as being within a Primary Residential Area in the proposal maps which accompany the Carlisle District Local Plan 2001-2016.

##### Background

- 3.2 The large properties in this area often lend themselves to being split into this type of accommodation, and there has been a steady increase in the conversion of 'family' properties, to multiple residential letting's, in the area recently, which may partially be due to the rising student population in the

city. In this row alone No's. 92, 106 and 125 are all operating as licensed HMO's, with several more in the next 'block' leading away from the city centre.

- 3.3 An application for a change of use to HMO has been submitted for the adjoining property, 125 Warwick Road (application reference 11/0067). This application was deferred at a previous committee and follows later in this schedule.

## **The Proposal**

- 3.5 This application seeks approval for the change of use of a dwelling to a house in multiple occupation at 123 Warwick Road, a two storey terraced property constructed from brick walls with stone features under a slate roof. The property is identified as being within a Primary Residential Area in the proposal maps which accompany the Carlisle District Local Plan 2001-2016.
- 3.6 The submitted plans indicate that there is currently a kitchen, breakfast room, living room, sitting room and WC on the ground floor of the property with three bedrooms, a bathroom and a shower room on the first floor and a further two bedrooms in the roof space. There are no structural internal alterations or any external alterations proposed as part of the proposed development.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to two neighbouring properties. In response eight letters of objection have been received. The grounds of objection are summarised as;
1. there is a high number of bedsits and HMOs in the area which cause problems for the family homes in the area;
  2. there are problems such as traffic, bins and cleaning, increased noise, along with properties not being maintained properly;
  3. if more multiple occupation housing is approved, it will increase the struggle to retain the families who have chosen to live here;
  4. there are already far too many of these properties being converted to HMOs. There are at least five of these properties in this locale;
  5. property prices will be affected;
  6. the area is saturated with HMOs and the area is becoming neglected;
  7. the development is not acceptable within the conservation area;

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

Cumbria County Council - Highway Authority: - objection - the application should be refused due to the additional pressure that it will place upon parking in the area;

Community Engagement - Private Sector Housing: - no objections, however, if the application is to be approved the applicant will have to accord with various regulations.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6, H12 and T1 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposal raises the following planning issues:
  1. Whether The Principle Of The Proposal Is Acceptable
- 6.3 Section 254 of the Housing Act 2004, defines an HMO as one where the living accommodation is occupied by persons who do not form a single household and is occupied by more than two households as their main residence. In this instance it is apparent that the building would be organised in such a way that it would be occupied by a number of separate "households" that share certain facilities (such as the kitchen, bathroom and communal living room) in common but also have their own separate private rooms.
- 6.4 With regard to amenity space there is a reasonable sized yard to the rear of the property. It is considered that the proposal is of a sufficient standard to provide future occupiers with an adequate standard of amenity and will not result in the creation of sub-standard units.
  2. The Impact Of The Proposal On The Highway Network
- 6.5 The Highway Authority was consulted on the proposed development and recommended that the application is refused on highway grounds. The property is located in parking zone A, and it is accepted that this part of Zone A is at parking capacity. Under the current guidelines it would not be possible for the city council to refuse permits to any vehicle that is registered at this address.
- 6.6 Due to Members concerns regarding the application at 125 Warwick Road, the neighbouring property, further information regarding parking was requested. This was received and it is estimated that there is enough space for 8 vehicles outside this row of properties, with no parking on the other side of the street except between 6pm and 8.30am. The nearest alternative



parking is on Howard Place, which has significant parking issues itself, or Lismore Place, which the County Council are currently putting through a Traffic Regulation Order to restrict parking due to the academy.

- 6.7 As such the Highway Authority consider that the change of use from a family home to an HMO could potentially put additional parking pressure on this already congested area.

### 3. The Impact On The Chatsworth Square/Portland Square Conservation Area

- 6.6 As there are no proposed external alterations to the property the Council's Conservation Officer has verbally confirmed no objections to the proposal.

### 4. The Impact On Neighbouring Properties

- 6.7 Members will be aware that a large number of objection letters have been received from neighbouring properties, the contents of which have been discussed earlier in this report.
- 6.8 The Local Plan does not go so far as to define specific areas where subdivision of properties and conversions from family housing would be acceptable. It does state that there are certain parts of the plan area, particularly in the eastern fringe of the City Centre where large two and three storey Victorian terraced houses predominate, which are perhaps too large for modern family accommodation. It goes on to say that the subdivision of such larger houses can, if carried out correctly, provide a viable alternative to family accommodation and help prevent decay of older properties.

## Conclusion

- 6.12 In overall terms the application does not incorporate any external changes to the property, and it is considered that the use of the property is compatible with the surrounding uses and is unlikely to have an adverse impact on neighbouring properties in terms of increased noise, overlooking, loss of light or over dominance. However, it is considered that the proposal would result in the loss of vehicle parking facilities in an area which is already saturated, and would result in inappropriate parking in the area, with a consequent risk of additional danger to all users of the road. As such the application is therefore recommended for refusal.

## 7. Planning History

- 7.1 The property has no relevant planning history.

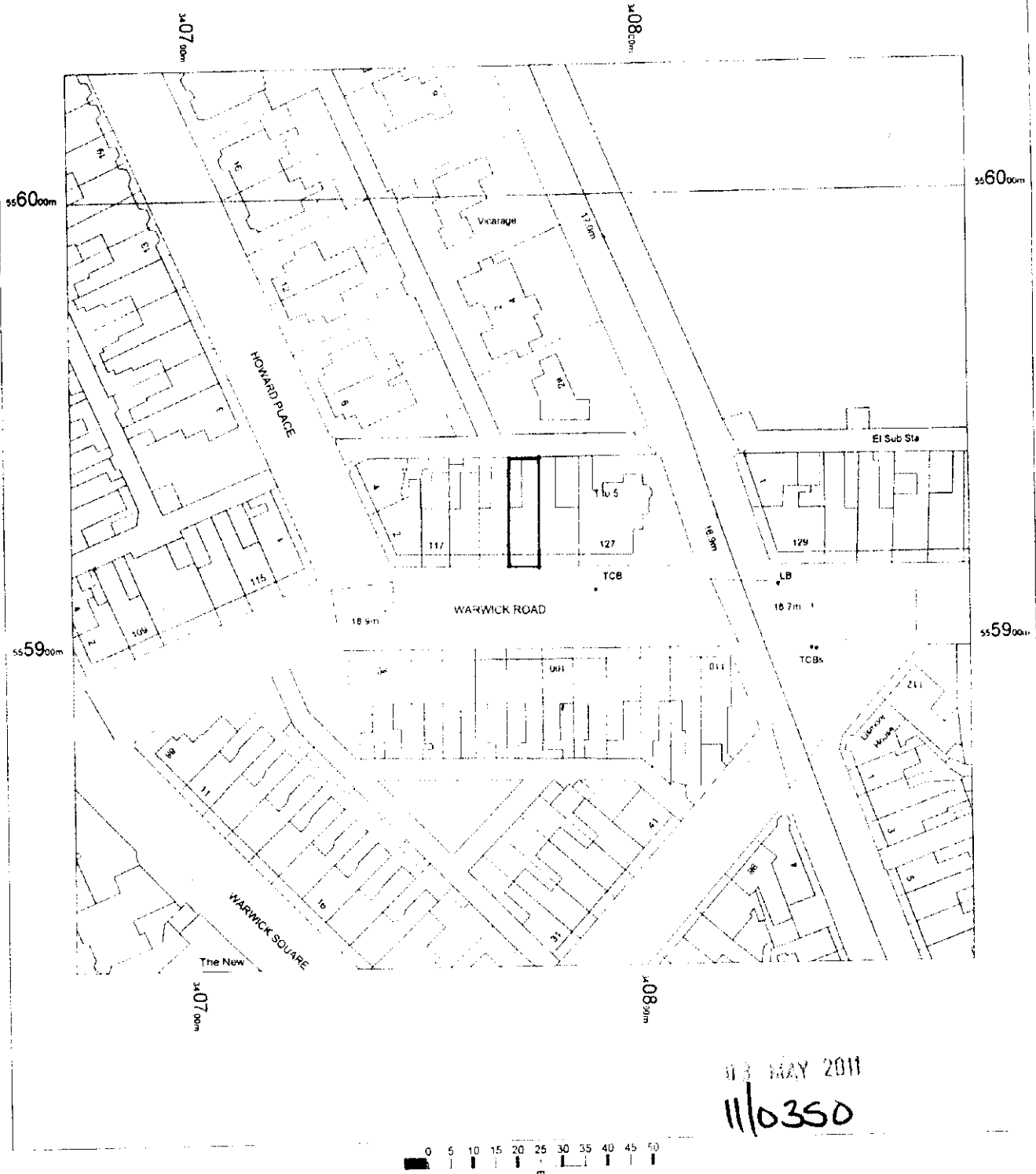
## 8. Recommendation: Refuse Permission

1. **Reason:** The proposal would exacerbate existing problems with parking in the area and would result in the loss of vehicle parking

facilities and would therefore encourage inappropriate parking on the highway, with consequent risk of additional danger to all users of the road, contrary to Local Transport Plan Policies LC7 and LD8.

---

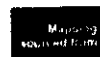
2201-1



OS Mastermap  
20 April 2011, ID BW1-00069088  
maps.blackwell.co.uk

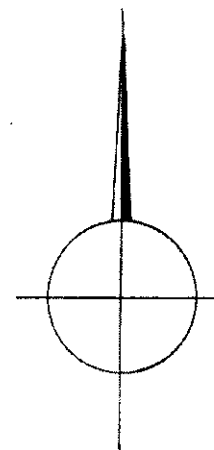
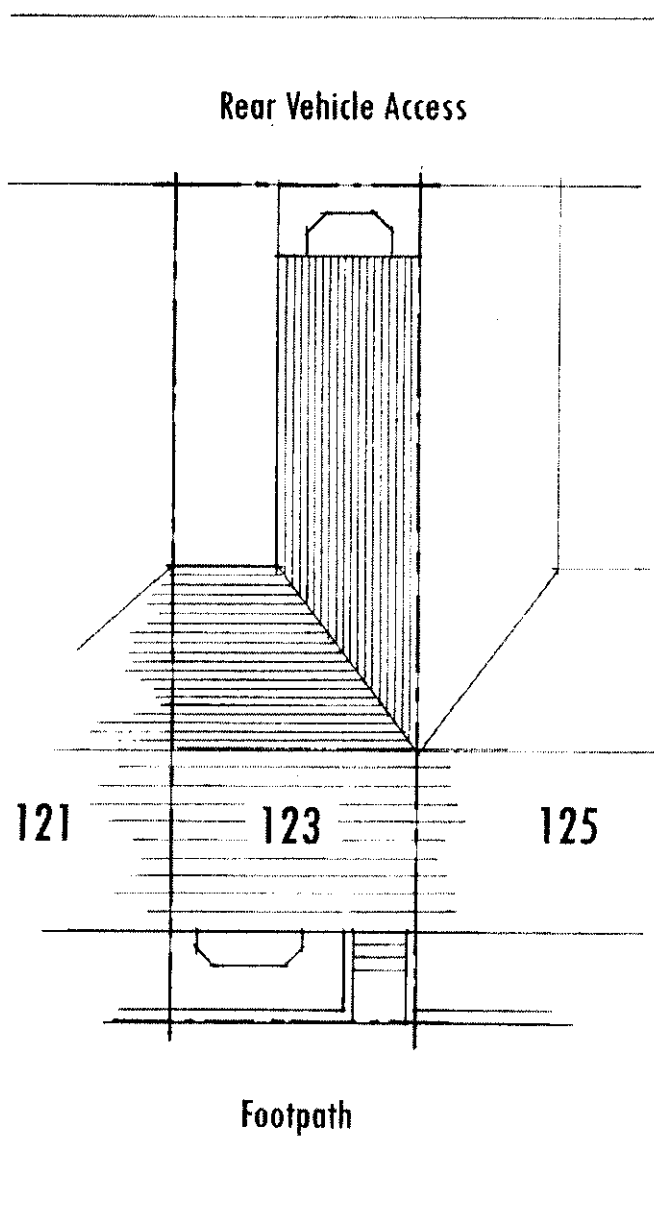
1:1250 scale print at A4, Centre: 340774 E, 555929 N

©Crown Copyright Licence no. 100041040



**BLACKWELL'S**  
www.blackwellmapping.co.uk

TEL: 0191 279 0945  
maps.newcastle@blackwell.co.uk



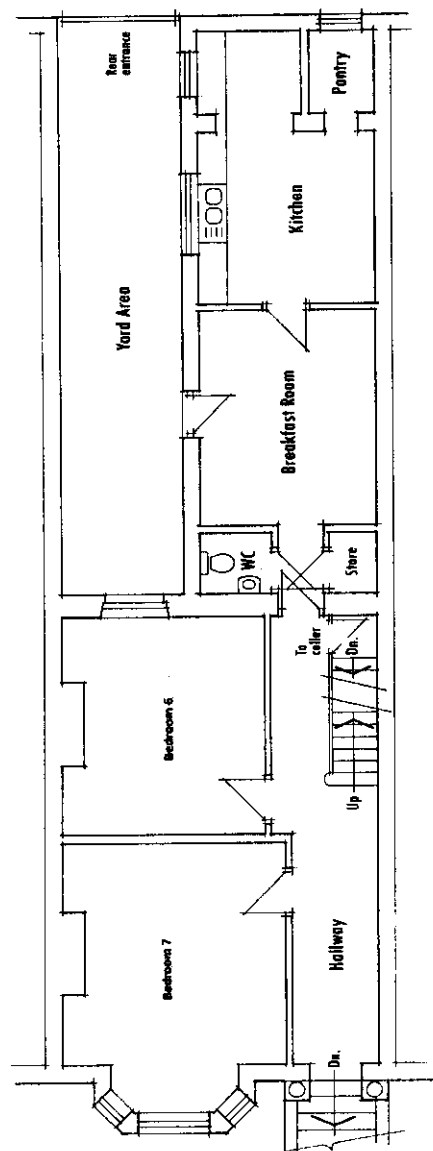
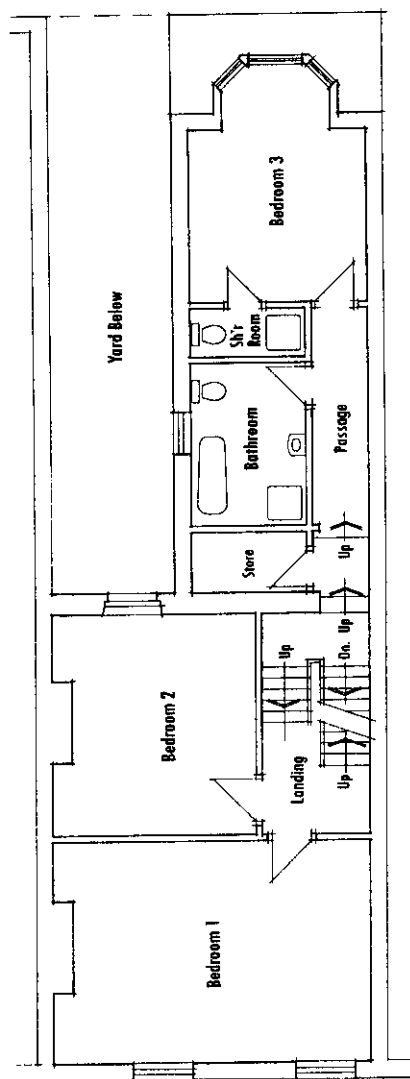
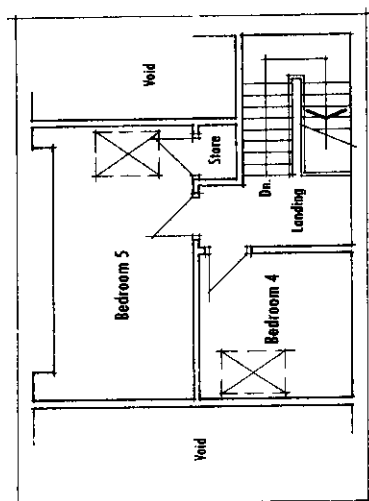
9 MAY 2011  
11/0350

**No. 123, WARWICK ROAD.  
Carlisle.**

Block Plan. 1:200

Drg. No. 2201-1





22 MAY 2011	11a35p
<p>Title: <b>No. 123, WARWICK ROAD</b></p> <p>Cardfile: <b>Cardfile..</b></p> <p>Project: <b>Proposed Change of Use</b></p> <p>Owner: <b>City of San Francisco</b></p> <p>Planning: <b>Planning</b></p> <p>Phase As Proposed: <b>Phase As Proposed</b></p> <p>Mr. I. Spedding</p>	
<p>Orig. No. <b>2784-1</b></p> <p>Scale <b>1" = 5'</b></p> <p>Date <b>8.4.2011</b></p> <p>Disc. <b>Permitted</b></p>	<p>Annotations:</p> <p><b>Rodney Jeremiah</b> Architectural Services          1000 16th St          San Francisco, CA 94133          Tel: 415.398.5174 Fax: 415.398.5175          Email: rodney@rodneyjeremiah.com</p>

## SCHEDULE A: Applications with Recommendation

11/0067

Item No: 06

Date of Committee: 15/07/2011

**Appn Ref No:**  
11/0067

**Applicant:**  
Messrs M J Hodgson & J  
Webster

**Parish:**  
Carlisle

**Date of Receipt:**  
28/01/2011

**Agent:**  
Jock Gordon

**Ward:**  
Castle

**Location:**

125 Warwick Road, Carlisle, Cumbria, CA1 1JZ

---

**Proposal:** Change Of Use Of Dwelling To House Of Multiple Occupation

---

### REPORT

**Case Officer:** Shona Taylor

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether The Principle Of The Proposal Is Acceptable
- 2.2 The Impact Of The Proposal On The Highway Network
- 2.3 The Impact On The Chatsworth Square/Portland Square Conservation Area
- 2.4 The Impact On Neighbouring Properties

#### 3. Application Details

##### The Site

- 3.1 125 Warwick Road is a two storey terraced property constructed from brick walls with stone features under a slate roof. The property is identified as being within a Primary Residential Area in the proposal maps which accompany the Carlisle District Local Plan 2001-2016. It is a licensed HMO and is currently let to young professionals.

##### Background

- 3.2 The large properties in this area lend themselves to being split into this type of accommodation, and there has been a steady increase in the conversion of 'family' properties, to multiple residential letting's, in the area recently,

which may partially be due to the rising student population in the city. In this row alone No's. 92 and 106 as well as the property subject to this application are all operating as licensed HMO's, with several more in the next 'block' leading away from the city centre.

- 3.3 Since the submission of this application an application for a change of use to HMO has been submitted for an adjoining property, 123 Warwick Road (application reference 11/0350). This application precedes this one in the schedule.

## **The Proposal**

- 3.4 Members will recall that a report on this application was deferred at the last meeting to enable further information regarding parking to be received.
- 3.5 This application seeks approval for the change of use of a dwelling to a house in multiple occupation at 125 Warwick Road, a two storey terraced property constructed from brick walls with stone features under a slate roof. The property is identified as being within a Primary Residential Area in the proposal maps which accompany the Carlisle District Local Plan 2001-2016.
- 3.6 The submitted plans indicate that there is currently a kitchen, lounge, bedroom and WC/shower room on the ground floor of the property with four bedrooms, two of which are en-suite, a bathroom, a WC and a shower room on the first floor and a further two bedrooms in the roof space, one of which is en-suite. There is also a basement area, used for storage. There are no structural internal alterations or any external alterations proposed as part of the proposed development.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to neighbouring properties. In response 17 letters of objection and one 'comment' have been received. The grounds of objection are summarised as;
1. there are already parking problems in the area;
  2. finding parking for seven more cars does not bear thinking about;
  3. current HMOs in the area are neglected and run down;
  4. there has been an increase in anti social behaviour in the area in recent years due to the many HMOs;
  5. the property is in a conservation area, this proposal will not conserve this property;
  6. increased risk of antisocial behaviour;
  7. parking permits can be handed out even when a person is only a named driver on a policy;
  8. the proposal will have a negative impact on property prices in the area;
  9. high proportion of HMOs with transient tenants will affect the social dynamics of the area;
  10. properties registered with the University suggest a high turnover of



residents and potentially long vacant periods leading to increased risk of crime;

11. too many HMOs already in the area;
12. unscrupulous landlords in the area let to undesirable tenants;
13. students get parking permits even though they don't pay council tax at the going rate;
14. these properties are never maintained as well as private properties;
15. already a congested area;
16. existing problems in the area include drinking and drugs and associated problems;
17. the abnormally high proportion of HMOs in this residential area is incongruous with what the Council and residents desire for a Conservation Area;
18. there is a chronic shortage of parking;
19. the conversion of this property to an HMO will result in a loss of character of this residential street;
20. tenants will have a lack of respect for the character of the area;
21. noise levels are important due to the proliferation of Listed Buildings without double glazing in the area;
22. there will be a negative impact upon the desirability of this area;
23. the adjacent property is for sale, will this become an HMO too.

4.2 Comments were received from the Castle Ward Neighbourhood forum. Whilst they have not objected they have made us aware that several residents raised concerns about this application at their meeting and that they advised them to object formally.

4.3 The neighbourhood policing team sergeant has responded to concerns from the residents, and has stated that whilst she cannot comment on this individual property, historically they have seen an increase in the amount of anti social behaviour in the area of Warwick Road and that many of these problems come from the HMOs, she also states that there are regular complaints regarding the obstruction of back lanes by vehicles and the general volume of vehicles in the area.

4.4 Since the application was deferred an additional letter of objection has been received from the occupiers of 121 Warwick Road. They were concerned that the Members did not fully understand the neighbours objections, in that Members were concerned with parking whereas the locals main concerns are the social implications of larger HMOs.

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

**Cumbria County Council - Highway Authority:** - no objections to the proposal;

**Local Environment - Environmental Protection:** - no objections;

**Community Engagement, Private Sector Housing:** - the owner of the property would be required to comply with statutory instrument 373,2006 and

1903,2007 of the House in Multiple Occupation Regulations. An inspection on 25 January 2011, confirmed the owner to be complying with the necessary regulations. The property owners have held a Mandatory House in Multiple Occupation licence for the above property since 3 June 2010. The property is licensed and suitable for occupation for up to 8 persons. If the occupancy of the property is to be increased then a further assessment would be needed under the Housing Health and Safety Rating System (HHSRS) and Fire Safety measures reviewed accordingly. All Fire Safety requirements in the property, should meet those as stated in the LACORS guidance for Fire Safety in Residential Accommodation, available from [www.carlisle.gov.uk](http://www.carlisle.gov.uk). The Owner of the property is required to undertake a risk assessment under the Regulatory Reform Fire Safety Order. In order to advertise as a student accommodation provider with the University of Cumbria, the owner is required to sign up to the Councils Landlord Accreditation Scheme.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5, CP6, H12 and T1 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposal raises the following planning issues:
  1. Whether The Principle Of The Proposal Is Acceptable
- 6.3 Section 254 of the Housing Act 2004, defines an HMO as one where the living accommodation is occupied by persons who do not form a single household and is occupied by more than two households as their main residence. In this instance it is apparent that the building would be organised in such a way that it would be occupied by a number of separate "households" that share certain facilities (such as the kitchen, bathroom and communal living room) in common but also have their own separate private rooms.
- 6.4 With regard to amenity space there is a reasonable sized yard to the rear of the property. It is considered that the proposal is of a sufficient standard to provide future occupiers with an adequate standard of amenity and will not result in the creation of sub-standard units.
  2. The Impact Of The Proposal On The Highway Network
- 6.5 The Highway Authority was consulted on the proposed development and raised no objections. However, due to Members concerns further information has been requested from the Councils Senior Engineering Assistant. They have estimated that there is enough space for 8 vehicles outside this row of properties. They have also confirmed that there is no parking on the other side of the road until after 6pm and before 8.30am as it is painted with single yellow lines. The nearest alternative parking is on Howard Place, which has significant parking issues itself, or Lismore Place, which the County Council are currently putting through a Traffic Regulation Order to restrict parking due

to the academy.

- 6.6 Whilst it is noted that this information shows the severity of the parking issues in the area, Members should be aware that the property is currently let to 6 people, who could in theory all apply for a parking permit if they had a car registered to the property. This application is seeking approval for only one additional bedroom, and as such one additional resident. It is not considered to be appropriate to refuse this application on the basis of the possible generation of one extra car at this property as a result of this application.

### 3. The Impact On The Chatsworth Square/Portland Square Conservation Area

- 6.7 As there are no proposed external alterations to the property the Council's Conservation Officer has verbally confirmed no objections to the proposal.

### 4. The Impact On Neighbouring Properties

- 6.8 Members will be aware that a large number of objection letters have been received from neighbouring properties, the contents of which have been discussed earlier in this report.
- 6.9 It is worth noting that the property has been registered with the housing department as an HMO since the 3rd June 2010 and is currently tenanted.
- 6.10 The Local Plan does not go so far as to define specific areas where subdivision of properties and conversions from family housing would be acceptable. It does state that there are certain parts of the plan area, particularly in the eastern fringe of the City Centre where large two and three storey Victorian terraced houses predominate, which are perhaps too large for modern family accommodation. It goes on to say that the subdivision of such larger houses can, if carried out correctly, provide a viable alternative to family accommodation and help prevent decay of older properties.
- 6.11 The Council is aware that the proliferation of student accommodation and HMO's is a significant issue in this area. However, the existing dwelling could be occupied without this consent as a six bedroomed rental property, it is considered that this proposal is unlikely to have a significant impact upon neighbouring properties in terms of increased noise, overlooking, loss of light or over dominance that could justify refusal of the application, resulting from one additional bedroom.
- 6.12 The forgoing point is also worth noting with regard to parking. Several neighbouring properties, and a police representative have suggested that the approval of an additional HMO in this area will further increase the parking problems which are prevalent in the area. However, as the proposal only generates one additional rental bedroom than could be let without planning consent, it is not considered that the possible addition of one car at the premises would exacerbate problems to such an extent as to justify refusal of the application on this basis.

## Conclusion

- 6.13 In overall terms the application does not incorporate any external changes to the property, it is considered that the use of the property is compatible with the surrounding uses and is unlikely to have an adverse impact on neighbouring properties in terms of increased noise, overlooking, loss of light or over dominance. In all aspects the proposal is considered to be compliant with the objectives of the relevant Local Plan policies and the application is therefore recommended for approval.

## 7. Planning History

- 7.1 The property has no relevant planning history.

## 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. drawing 1980/1 the location plan received 28th January 2011;
3. drawing 1981/2 the site plan received 28th January 2011;
4. drawing 1980/3 the floor plans as existing received 28th January 2011;
5. drawing 1980/4 the floor plans as proposed received 28th January 2011;
6. the Notice of Decision; and
7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

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

---



# **PROPOSED CHANGE OF USE - 125 WARWICK ROAD - CARLISLE**

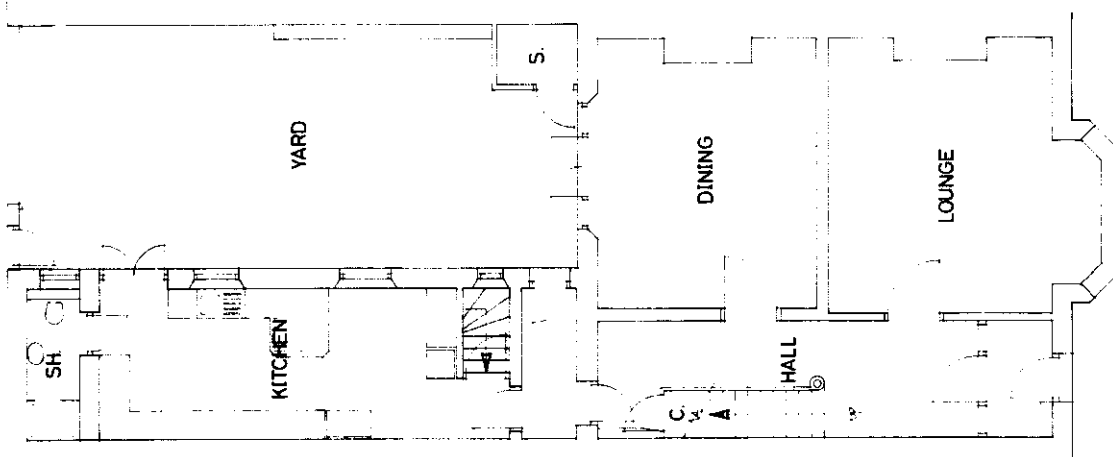
**DRG.NO. 1980/1**

**LOCATION PLAN**

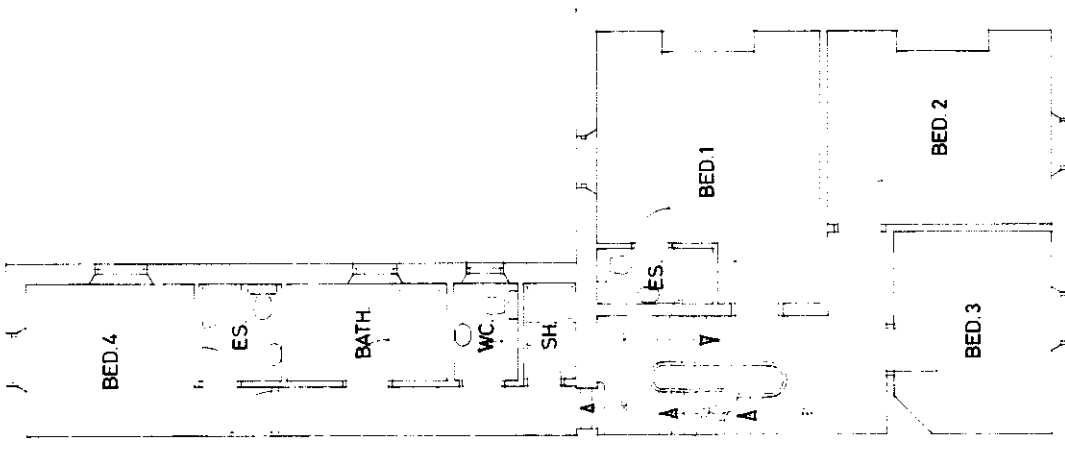
**SCALE : 1-1250**

11/0067

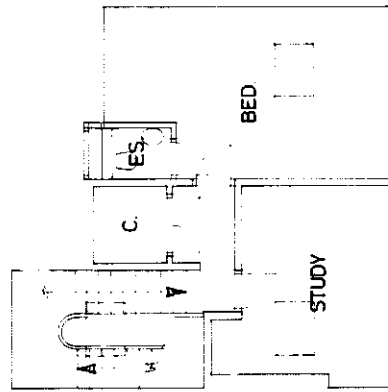




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## FLOOR PLANS AS EXISTING

PROPOSED HMO  
125 WARWICK ROAD - CARLISLE

JOCK GORDON  
ARCHITECTURAL SERVICES  
41/2 SCOTLAND STREET  
CARLISLE, CUMBRIA  
TEL: 01273 541519

DESG. No. 1980/3  
SCALE: 1-50  
DATE: JAN 2011





## SCHEDULE A: Applications with Recommendation

11/0315

**Item No: 07**

Date of Committee: 15/07/2011

**Appn Ref No:**  
11/0315

**Applicant:**  
Mr & Mrs Farrer

**Parish:**  
Kirklington Middle

**Date of Receipt:**  
08/06/2011

**Agent:**  
PFK Planning

**Ward:**  
Lyne

**Location:**

Land between Longlands and Stonelea,  
Greenwoodside, Smithfield, CA6 6DL

---

**Proposal:** Proposed Live - Work Unit (Outline)

---

### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

- 1.1 It is recommended that this application is refused.

#### 2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle  
2.2 Whether The Proposal Is In A Sustainable Location  
2.3 The Impact Of The Proposal On The Character Of The Area

#### 3. Application Details

##### The Site

- 3.1 The application site lies approximately 200m to the east of Smithfield and fronts onto Skitby Road. It forms the eastern section of a former nursery and market garden from which the former buildings and structures have been removed and now has the appearance of a greenfield site. The front section of the site is overgrown and unused, whilst the rear section is currently used as an allotment/ garden area. A caravan, which is used by the applicant at evenings and weekends, is sited on the rear section of the site, together with a polytunnel. Some building materials are also currently stored on the site. A hedge runs along the front of the site, with trees being located along the southern and eastern boundaries. The front section of the western boundary consists of a solid timber fence, with the rear section being a post and rail fence. There is an existing access which runs along the western

boundary of the site.

- 3.2 Stonelea, a two-storey dwelling, lies directly to the east of the application site, beyond which lies a gap and then another dwelling. Longlands, a modern, detached bungalow, adjoins the application site to the west. This dwelling lies on the western part of the former nursery and was permitted as a replacement dwelling. A large field separates Longlands from Smithfield School, which is located at the eastern edge of the village.

## **Background**

- 3.3 In April 2003, planning permission was refused for the erection of a new bungalow and detached garage on this site. There were three reasons for refusal, which are copied below:
1. The application represents speculative development of a site detached from the main settlement of Smithfield where approval would result in development in the open countryside unrelated to existing property in the village contrary to Policies 13 ( The Rest of the Countryside), 25 (The Quality of Development) and 40 (Housing in Rural Settlements outside The National Parks and AONBs) of the Cumbria and Lake District Joint Structure Plan 1995 and criteria 1 and 3 of Policy H5 (Village Development) of the Carlisle District Local Plan.
  2. Approval of the proposal will perpetuate sporadic development on the periphery of the settlement and the applicant has not demonstrated that the development is required to meet a local need. This is considered to be an unsustainable form of development contrary to Planning Policy Guidance Note 3: Housing, and the local planning authority's associated Interim Housing Policy Statement regarding Policy H5.
  3. Approval of the proposal would set a precedent encouraging the submission to the local planning authority of additional applications for similar development the approval of which would further dilute planning policies and erode the established character of this part of the settlement.
- 3.4 The applicant appealed against the Council's decision but the appeal was dismissed. The Inspector considered that:
- the appeal site lies well outside the physical limits of Smithfield and is clearly separate from it;
  - Greenwoodside has no services and facilities, other than a restaurant, and is beyond comfortable walking distance of those in Smithfield, so that future residents would be reliant on the private car;
  - the site is not a sustainable location for new development;
  - the proposal would not form infill, in the sense of filling a small gap in an

otherwise continuously built-up frontage, but would instead compromise a further step in consolidating a loose and isolated ribbon of development in the countryside;

- 3.5 He concluded that the proposed bungalow and garage would be poorly related to the existing pattern of built development, would harm the character and open appearance of this area of countryside and would leave future residents reliant upon the car. This would be contrary to the provisions of the Structure Plan and Local Plan policies and to the objectives of national policy that seek to create sustainable patterns of development and to protect the countryside for its own sake.

## **The Proposal**

- 3.6 The proposal is seeking outline planning permission for the erection of a live/work unit, with all matters reserved for subsequent approval. The live/work unit would provide for approximately 160 sq m of living space over two floors and 100 sq m of workshop, storage and office accommodation for the business. The live/work unit would enable the employment of two extra staff.
- 3.7 The applicant has submitted some supporting information, which seeks to justify the application. The applicant currently runs his construction company from three sites, which is costly, time consuming and causes security problems. The company would benefit from being on a single site and this would reduce the applicant's mileage. The applicant considers that the site is well-related to the physical form of Smithfield; it is situated in a gap between existing buildings; it is compatible with surrounding land uses; it has the support of neighbours and the surrounding community; there would be no increase in traffic to the site; and there is adequate access and parking.

## **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. Nine letters of support have been received which make the following points:
- the applicants currently live within the area, with their family, and are actively involved in the community;
  - the plans for the dwelling and work based building will only enhance the visual impact of the plot and the local area;
  - the development would improve the area between two existing dwellings on the edge of the village;
  - the site is currently untidy and overgrown and is a blot on the landscape;
  - the land is of no use for agriculture due to the amount of debris and glass on the site;

- the applicant provides a valuable service to the local community;
- the proposal should not unduly disturb local residents;
- the proposal would create job opportunities in the local area;
- the land is within walking distance of the applicant's son's primary school, so would be sustainable;
- the site lies within the 30mph zone and as such is very much part of the village and the community.

## 5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - has reservations about a live work unit in this location, due to the fact that facilities within walking distance are minimal and that there is no bus service running close to the site. Would, therefore, recommend refusal of the application for the following reason: The lack of facilities and public transport will mean that virtually all journeys to and from the development will be car borne. As there is no alternative to the car, it is likely that car usage will be higher than average and therefore the movements to and from the site will be significantly higher than the existing site use. Especially if the proposed type of business is taken into account. The proposal is, therefore, contrary to the aims of promoting accessibility (LTP Policy LD5) and contrary to the intentions of Government Policy as far as it relates to sustainability.

Kirklington Parish Council: - supports the application;

Local Environment, Streetscene - Drainage Engineer: - the applicant must ensure, through the Building Control process, that the disposal of foul sewage is acceptable. Surface water would be disposed of to a soakaway which would be acceptable. There are no records of flooding at this site;

United Utilities - (for water & wastewater comment) see UUES for electricity dist.network matters: - no objections. Only foul drainage should be connected into the foul sewer. Surface water should discharge to a soakaway as stated on the application form.

## 6. Officer's Report

### Assessment

6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, EC12, CP1, CP2, 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 Policy EC12 deals with live/ work units. The policy only permits new build live/ work units within the Key Service Centres of Brampton and Longtown or within or adjacent to a Local Service Centre, provided that a

minimum of 25% of the floor area is dedicated to employment use. Whilst Smithfield is identified as a Local Service Centre, the application site is 200m from the edge of the defined settlement boundary and is clearly not adjacent to the settlement. This view is confirmed by the Planning Inspector who dismissed an appeal for a dwelling on this site. He considered that the application site "lies well outside the physical limits of Smithfield and is clearly separate from it".

- 6.3 The proposal, therefore, lies within the open countryside. Within the open countryside, live/ work units are only permitted in the form of the conversion of existing premises of traditional permanent construction, provided that the character of the original building is retained. The proposal is seeking a new build live/ work unit and is, therefore, contrary to Policy EC12 of the adopted Local Plan.

## 2. Whether The Proposal Is In A Sustainable Location

- 6.4 The application site is located within the open countryside, some 200m from the edge of the settlement boundary and some 450m from the crossroads, which the Inspector identified as being the core of the village. The Design & Access Statement which supports the application states that the construction of a live/ work unit on this site would enable the employment of two extra staff.
- 6.5 Given that there is no pavement between the application site and the edge of Smithfield (a distance of 200m) occupiers of any dwelling on this site would be unlikely to walk to facilities in the village and would be reliant on the car. Given the lack of public transport in the area, virtually all journeys to and from the site would be car borne. As there is no alternative to the car, it is likely that car usage would be higher than average and therefore the movements to and from the site would be significantly higher than the existing site use. The proposal is, therefore, contrary to the aims of promoting sustainability (Policy DP1 of the Carlisle District Local Plan and LTP Policy LD5) and contrary to the intentions of Government Policy as far as it relates to sustainability.
- 6.6 The Inspector that dismissed the appeal for a dwelling on this site also considered it to be in an unsustainable location. In his appeal decision he stated that "although the site has been previously developed, I consider it is not a sustainable location for new development". He went on to state that a proposed dwelling in this location would leave future residents reliant upon the car.

## 3. The Impact Of The Proposal On The Character Of The Area

- 6.7 The application site forms a wide open gap between two existing dwellings. The wider area is characterised by dwellings separated by open gaps between them in a fragmented pattern of development that is set within flat open countryside. The proposal would not be infill development, in the sense of filling a small gap between an otherwise continuously built-up frontage, but would instead comprise a further step in consolidating a loose and isolated ribbon of development in the open countryside. The proposal would, therefore, have an adverse impact on the rural character and open appearance of the area.

- 6.8 This view was shared by the Inspector in dismissing the appeal for a dwelling on this site. He concluded that a bungalow and detached garage on this site "would harm the rural character and open appearance of this area of the countryside". A dwelling plus workshop, storage and office accommodation for the business would clearly have a greater impact on the character of the area than a bungalow and garage.

## **Conclusion**

- 6.9 The proposal to site a new build live/ work unit in the open countryside, 300m away from the edge of the settlement boundary, would be contrary to planning policy. The proposal would be sited in an unsustainable location and would have an adverse impact on the character of the area.

## **7. Planning History**

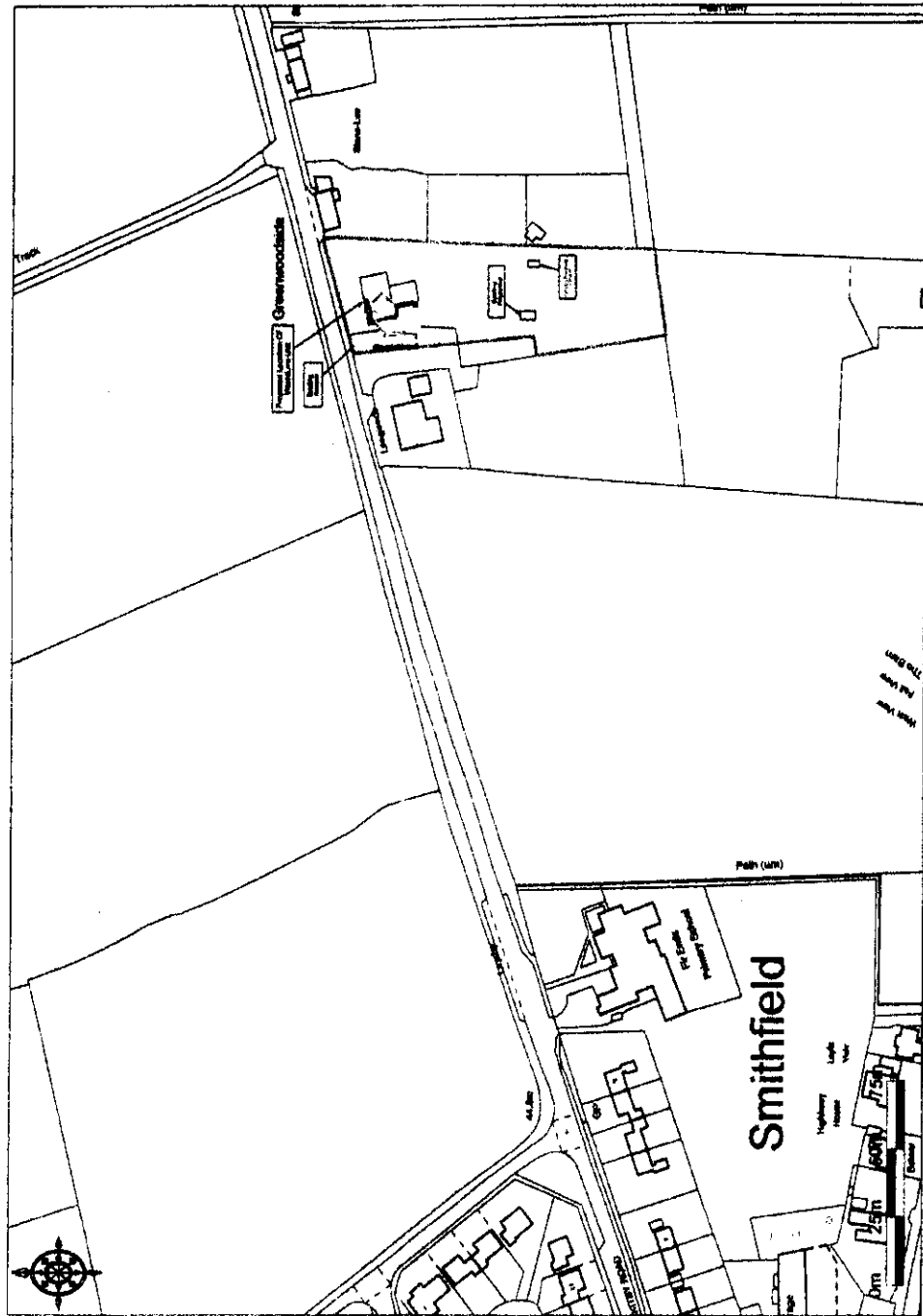
- 7.1 In January 2003, an application for the erection of a new bungalow and detached garage was withdrawn prior to determination (02/1195).
- 7.2 In April 2003, planning permission was refused for the erection of a new bungalow and detached garage (03/0040). In January 2004, an appeal was dismissed.

## **8. Recommendation: Refuse Permission**

1. **Reason:** The proposal is seeking to erect a new build live/ work unit on a site that is 200m from the edge of the settlement boundary of Smithfield, which is identified as a Key Service Centre in the adopted Local Plan. Policy EC12 of the adopted Local Plan deals with Live/ Work units. This policy only permits new build live/ work units within the Key Service Centres of Brampton and Longtown or within or adjacent to a Local Service Centre. Given that the application site is not within or adjacent to Smithfield, any live/ work unit in this location would have to take the form of the conversion of an existing building of permanent substantial construction. The proposal is, therefore, contrary to Policy EC12 (Live/ Work Units) of the Carlisle District Local Plan 2001-2016.
2. **Reason:** The application site is detached from the main settlement of Smithfield and lies in an unsustainable location. Development in this location would encourage car use, which is contrary to the aims of promoting sustainability. The proposal is, therefore, contrary to the objectives of Policy DP1 (Sustainable Development Locations) of the Carlisle District Local Plan 2001-2016.
3. **Reason:** The application site forms an undeveloped gap between two

existing dwellings. The surrounding area consists of a loose string of separate buildings with open gaps between them in a fragmented pattern of development. The proposal to erect a new live/ work unit within this gap would harm the rural character and open appearance of this area of countryside. It would, therefore, be contrary to Policy CP1 (Landscape Character) of the Carlisle District Local Plan 2001-2016.

---



18 APR 2011  
11/0315

Copyright © 2011 All rights reserved. Licence number 100200445, Printed Scale - 1:2500



**PFK PLANNING**  
Agricultural Hall, Skirragli, Penrith, CA11 0DN  
Tel. 01768 890140 Fax. 01768 895532

PLAN 01

PROPOSED WORK/LIVE UNIT, GREENWOODSIDE, SMITHFIELD FOR Mr & MRS A. FARRER

SITE LOCATION PLAN

SCALE: 1:2500





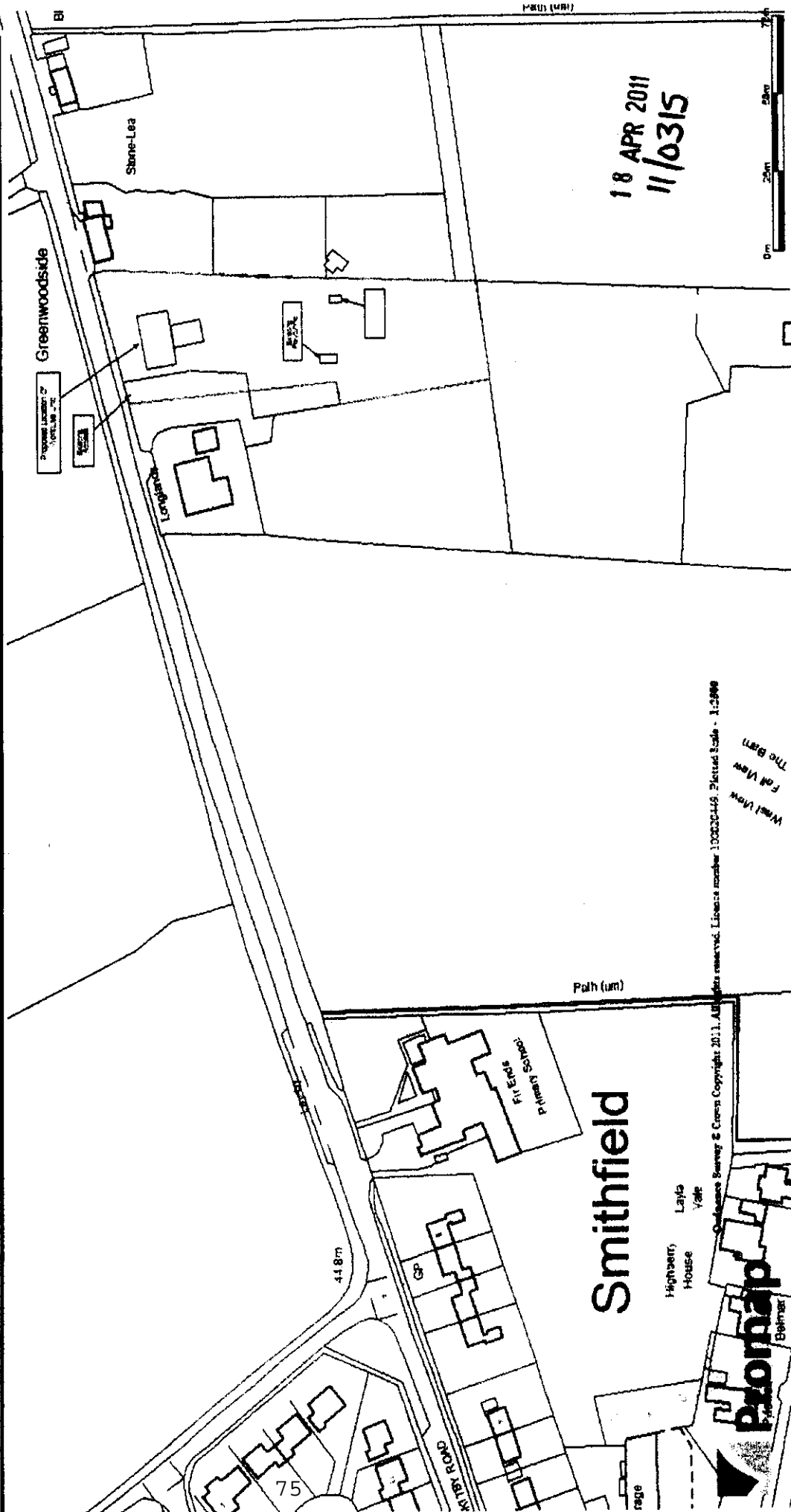
PLAN 02

**Agricultural Hall, Skirsgill, Penrith, CA11 0DN**  
Tel. 01768 690140 Fax. 01768 695532

**PROPOSED WORKALIVE UNIT, GREENWOODSIDE, SMITHFIELD FOR Mr & MRS A. FARRER**

### BLOCK PLAN

**SCALE: 1:1250**



18 APR 2011  
11/03/5

0087-1 - opusculum propositum ad usum I. J. J. J.

West View  
Fall View  
The Barn

## SCHEDULE A: Applications with Recommendation

11/0437

**Item No: 08**

Date of Committee: 15/07/2011

**Appn Ref No:**  
11/0437

**Applicant:**  
Everything Everywhere  
Ltd

**Parish:**  
Wetheral

**Date of Receipt:**  
03/06/2011

**Agent:**  
Galliford Try

**Ward:**  
Wetheral

**Location:**  
Wheatsheaf Inn, Wetheral, Carlisle, CA4 8HD

---

**Proposal:** Erection Of 10m Timber Effect Telegraph Pole With Omni Antenna And Ground Based Equipment

---

### REPORT

**Case Officer:** Shona Taylor

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether the principle of the proposed development is acceptable.
- 2.2 Whether the design and appearance of the mast is appropriate in this locality.
- 2.3 The impact of the proposal on the living conditions of neighbouring residents.
- 2.4 Health implications.

#### 3. Application Details

##### The Site

- 3.1 This application site is located within the grounds of The Wheatsheaf Inn Public House, Wetheral, within an area used as a beer garden/amenity space to the rear of the pub.
- 3.2 The site is located within the Wetheral Conservation Area and the surroundings to the application site are predominantly residential.

##### Background

- 3.3 This application has arisen as an existing telecommunications site in the

village at Eden Mount is about to be decommissioned, and this mast is required to cover the resultant loss of service that the removal of this mast will create.

## **The Proposal**

- 3.4 The proposal by Everything Everywhere Ltd on behalf of Orange seeks approval for the erection of a 10 metre high timber effect telegraph pole, which will accommodate an Omni antenna. It also includes the installation of two ground based equipment cabinets.

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to two neighbouring properties. In response six letters of objection have been received to date. The grounds of objection are summarised as;
1. In these days of developing underground cable, wifi and satellite communications, we should be looking to reduce the number of crude, old fashioned telegraph poles, not increase them. As such the mast should be of imitation tree type.
  2. It has not yet been proven that such equipment is safe. There are 8 children under the age of 10 in the neighbouring cul-de-sac, and the objector themselves has a neurological condition, exacerbating their fears.
  3. There are many children living in close proximity to the pub, and the mast will have a significant effect on their lives. Not enough has been done to prove that a mast of its proposed size is safe to put in a heavily populated area.
  4. The mast should be placed outside of the village in one of the many surrounding fields where it would have little impact upon the residents.
  5. A 10 metre telegraph pole is not in keeping with the look of a traditional country inn.
  6. The tall structure and associated buildings are not appropriate in the picnic area of a village pub in a semi rural village.
  7. The developer has not tried hard enough to find a less obtrusive location, Wetheral playing fields would have been more acceptable.
  8. Such equipment should not be erected so close to housing in the centre of a village.
  9. It is not clear as to whether the change of use from PH to Communications applies to the whole site or just the car park

10. There is still no consensus on the long term impact of those living within the high output curve as shown on the application.
11. The grounds of the Wheatsheaf are used by families and children in the summer and the area falls within the area of high output from the mast.
12. The mast will protrude above the roof of the Wheatsheaf.

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

Cumbria County Council - Highway Authority: - no objections;  
Conservation Area Committee - The mast appears on balance to be unobtrusive and acceptable;  
Wetheral Parish Council: - Whilst the Council has received no objections to this application, they wish to advise that they still have concerns regarding possible health risks associated with such an installation in close proximity of residential housing within the village.

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

### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies CP05, LE19 and EC19 of the Carlisle District Local Plan 2001-2016.
- 6.2 The proposals raise the following planning issues:
  1. Whether The Principle Of The Proposed Development Is Acceptable.
- 6.3 Members should note that under current government guidelines and legislation identified in Planning Policy Guidance Note 8 -Telecommunication (PPG8) and in Part 24 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001, the principle of masts under 15 metres is acceptable.
  2. Whether The Design And Appearance Of The Mast Is Appropriate In This Locality.
- 6.4 In considering this particular location Members should note that, PPG8 recommends that authorities and operators should use sympathetic design and camouflage to minimise the impact of development on the environment. It goes on to state that particularly in designated areas, the aim should be for apparatus to blend into the landscape.
- 6.5 In this particular location there are a number of other wooden telegraph poles. This wood effect pole would sit to the rear of the Wheatsheaf, out of direct view from the majority of properties. It is acknowledged that the mast would be in the conservation area but as there are a number of other existing telegraph poles in the conservation area it is not considered acceptable to refuse the application on this basis. In light of the above, the siting and

design of the pole are acceptable.

- 6.6 Members should note that before deciding on this location seven other sites were considered and discounted, either because the coverage would not be acceptable, or because the owners of the properties were not interested in the mast being on their property. These sites are: Wetheral Village Hall, Existing Orange site at Eden Mount, Abbey Farm, The Crown Hotel, The Village Shop, along the footpath at Steels Bank and the BT Exchange.

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

- 6.7 The visual impact the mast would have upon the amenity of residents and the surrounding area is one of the key considerations in determining telecommunications applications. Whilst the mast proposed by this application may be visible from within some private properties, on balance, it is not considered to be intrusive to residents because of its design and, to a lesser extent, the position of the mast in relation to these properties.
- 6.8 Although local residents have objected on the grounds that their living conditions would be affected as a result of the masts presence, it is not considered that the mast would have such an impact that would warrant refusal of the application in the 'public' interest on the grounds of its siting or appearance.

### 4. Health Implications.

- 6.9 Issues surrounding the potential health implications commonly arise in respect of applications for telecommunications development. Members are reminded that Paragraph 30 of PPG8 states that:
- 6.10 *"it is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure it should not be necessary for a Local Planning Authority, in processing an application or prior approval, to consider further health aspects and concerns about them".*
- 6.11 Everything Everywhere Ltd have submitted a declaration stating that the proposal is in full compliance with the ICNIRP public exposure guidelines and, therefore, in accordance with the advice of paragraph 30 of PPG8, it is not necessary to consider further the health effects of the proposal and concerns of telecommunications masts.

## Conclusion

- 6.12 In conclusion, the location of the mast in the proposed location is necessary for coverage in this area. In accordance with PPG8 it would be unreasonable to refuse the application on the basis of the perceived health risks. The siting

of the mast is deemed to be acceptable in terms of its position and the proposed design. It is not considered that the mast will have a significant adverse impact upon the living condition of local residents or the appearance of the street scene.

## **7. Planning History**

- 7.1 There is no relevant planning history.

## **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 Planning Application Form;
2. Drawing 01B the Location and Block Plans received 3rd June 2011;
3. Drawing 04A the Enlarged Block Plan received 3rd June 2011;
4. Drawing 10A the Proposed Site Layout and West Elevation received 26th May 2011;
5. Drawing 02A the Proposed Site Layout received 26th May 2011;
6. Drawing 03A the Proposed South West Elevation received 26th May 2011;
7. The Health and Safety Statement received 26th May 2011;
8. Network and 3G information received 26th May 2011;
9. Supplementary Information received 26th May 2011;
10. The Design and Access and Supporting Statement received 26th May 2011;
11. The Cell Justification received 26th May 2011;
12. Any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

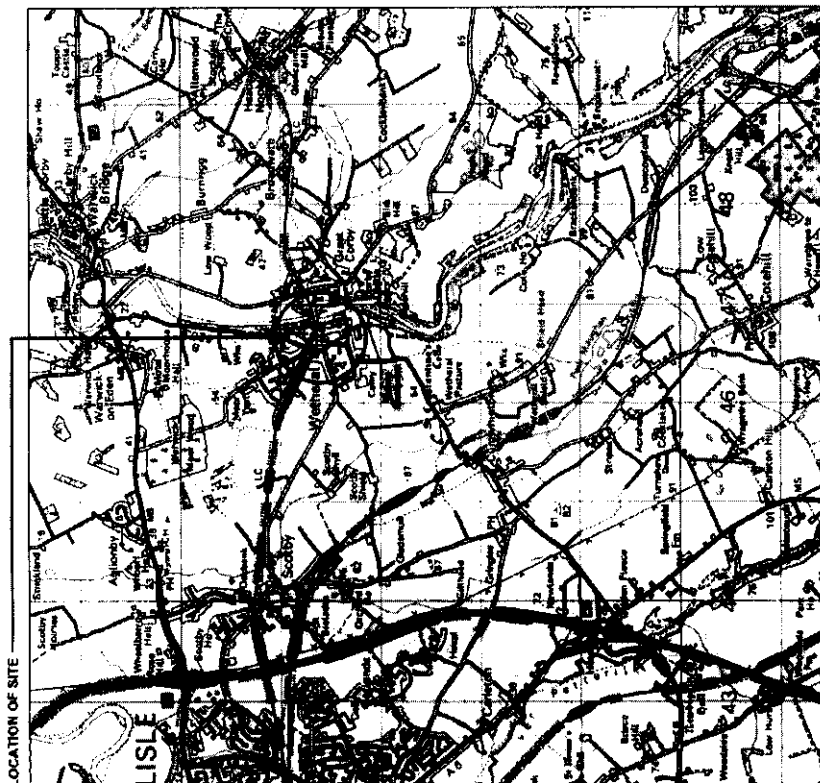
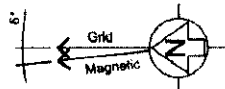
3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

**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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2001, (or any Order revoking and re-enacting that Order), no additional dishes or antennas shall be installed on the telecommunications mast hereby approved without the prior permission of the Local Planning Authority.

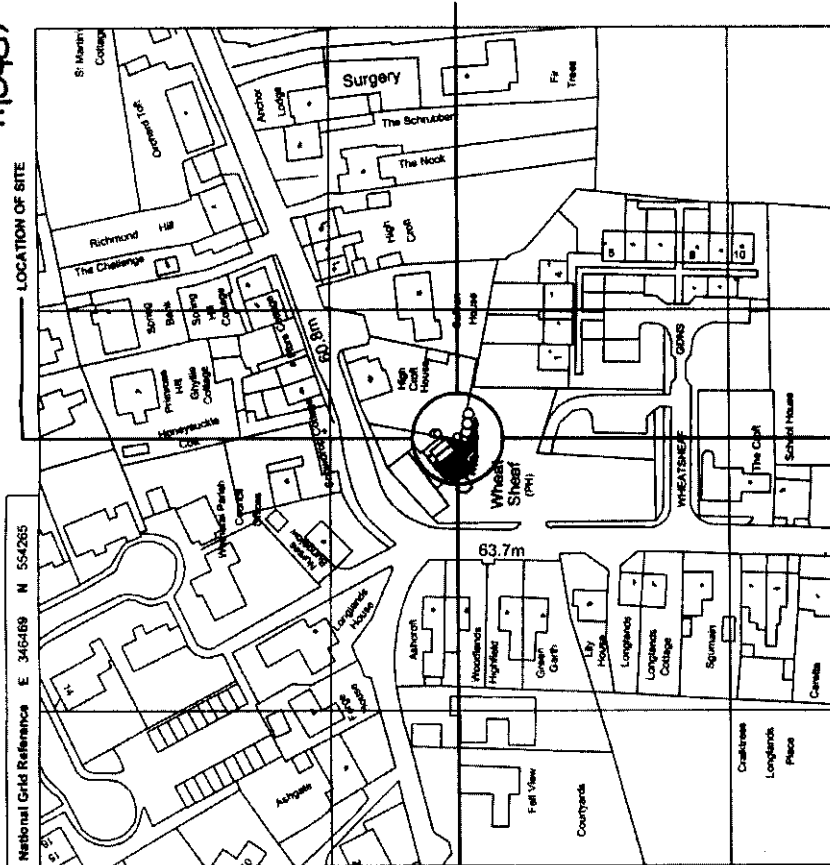
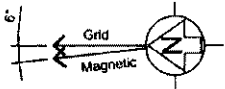
**Reason:** To prevent the proliferation of antennas/dishes whose external appearance or siting may be detrimental to the visual amenities of the surrounding area in accordance with Policy EC19 Carlisle District Local Plan 2001-2016.

---



LOCATION PLAN  
SCALE 1:50000

CROWN COPYRIGHT RESERVED.  
REPRODUCED  
WITH THE PERMISSION OF THE CONTROLLER  
OF H.M. STATIONARY OFFICE



BLOCK PLAN  
SCALE 1:1250

DIRECTIONS TO SITE:  
Head North on the A66 take Junction 42 and take the third exit on to the B5253 towards  
Wetheral. Continue on this road all the way in to Wetheral, the Wheatshaf is on the left as  
you enter the village, the site is at the side of the building.

CONSULTANT  
**GallifordTry**  
CONTRACTOR

ACQUISITION CONSULTANT  
**GallifordTry**

**orange**  
St James Court  
Great Park Road  
Almondsbury Park  
Bradley Stoke  
Bristol  
BS32 4JQ  
Tel 0870 376 8888  
Fax 0870 376 4770

TITLE  
SITE LOCATION MAPS  
Great Corby  
Wheatshaf Inn,  
Wetheral,  
Carlisle,  
CA4 8HD

REV	DESCRIPTION	DATE	BY	DATE	APPROVED	DATE
1	PRELIMINARY	13.05.11	GP	13.05.11	GP	13.05.11
2	REVISED	13.05.11	GP	13.05.11	GP	13.05.11
3	REVISED	13.05.11	GP	13.05.11	GP	13.05.11
4	REVISED	13.05.11	GP	13.05.11	GP	13.05.11
5	REVISED	13.05.11	GP	13.05.11	GP	13.05.11

ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED.  
THIS DRAWING TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.

CROWN COPYRIGHT RESERVED.  
REPRODUCED WITH THE PERMISSION OF  
THE CONTROLLER OF H.M. STATIONARY OFFICE

SCHEMATIC CLASSIFICATION: PUBLIC

OPT LETTER  
A

DRG TYPE  
MS

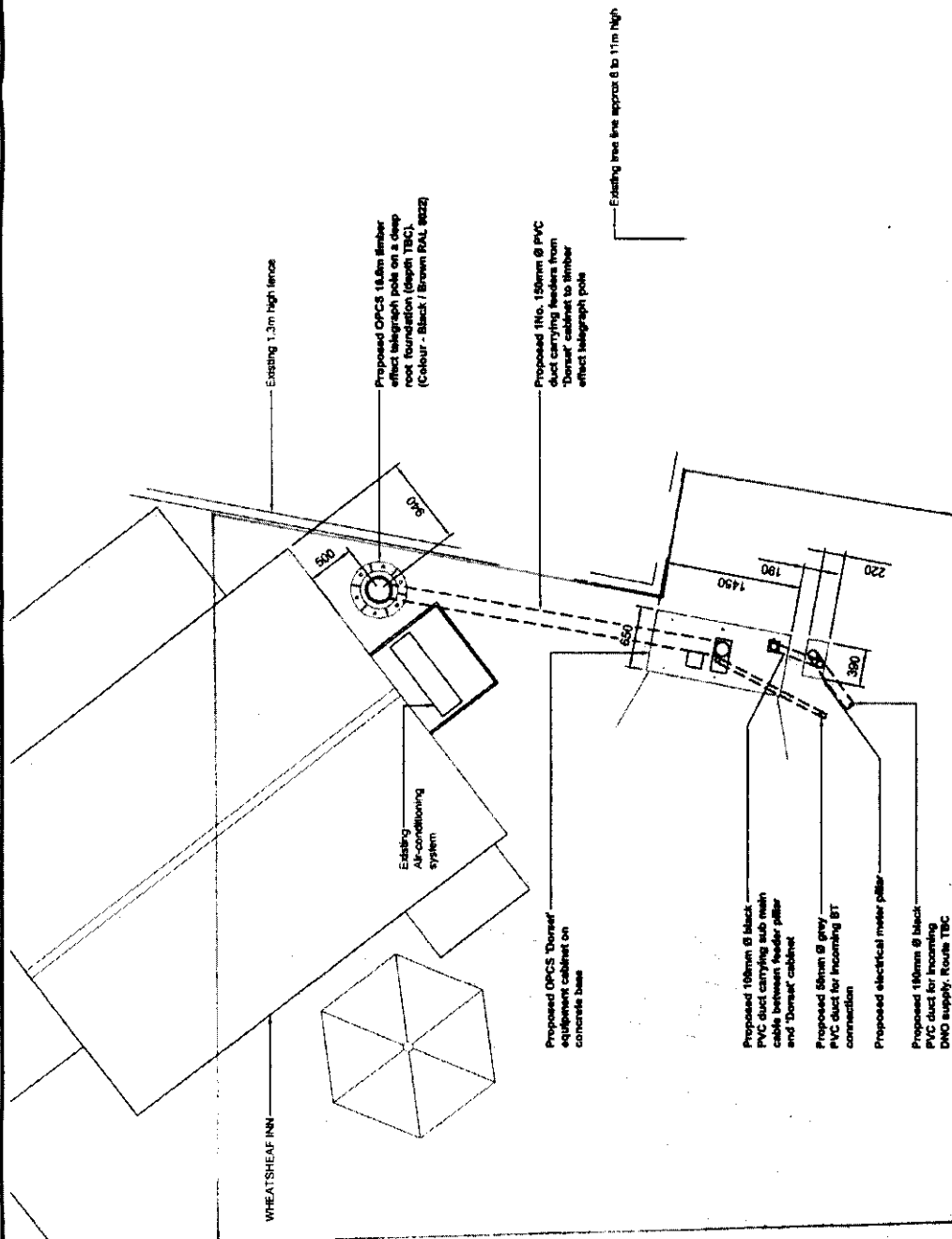
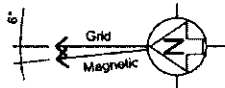
DRG No  
01

REV  
A

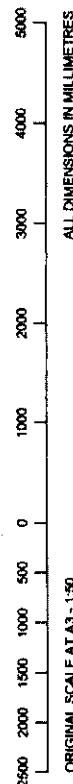
SITE CODE  
CUM7059

THIRD PARTY REF.





2011  
11/04/37



# PROPOSED SITE LAYOUT

SCALE 1:50

DOES THIS SITE DRAWING CONFORM TO THE FOLLOWING OPCS DOCUMENTS:-  
PLAN 588 Vm 8.5 SPEC 252 Vm 5  
IF NO DETAIL THE EXCEPTIONS BELOW:-

NO	YES	NO
1		
2		
3		
4		
5		

CONFORMS WITH THE PERMITS OF MAPS REPRODUCED WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE.

CONSULTANT  
**GallifordTry**

CONTRACTOR

ACQUISITION CONSULTANT  
**GallifordTry**

ENGINEER DESIGN CLASSIFICATION: PUBLIC

**PROPOSED SITE LAYOUT**  
Great Corby  
Wheatsheaf Inn,  
Wetheral,  
Carlisle,  
CA4 8HD

REV	DESCRIPTION	DATE	BY	DATE	APPROVED	DATE
A	ISSUED FOR TENDER	13.05.11		13.05.11		

SCALE	DATE	DATE	DATE	DATE	DATE
AS SHOWN	13.05.11	13.05.11	13.05.11	13.05.11	13.05.11

ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED.  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.

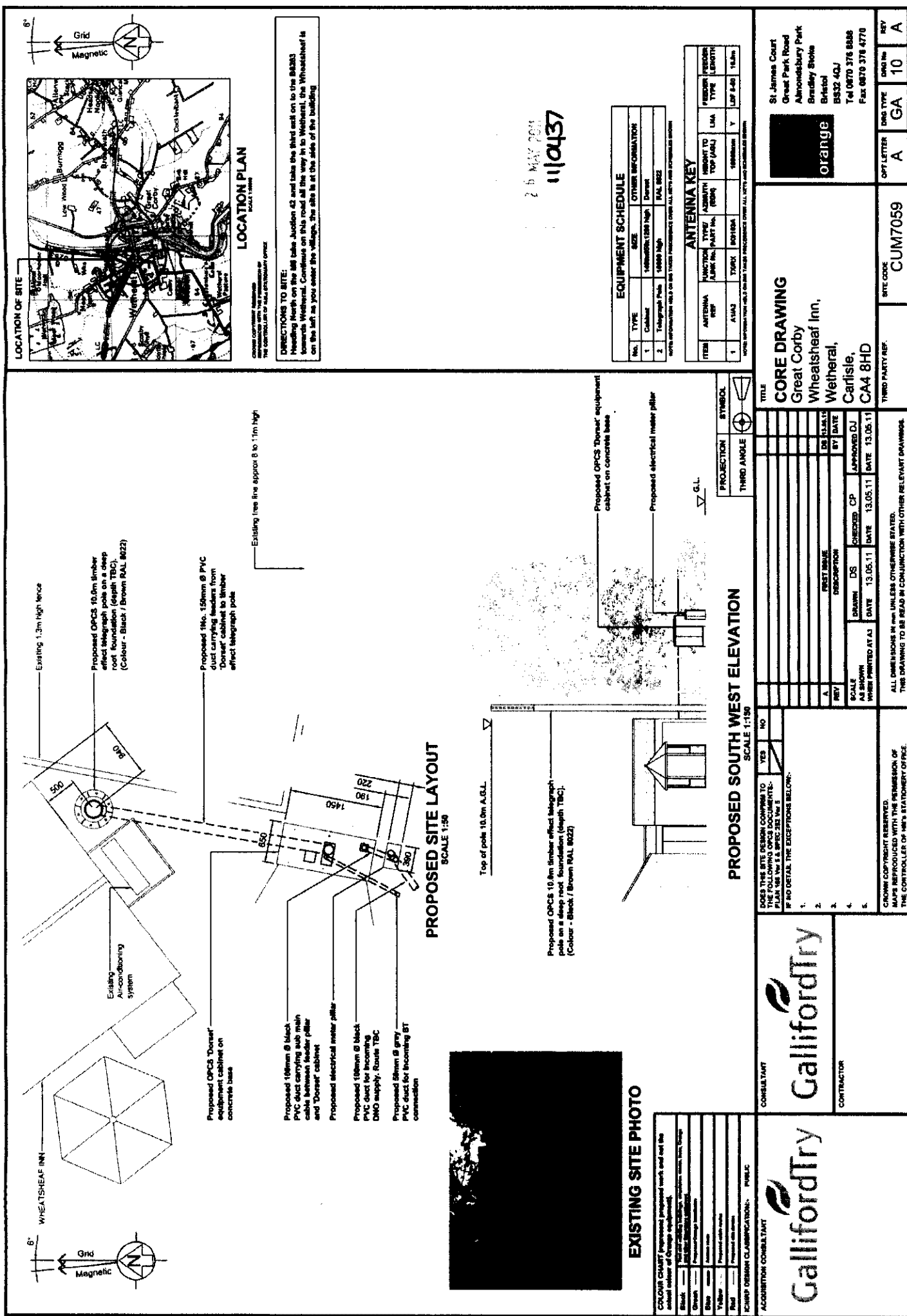
WHE CODE  
CUM7059

THIRD PARTY REF.

orange  
St James Court  
Great Park Road  
Almondsbury Park  
Bradley Stoke  
Bristol  
BS32 4QJ  
Tel 0870 376 8888  
Fax 0870 376 4770

OPT LETTER	REV	DATE	REV
A	GA	02	A





25 MAY 2011  
11/04/37

EQUIPMENT SCHEDULE			
No.	TYPE	SIZE	OTHER INFORMATION
1	Cabinet	1400mm (100) High	Dormer
2	Telegraph Pole	10000 High	RAL 9022

ANTENNA KEY			
ITEM	ANTENNA REF	FUNCTION / TYPE / ALIAS	HEIGHT TO TOP (ASL)
1	A1A2	TD001 / D01004	10.0m

NOTE: INFORMATION FOR THE FOLLOWING EQUIPMENT IS FOR ALL SITES AND EQUIPMENT SITES

**CORE DRAWING**  
Great Corby  
Wheatstheaf Inn,  
Wetheral,  
Carlisle,  
CA4 8HD

**Orange**

St James Court  
Great Park Road  
Alnwickbury Park  
Bradley Stoke  
Bristol  
BS32 4QJ  
Tel 0870 376 8888  
Fax 0870 376 4770

DATE	13.05.11	DATE	13.05.11
BY	DATE	BY	DATE
APPROVED	DATE	APPROVED	DATE

SCALE: AS SHOWN  
WHEN PRINTED AT A3

ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED.  
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.

THIRD PARTY REF: CUM7059

DATE CODE: A

GA 10 A

EXISTING SITE PHOTO



CONTRACTOR	GallifordTry
CONSULTANT	GallifordTry
CLIENT	Orange
PROJECT	Wheatstheaf Inn, Wetheral, Carlisle
DATE	13.05.11
BY	
APPROVED	

**GallifordTry**

CONTRACTOR

CONSULTANT

CLIENT

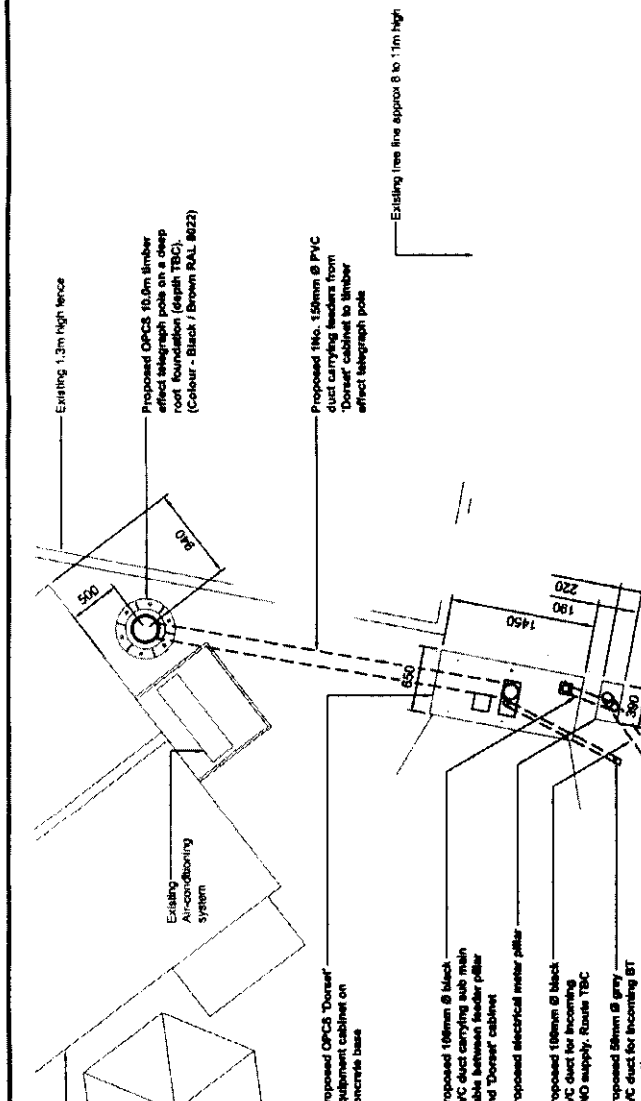
PROJECT

DATE

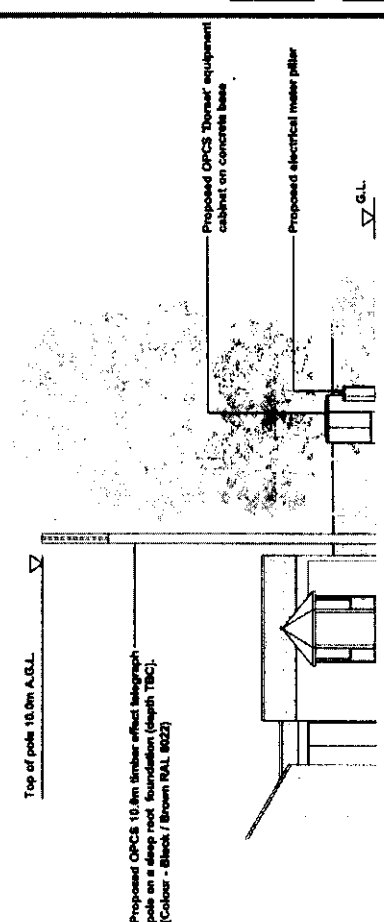
BY

APPROVED

PROPOSED SITE LAYOUT  
SCALE 1:50



PROPOSED SOUTH WEST ELEVATION  
SCALE 1:150

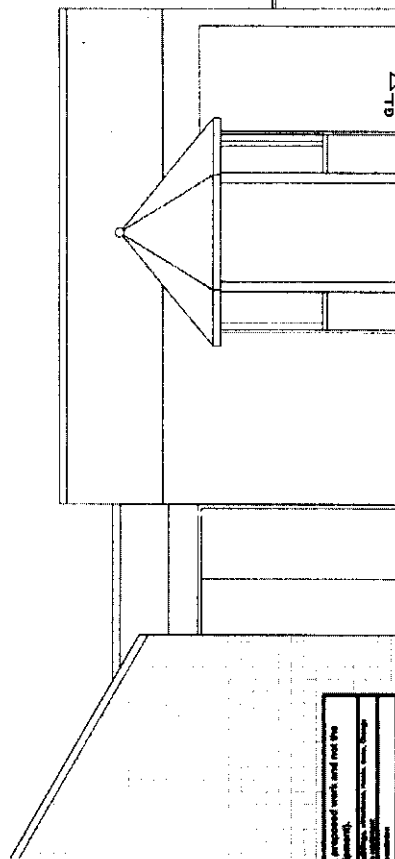




EXISTING SITE PHOTO

2500 2000 1500 1000 500 0 1000 2000 3000 4000 5000  
 ORIGINAL SCALE AT A3 - 1:50  
 Top of pole 10.0m A.G.L.  
 ALL DIMENSIONS IN MILLIMETRES

Proposed OPCS 18.0m timber effed telegraph pole on a deep root foundation (depth TBC).  
 (Colour - Black / Brown RAL 8022)



PROPOSED SOUTH WEST ELEVATION  
 SCALE 1:50

Proposed OPCS 'Donor' equipment cabinet on concrete base  
 Proposed electrical meter pillar

25 MAY 2011  
 1110437

COLOUR CHART (represent enhanced work and not the actual colour of the work)
Black
White
Yellow
Red
Green
Blue
Purple
Brown
Grey
Orange
Light Blue
Light Green
Light Yellow
Light Red
Light Purple
Light Brown
Light Grey

ACQUISITION CONSULTANT  
**GallifordTry**

CONSULTANT  
**GallifordTry**

CONTRACTOR  
 (Name and address to be filled in)

REV	DESCRIPTION	DATE	BY	DATE	DATE	DATE	DATE	DATE	DATE
1	AS SHOWN WHEN PRINTED AT A3	13.05.11							
2	SCALE	13.05.11							
3	DRAWN	13.05.11							
4	CHECKED	13.05.11							
5	APPROVED	13.05.11							

TITLE  
**PROPOSED SITE ELEVATION**  
 Great Corby  
 Wheatstheat Inn,  
 Wetheral,  
 Carlisle,  
 CA4 8HD

orange  
 St James Court  
 Great Park Road  
 Almondsbury Park  
 Bradley Stoke  
 Bristol  
 BS32 4QJ  
 Tel 0870 376 8838  
 Fax 0870 376 4770

OPT LETTER	REQ TYPE	REQ NO	REV
A	GA	03	A

THIRD PARTY REF.  
 CUM7059

THIRD PARTY REF.  
 CUM7059

ALL DIMENSIONS IN mm UNLESS OTHERWISE STATED.  
 THIS DRAWING TO BE READ IN CONJUNCTION WITH OTHER RELEVANT DRAWINGS.

## SCHEDULE A: Applications with Recommendation

10/1026

**Item No: 09**

Date of Committee: 15/07/2011

**Appn Ref No:**  
10/1026

**Applicant:**  
Persimmon Homes  
Lancashire Ltd

**Parish:**  
Cummersdale

**Date of Receipt:**  
12/11/2010

**Agent:**  
Taylor & Hardy

**Ward:**  
Dalston

**Location:**

Land to the rear and west of Garden Village, Wigton  
Road, Carlisle, CA2 6QX

---

**Proposal:** Residential Development Comprising The Erection Of 253No. Dwellings;  
Associated Access; Parking; Engineering Works And Landscaping

---

### REPORT

**Case Officer:** Sam Greig

#### 1. Recommendation

- 1.1 It is recommended that this application is approved subject to the completion of a legal agreement and the imposition of planning conditions.

#### 2. Main Issues

- 2.1 The principle of development;
- 2.2 Scale, layout and design of the development;
- 2.3 The impact on the living conditions of neighbouring residents;
- 2.4 Highway issues;
- 2.5 The impact on the educational infrastructure;
- 2.6 Landscaping;
- 2.7 Affordable housing;
- 2.8 Contamination;
- 2.9 Ecological issues;
- 2.10 Foul and surface water drainage;
- 2.11 Other matters.

#### 3. Application Details

##### The Site

- 3.1 This application seeks "Full" planning permission for the erection of 253

dwellings on land immediately to the west of "The Beeches" residential estate, which is located off Wigton Road on the western periphery of Carlisle. The land forms part of a site that is allocated for residential development in the Carlisle District Local Plan (CDLP). It is situated approximately 3 kilometres to the west of the city centre on the fringe of the urban area.

- 3.2 The site is undeveloped 'greenfield' land and comprises two sections linked by a narrow strip of land. The northern part of the site, which is overgrown, is allocated in the CDLP as Urban Fringe Landscape, thereby requiring the open character of this area to be retained. The southern section covers 8.4 hectares and is in agricultural use. This portion of the site has been allocated for residential development since 1997.
- 3.3 At the northern extent of the application site lies Hebden Avenue. Immediately to the east is the modern residential estate known The Beeches. A number of trees are located between the application site and the southern extent of The Beeches which are safeguarded by Tree Preservation Orders.
- 3.4 To the south, on the opposite side of Wigton Road, is the site of the proposed District Centre at Morton, which was recently granted "Outline" planning permission to be redeveloped. That permission included the erection of a 8,175 sqm food superstore. To the south west of the site, along its Wigton Road frontage, is a cluster of residential properties known as Garden Village. The land that borders the site to the east is in agricultural use.

## **Background**

- 3.5 The site was originally allocated for development under the CDLP that was adopted in 1997. In December 2000 the Morton Masterplan and Development Framework was adopted by the City Council as Supplementary Planning Guidance in order to provide a cohesive strategy for the redevelopment of that area.
- 3.6 Following the review of the Local Plan the land has, again, been allocated for development under the CDLP 2001-2016 (adopted September 2008). The neighbouring land to the south, on the opposite side of Wigton Road, has also been allocated for residential development together with the provision of a District Centre, including a retail food store, and "Park & Ride" facilities.
- 3.7 The site of the current application, along with neighbouring land, was the subject of three previous applications (reference numbers 98/0234, 00/0439 and 00/0748) that were "called in" by the Government Office for the North West (GONW) in July 2001. When the previous applications were "called in" for determination Officers sought the Development Control Committee's view on whether the applications should be supported by the Council.
- 3.8 The application relating to this site (00/0748) proposed the erection of 197 dwellings. The Development Control Committee resolved that the Council indicate to the Secretary of State that it was minded to support the application, subject to the completion of a s106 agreement (covering the

provision of a playing field, public open space, a playground, affordable dwellings and a contribution toward highway improvements) and the imposition of several planning conditions.

- 3.9 Early in June 2009 GONW confirmed that because of the change in circumstances, principally the re-allocation of the site for residential use within the 2008 Adopted Local Plan, the July 2001 "call in" letters were cancelled and advised that the determination of those applications should revert back to the City Council. Rather than to pursue the original 2000 application the applicant's have opted to submit this current proposal, which proposes a higher number of dwellings that previously considered by the Development Control Committee.

## **The Proposal**

- 3.10 The application proposes the erection of 253 dwellings. The layout comprises a mix of detached/semi-detached units and link properties. In total fifteen different house types are proposed (excluding 'handed' versions of these units), which comprise a variety of 2-4 bedroom dwellings. The proposed dwellings would be finished using a range of materials that includes a mix of red/brown facing brick and ivory render, with terracotta, red and grey roof tiles.
- 3.11 Pedestrian and vehicular access to the site is via Wigton Road. A spine road would run through the proposed estate and connect with the adjacent residential estate, The Beeches, with a number of secondary estate roads feeding off the main spine road. Each dwelling would have at least one in curtilage parking space (the majority having two spaces).
- 3.12 A large dedicated area of amenity space (4.1 hectares) will be provided on the northern section of the site, with interspersed areas of public open space incorporated within the layout, including the retention of the existing woodland that lies adjacent to the northern extent of The Beeches.
- 3.13 It is proposed that foul water will connect to the public sewer, whereas surface water will discharge into Dow Beck. The flow of surface water will be controlled through the creation of an attenuation pond located within the amenity space to the north of the application site.
- 3.14 The application is supported by a suite of drawings and a range of detailed specialist studies. These include a Design and Access Statement, a Planning Statement, a Transport Statement, a Travel Plan Framework, a Flood Risk Assessment, an Ecological Impact Assessment and a Tree Survey

## **4. Summary of Representations**

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to one hundred and thirty six neighbouring properties. In response three households have objected to the application together with correspondence from four other households which offer

comments on the scheme. In summary the letters raise the following issues:

1. The footpath link through to Hebden Avenue and the associated open area could result in increased levels of antisocial behaviour;
  2. The above link crosses an area that is supposed to be reserved as "amenity land";
  3. The pumping station that serves The Beeches is at full capacity and is unable to accommodate this new development;
  4. The submitted layout plan is inaccurate as the access serving a residential property on The Beeches residential estate is shown as being within the copse;
  5. The development will result in loss of view for the occupants of Garden Village and the construction phase will result in disturbance and stress to residents when the existing environment is turned into a building site. The proposal will, therefore, contravene the Human Rights Act 1-8.
- 4.2 Councillor Allison has commented on the proposal, both as Ward Councillor and as a member of Cummersdale Parish Council. He has expressed concern that the number of houses proposed, when considered in conjunction with other residential proposals in the Morton area, far exceed the predicted level of housing proposed for this area in the Local Plan and that which was considered by the Planning Inspector at the Local Plan Inquiry. Cllr Allison has questioned whether the necessary infrastructure is in place to cater for this increased level of housing.
- 4.3 Cllr Allison also highlights that Policy H4 advocates that 65% of housing should be on brownfield land, whereas only approximately 5% of this site would fall within this definition. Cllr Allison recommends that the determination of this application should be deferred until such time that local residents are made fully aware of the cumulative impact of the various proposals that are proposed in and around the Morton area. Failure to do so would not, in Cllr Allison's view, be in the spirit of the Government's proposed Localism Bill.

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

Open Spaces Society: feel that this would make a very pleasant, conveniently situated development which would enhance the housing pool of Carlisle City;

Housing Strategy: the proposed level of affordable housing is acceptable;

Cumbria County Council - Transport & Spatial Planning: the proposal is not a Category 1 Application and the County Council will not be responding from a strategic planning perspective;

Cumbria County Council (Education Department): has requested a financial contribution of £804,000 towards the provision of additional primary school



places that will be required as a consequence of this development;

Cumbria County Council – Highway Authority: no objections subject to the imposition of six highway related planning conditions. It is also recommended that a s106 agreement is completed to secure £6,125 to cover the monitoring of a Travel Plan and £10,000 to provide highway/signage improvements in the neighbouring area such as Orton Road and Hebden Avenue;

Dalston Parish Council: has commented that the existing highway network is inadequate to accommodate the traffic generated by this proposal. They have also requested that the primary school, which is proposed as part of a neighbouring residential development, is built prior to development commencing on this site to ensure that adequate primary school infrastructure exists;

Cummersdale Parish Council: has commented on the absence of a roundabout at the junction of the site access with Wigton Road, the adequacy of the existing highway infrastructure and that an increase in vehicle movements will decrease air quality. It has also commented that the housing density represent an over-intensive development that would be harmful to the living conditions of the future occupiers;

Stagecoach Cumberland - local bus services: buses will need a facility to turn around and observe recovery time in order to ensure timetable punctuality. The development is also likely to be the terminus for any extended service. High quality access and waiting facilities should also be provided;

Environment Agency: has confirmed verbally that it has no objections, in principle, to the amended Flood Risk Assessment; however, at the time of preparing this report a formal response is awaited;

Natural England: insufficient information has been provided to address the impact upon Dow Beck and consequently the River Eden Special Area of Conservation and Site of Special Scientific Interest. Similarly, further information is required to assess the impact upon protected species (the applicant has supplied additional information to address Natural England's concerns and a further response is awaited);

United Utilities: no objections;

Local Environment - Drainage Engineer: no objections;

Green Spaces: has commented on the layout of the development and requested financial contributions towards the provision and maintenance of public open space;

Local Environment - Environmental Protection: no objections. Conditions should be imposed to investigate possible presence of contamination;

Cumbria County Council - (Archaeological Services): the site has been the

subject of two archaeological evaluations, which revealed no significant archaeological remains;

Cumbria Constabulary - Community Safety Unit: has made a number of comments based on the principles outlined in the Government document "Safer Places";

Forestry Commission: no response received;

Ramblers Association: no response received;

Cumbria County Council - (Highway Authority - Footpaths): no response received;

Northern Gas Networks: no comments received;

Cumbria County Council (Strategic Planning Authority) Wind Energy Consultations: no comments received.

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

6.1 The relevant planning policies against which the application is required to be assessed are policies CP2, CP3, CP5, CP10, CP12, CP16, CP17, H1, H5, H16, LE2, LE8, LE29, T1 and LC4 of the CDLP. The Morton Masterplan and Development Framework is also of relevance, as it is an adopted Supplementary Planning Document.

6.2 The proposals raise the following planning issues:

### **1. Principle Of Development**

6.3 The application site, which lies within the urban area of Carlisle, and is allocated for residential development in the CDLP. As such, the principle of residential development is acceptable, subject to compliance with the criteria identified in Policy H1 and other relevant Local Plan policies.

### **2. Scale, Layout And Design Of The Development**

6.4 The proposed development is well laid out and will encourage and promote the creation of a neighbourhood. The properties overlook one another thereby creating a degree of natural surveillance and the distinction between public and semi-public space is defined, both of which will act as a deterrent to potential offenders and reduce the likelihood of crime occurring.

6.5 In terms of the units there is a range of differing house types, which, aesthetically, will add variety to the estate and create its own identity. The dwellings incorporate reasonably sized garden areas that are comparable to the size of the units that they serve, thereby ensuring that the development does not appear cramped or overdeveloped. The size of the gardens and the way that the properties are laid out will help create a sense of space within the estate.

- 6.6 The proposed dwellings are a mix of two and three storeys in height, which relates well to the properties on the neighbouring estate. The proposed three storey properties are contained within the body of the estate, with two storey properties adjacent to the perimeter of the site, thereby ensuring that those properties which are on the edge of the urban area are appropriate in scale. Each property has adequate incutillage parking provision, together with access to the rear gardens for refuse/green recycling bins.
- 6.7 Policy LC4 of the CDLP encourages the provision of formal and informal areas of public open space (POS) within new family housing development of more than 40 units. As previously identified this development includes a significant area of public amenity space to the north of the site, which will be beneficial for the occupants of the estate as well as the existing residents.
- 6.8 The development also incorporates smaller pockets of open space and retains the existing woodland, which can be utilised for more informal recreation. The existing cycleway that lies to the west of The Beeches is to be extended and will provide pedestrian connectivity with Hebden Avenue, which will enable residents from the north of the site to access the District Centre by walking or cycling.
- 6.9 In light of the level of POS being provided on-site it is not necessary for the developer to make a financial contribution towards the provision of POS. The applicant has also confirmed that a management company will be employed to maintain this provision thereby ensuring that the cost does not fall on the Council. This arrangement can be secured in perpetuity through the completion of a s106 agreement.

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

- 6.10 Adequate separation distances have been maintained between the existing residential properties and those proposed. As such, it is unlikely that the living conditions of the occupiers of these properties will be compromised through loss of light, loss of privacy or overdominance.
- 6.11 In respect of any increase in traffic generated by this proposal it is not anticipated that this factor alone would prejudice the living conditions of local residents to such an extent that would warrant refusal of the application.
- 6.12 One local residents has voiced concern regarding their loss of view and that the construction phase will result in disturbance and stress to residents when the existing environment is turned into a building site. The objector, therefore, feels that the proposal will contravene the Human Rights Act.
- 6.13 Several provisions of the above Act can have implications in relation to the consideration of planning proposals, the most notable being:

**Article 6** bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

**Article 7** provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken by the Authority to regularise any breach of planning control;

**Article 8** recognises the "Right To Respect for Private and Family Life";

6.14 Article 1 of Protocol 1 also relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions.

6.15 In respect of the objector's concerns it is recognised that the development will significantly alter the outlook from the rear of their property; however, the site has been allocated for development in the Local Plan and, therefore, the principle of the development has already been established. In order to mitigate the impact that the construction phase will have upon the living conditions of residents a condition is recommended that limits construction work to between 7.30am and 6pm Monday to Saturday, with no work permitted on Sundays. An identical condition was agreed by the Development Control Committee in respect of the District Centre proposal.

6.16 Whilst the concerns of the resident are noted it is the Officer's view that the development accords with planning policy and the proposal will not affect the living conditions of residents to such an extent that would warrant refusal of the application. Members are also advised that the separate rights of individuals under this legislation will not be prejudiced.

6.17 Other local residents have expressed concern regarding anti-social behaviour that occurs in the area where the footpath will lead from the area of amenity space onto Hebden Avenue. The residents have concerns that this may increase as a consequence of the development. With regards to these concerns the provision of a dedicated route through this area is likely to increase its usage, particularly if the District Centre is developed, which may deter the antisocial behaviour that occurs at present.

#### 4. Highway Issues

6.18 The site will be accessed from Wigton Road via a new priority junction as shown on the supporting drawings. The junction arrangement includes a ghost island lane to accommodate vehicles waiting to turn right into the site, thereby ensuring the free flow of traffic along Wigton Road. The Highway Authority has confirmed that the access arrangements are acceptable subject to the imposition of appropriate planning conditions.

6.19 Some Members may recall that in respect of the recently approved "Outline" application for the erection of a District Centre facility on the opposite side of Wigton Road a roundabout was proposed. The access serving this current scheme has been designed with that development in mind and should the District Centre be developed the access road hereby proposed would form the fourth arm of that roundabout.

6.20 The main access road that leads through the estate is designed to be suitable

for buses and connects with Glaramara Drive that runs through The Beeches estate thereby creating a loop. The intention is for both residential estates to be served by an extended bus service with this development providing the terminus. In its consultation response Stagecoach identified the need for bus turning facilities; however, the use of the loop road would eradicate the need for this. The Highway Authority has recommended that a planning condition is imposed that requires, inter alia, the site to be served by a bus operator.

- 6.21 The aforementioned condition will also require the developer to undertake the following works:
- cycle path link from the existing cycling facilities on Wigton Road (at Glaramara Drive) to the proposed cycle network on the CNDR;
  - a cycle and pedestrian link between the site and Hebdon Avenue, which is the link shown on the submitted plans, together with associated lighting and drainage;
  - an uncontrolled cycling crossing on Orton Road; and
  - the provision of a satisfactory bus service to serve the development for at least 3 years.
- 6.22 In addition to the above, the applicant is required to enter into a s106 agreement to secure £10,000 that would be used to make highway/signage improvements in the surrounding area. The applicant has agreed to the provision of these funds.
- 6.23 The application is accompanied by a Travel Plan Framework, which is intended to influence travel choices of future residents and encourage more sustainable means of travel. The Highway Authority has requested the imposition of a planning condition that will require the effectiveness of the Travel Plan to be monitored. Any subsequent s106 agreement would also need to incorporate the payment of £6,125 to enable the continued monitoring of the Travel Plan for a five year period.

## 5. The Impact Of The Proposal On The Educational Infrastructure.

- 6.24 Cumbria County Council (CCC) has advised that that the existing primary schools in the vicinity are nearing full capacity and that this development will place an additional burden on these schools. To mitigate the impact that this development will have upon existing primary schools the applicant has agreed to CCC's request to provide a financial contribution of £804,000. The provision of these funds will need to be secured through the completion of a s106 agreement.
- 6.25 There is currently projected to be sufficient secondary school places available in the area to accommodate the expected level of demand from this development and, therefore, no contribution has been sought in respect of the additional impact this proposal will have upon the existing secondary school infrastructure.

## 6. Landscaping

- 6.26 This development has been designed to retain the existing landscape features such as the hedgerows, trees and the copse. Further planting would also be provided and a condition is recommended that requires the submission of a detailed landscaping scheme. Additional conditions are also recommended that require protective fencing to be erected and those trees/hedges to be retained to ensure that they are not harmed during the construction phases, as well as to govern any work that is required to be carried out within the root protection area of those trees/hedges.

## 7. Affordable Housing

- 6.27 It is proposed that 56 affordable properties will be provided. This comprises 37 units that would be made available by discounted sale, with the discount set at 30% below open market value, and 19 properties available to rent at discounted rates (typically 80% of open market rates). The Council's Housing Strategy Officer has confirmed that this is an appropriate contribution, which accords with the objectives of Policy H5 of the CDLP. The provision of these affordable units would need to be secured in perpetuity through the completion of a s106 agreement should Members be minded to support this application.

## 8. Contamination

- 6.28 As the site is a greenfield site the likelihood of contamination being present is low. Notwithstanding this fact, two conditions are imposed to ensure that there is no likelihood of contamination causing any harm to human health. The first requires further investigatory work to be undertaken, together with a second condition that would legislate for the event that contamination is found at a later date, which had not previously been identified.

## 9. Ecological Issues

- 6.29 When the application was originally submitted Natural England objected to the scheme on the basis that insufficient information had been provided to address the impact upon Dow Beck and consequently the River Eden Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). Natural England also requested further information to assess the impact upon protected species.
- 6.30 In respect of the former, the applicant's have provided an addendum to their Ecological Assessment. This addendum outlines how the attenuation pond will control the flow of water into Dow Beck and how the design will allow any sediment in the surface water to settle in the attenuation pond, thus preventing the discharge of sediment from the development into Dow Beck, thereby preventing an adverse effect on the River Eden SAC and SSSI.
- 6.31 The applicant's Ecological Addendum also explains how the construction of the attenuation pond will be undertaken to ensure that there is no adverse impact upon Dow Beck. It is anticipated that Natural England's response to this information will be received in advance of the Committee meeting.

- 6.32 Natural England also advised that there was insufficient information to determine the potential impact upon local wildlife; however, the application was accompanied by a detailed Ecological Impact Assessment. That assessment concluded that due to loss of open farmland there would be loss of lapwing nesting habitat and barn owl hunting habitat. The assessment also identified that there were no bat roosts located, nor evidence of habitats suitable for great crested newts and no signs of water voles, otters, badgers or red squirrels present on the site.
- 6.33 With a development of this scale on greenfield land it is inevitable that there will be some impact upon local wildlife. The assessment of that impact (and whether the impact would be less than if other areas were developed) would have been considered through the Local Plan process when the site was allocated for residential development. In order to address Natural England's concerns it is the Officer's view that mitigation measures should be implemented as part of the development, which could be achieved through appropriate landscaping and more direct measures such as the provision of bat and bird boxes. The implementation of these measures could be achieved through appropriately worded conditions.

#### 10. Foul And Surface Water Drainage

- 6.34 The applicant has indicated that the foul drainage will connect into the public sewer, which is acceptable. The applicants propose to discharge to surface water to Dow Beck, which is acceptable in principle as disposal of surface water to an existing water course is a preferred and more sustainable option.
- 6.35 The Environment Agency has confirmed verbally that the proposed means surface water drainage is acceptable; however, at the time of preparing this report a more detailed response is awaited. It is envisaged that the Environment Agency will recommend the imposition of a planning condition that requires the submission of technical information relating to the construction/operation of the attenuation pond.

#### 11. Other matters

- 6.36 Councillor Allison has raised two specific concerns which are highlighted in paragraphs 4.2 and 4.3 of the "Summary of Representations" section of this report. In summary, Cllr Allison has concerns that the number of houses proposed, when considered in conjunction with other residential developments in the Morton area, exceed the predicted targets outlined in the Local Plan and the fact that this development does not conform to Policy H4 of the Local Plan, which requires 65% of housing development to take place on brown field land.
- 6.37 With regards of the first issue Members are advised that the predicted housing levels outlined in the Local Plan are based on average densities and there will, inevitable, be deviations from that figure as detailed schemes are drawn up. The cumulative impact of separate development proposals are taken into account when considering applications and it is the Officer's view that Cllr Allison's concerns regarding this issue do not warrant deferral of the

application.

- 6.38 In respect of Cllr's Allison's reference to Policy H4, Members are advised that this policy outlines that within the district of Carlisle the Council will aim to ensure that 65% of residential permissions relate to the redevelopment of brown field land. Whilst this site is classed as greenfield land other residential allocations have been identified in the Local Plan to meet the target set by Policy H4.

## **Conclusion**

- 6.39 In overall terms, the principle of the development is acceptable. The dwellings could be accommodated on the site without detriment to the living conditions of the neighbouring properties through loss of light, privacy or overdominance. Adequate amenity space, incurtilage parking provision would be available to serve the dwellings. The new access to be formed and the anticipated level of traffic generated by the proposal would not prejudice highway safety. In all aspects the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.
- 6.40 If Members are minded to grant planning approval it is requested that "authority to issue" the approval is given subject to the completion of a s106 agreement to secure:
- a) the provision of fifty six affordable units, as outlined in paragraph 6.27 of this report;
  - b) a financial contribution of £804,000 towards improvements to primary school infrastructure in the vicinity, which may include the provision of a new primary school proposed as part of the residential allocation on the southern side of Wigton Road;
  - c) a financial contribution of £10,000 towards highway/signage improvements in the surrounding area and £6,125 to enable monitoring of the Travel Plan; and
  - d) the provision of a management company to maintain the areas of public open space within the development.

## **7. Planning History**

- 7.1 In 1999 planning permission was sought for the erection of 197 dwellings (Application 99/0865). An appeal was submitted against the non-determination of that application, but was subsequently withdrawn by the applicant.
- 7.2 In 2000 planning permission was sought for the erection of 197 dwellings (Application 00/0748). The application was called-in for determination by the Secretary of State in 2000; however, in 2009 the Secretary of State confirmed that the application could be determined by the City Council. This current application has been submitted in lieu of pursuing that planning application.



**8. Recommendation: Grant Subject to S106 Agreement**

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 consent comprise:

1. The Planning Application Form received 12th November 2010;
2. The site location plan received 23rd June 2011 (Drawing No. PL\_01);
3. The proposed site layout plan received 23rd June 2011 (Drawing No. PL\_02);
4. The proposed site plan area 1 received 23rd June 2011 (Drawing No. PL\_03);
5. The proposed site plan area 2 received 23rd June 2011 (Drawing No. PL\_04);
6. The proposed site plan area 3 received 23rd June 2011 (Drawing No. PL\_05);
7. The house type booklet received 12th May 2011 (Drawing No. PLN\_30 Revision A);
8. The proposed street scene elevations 1 of 2 received 12th May 2011 (Drawing No. PL10);
9. The proposed street scene elevations 2 of 2 received 12th May 2011 (Drawing No. PL11);
10. The proposed boundary treatment plan received 12th November 2010 (Drawing No. PL\_20);
11. Design and Access Statement received 12th November 2010;
12. The Planning Statement received 12th November 2010;
13. Transport Assessment received 24th June 2011;
14. Framework Residential Travel Plan received 24th June 2011;
15. Ecological Impact Assessment received 12th November 2010;
16. Ecological Addendum received 28th June 2011;
17. Flood Risk Assessment received 28th June 2011;
18. Tree Survey received 12th November 2010;
19. The Notice of Decision; and
20. Any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Samples or full details of all materials to be used on the exterior shall be submitted to and approved, in writing, by the Local Planning Authority before any work is commenced.

**Reason:** To ensure the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To ensure the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. No development shall take place until full details of the proposed 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 an acceptable landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. Before any development is commenced on the site, including site works of any description, a protective fence shall be erected around those trees and hedges to be retained in accordance with a scheme that has been submitted to and agreed, in writing, by the Local Planning Authority. Within the areas fenced off the existing ground level shall be neither raised nor lowered, except in accordance with the approved scheme, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. 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 25mm 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 CP5 of the Carlisle District Local Plan 2001-2016.

7. No development shall commence until a method statement for any work within the root protection area of those trees to be retained has been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

**Reason:** In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. No dwelling shall be occupied until its foul drainage system is connected to a public sewer.

**Reason:** To ensure that adequate drainage facilities are available and to

ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

9. Notwithstanding the proposed means of surface water disposal no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water drainage system has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

**Reason:** To ensure that adequate means of surface water disposal and to prevent increased risk of flooding in accordance with Policies CP10 and CP12 of the Carlisle District Local Plan 2001-2016.

10. No development shall commence until a desk top study and site reconnaissance (walkover) have been undertaken to assess need for further information regarding the possible presence of contamination. Should any contamination be identified a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority. Upon completion of the approved remediation measures, a remediation report must be submitted to the Local Planning Authority for approval in writing.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies LE2 and LE29 of the Carlisle District Local Plan 2001-2016.

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the condition above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies LE2 and LE29 of the Carlisle District Local Plan 2001-2016.

12. No development shall commence until details of the wildlife mitigation measures to be incorporated into the development have been submitted to and approved, in writing, by the Local Planning Authority. The development

shall be implemented in accordance with the approved scheme.

**Reason:** To mitigate the impact of the development upon wildlife in the vicinity and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

13. No work associated with the construction of the development hereby approved shall be carried out before 0730 hours or after 1800 hours on weekdays and Saturdays (nor at any times on Sundays or statutory holidays) unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

14. Prior to the commencement of development a Construction Environmental Management Plan shall be submitted to and agreed, in writing, by the Local Planning Authority. This shall include noise management measures, waste minimisation and management measures, bio-security measures to prevent the introduction of disease and invasive species, measures to prevent pollution including the management of site drainage such as the use of silt traps during construction, the checking and testing of imported fill material where required to ensure suitability for use and prevent the spread invasive species, the construction hours of working, wheel washing, vibration management, dust management, vermin control, vehicle control within the site and localised traffic management and protocols for contact and consultation with local people and other matters to be agreed with the Local Planning Authority.

The agreed scheme shall be implemented upon commencement of development and shall not be varied without prior written agreement of the Local Planning Authority.

**Reason:** To safeguard the living conditions of neighbouring residents, prevent pollution, mitigate impacts on wildlife and any adverse impact upon the River Eden and Tributaries Special Area of Conservation in accordance with Policies CP2, CP5, CP6, LE2 and LE4 of the Carlisle District Local Plan 2001-2016.

15. No development to commence until a scheme is agreed, (including a phasing plan for the implementation of these works) to provide the following:
1. a cycle path link from the existing cycling facilities on Wigton Road (at Glaramara Drive) to the proposed cycle network on the Carlisle Northern Development Route;
  2. a cycle and pedestrian link between the site and Hebdon Avenue, as shown on Drawing No. PI\_02 received 23rd June 2011, including the provision of the internal path (for the avoidance of doubt the links referenced in Point 1 and 2 shall include all tie-ins, lighting and drainage necessitated by their respective provision);
  3. an uncontrolled cycling crossing of Orton Road; and
  4. the provision of a satisfactory bus service to serve the development for at

least 3 years.

**Reason:** In the interests of highway safety, accessibility by sustainable transport modes and to minimise potential hazards, and to support Local Transport Plan Policies C2, LD5, LD6 LD7 and LD8.

16. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site/ for each phase. No work shall be commenced until a full specification has been approved, for each separate phase. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide (or other such guidance as agreed by the Local Planning Authority). Any works so approved shall be constructed before the development is complete and no dwelling within each separate phase shall be occupied until the Section 38 (or its relative phase) is signed.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

17. No dwelling within any sub-phase shall be occupied until details of the space to be laid out for parking and stationing of vehicles clear of the public carriageway, within that sub-phase, have been approved in writing by the local planning authority. No dwelling within each sub-phase shall be occupied until the parking space relating to that dwelling has been surfaced, drained and completed. The space so provided shall not thereafter be used other than for the parking of vehicles in connection with the development hereby permitted.

**Reason:** To ensure that vehicles can be properly and safely accommodated clear of the highway and to support Local Transport Plan Policies LD7 and LD8.

18. The access and parking/turning requirements shall be substantially met before any building work commences on site for each separate phase of this development so that constructional traffic can park and turn clear of the highway. This should be linked to a construction management plan for each phase.

**Reason:** The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and to support Local Transport Policy LD8.

19. No development within any sub-phase shall take place unless and until details of the layout and specifications of and construction programmes for the roads (including visibility splays), footpaths, cycleways and casual parking areas in that sub-phase, have been submitted to and approved in

writing by the local planning authority. No dwelling shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

20. No development shall commence until the siting and design of the bus shelters to be erected has been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

**Reason:** To ensure that the siting and design of the bus shelters are acceptable in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

21. An annual report reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the subsequent developer/s and submitted to the Local Planning Authority for approval.

**Reason:** To aid in the delivery of sustainable transport objectives and to support "extended" Policy T31 of the Cumbria and Lake District Joint Structure Plan 201-2016 and Local Transport Plan Policies WS3 and LD4.

---

DESIGNING YOUR ASSIGNMENT		DATE	
REF	DESCRIPTION		
1			



job / client

WIGTON ROAD - MORTON  
PERSIMMON HOMES LANCAHIRE

drawing title

RED LINE PLAN

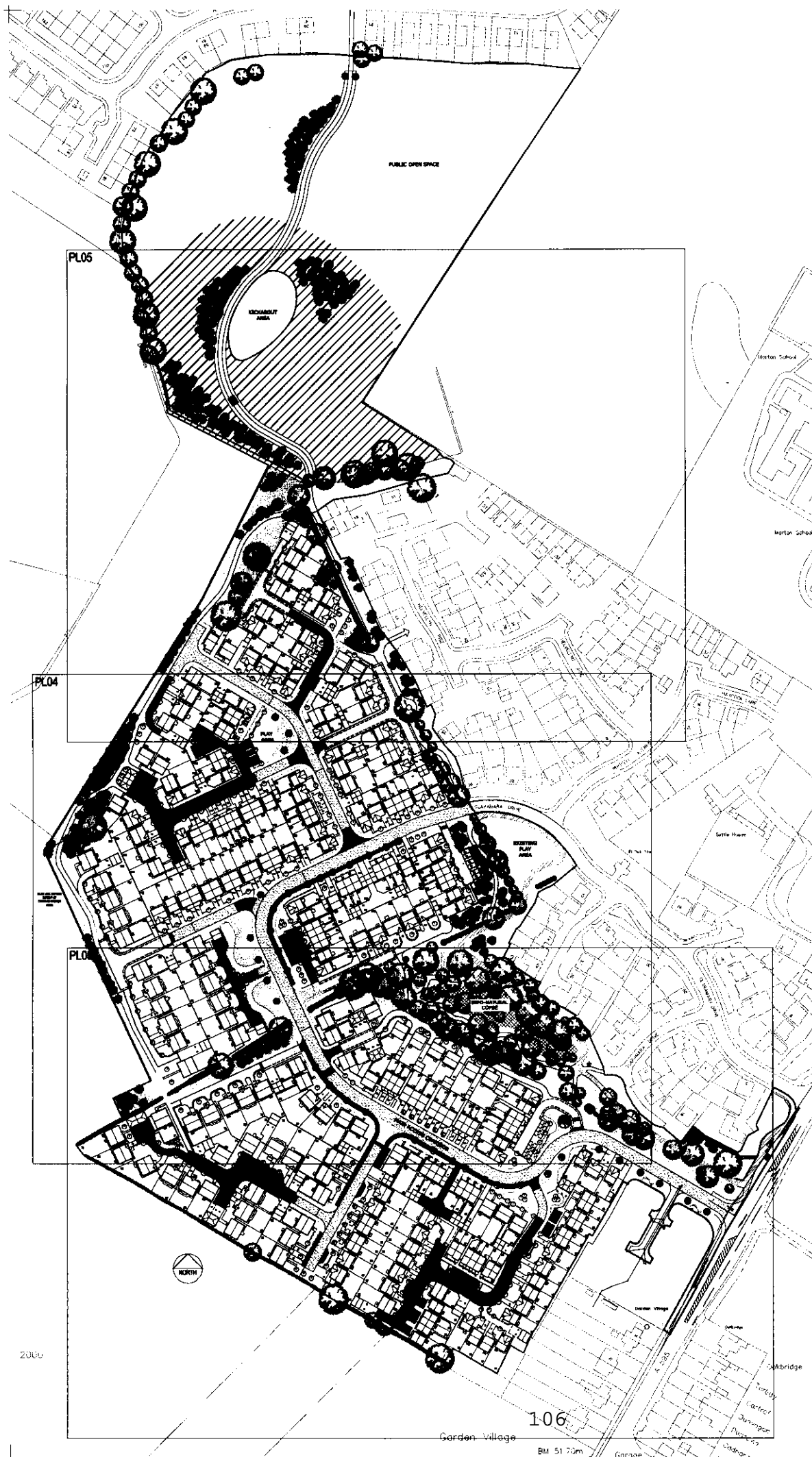
project no.	drawing no.	date
NFDS_135	PL_01	20/10/10
scale	drawn by	sheet size
1:1260	ST	A1

**newforest  
design**  
architecture

new threat: design solutions for  
the water world  
will have  
low risk  
gallop  
and fly

tel: 0191 4818500 fax: 0191 4875314  
www.newformdesign.co.uk  
office@newformdesign.co.uk

NO SCALE  
 All dimensions are based on the information supplied to the architect and are not to be used for construction purposes. The architect is not responsible for the accuracy of the information supplied to the architect.  
 The architect is not responsible for the accuracy of the information supplied to the architect.



PLANNING		
20/7 client		
WIGTON ROAD, CARLISLE FOR		
PERSIMMON HOMES LANCASHIRE		
drawing title		
COMBINED MASTERPLAN		
drawing no.	drawing no.	date
NFDS-135	PL_02	SEPT 10
scale	drawn by	sheet size
1:10000A1	S. THOMPSON	A1

**newforest  
 design**  
 architecture

new forest design solutions ltd.  
 the warehouse  
 west lane  
 low hall  
 gashead  
 nr9 6w  
 tel: 0191 4810600 fax: 0191 4875014  
 www.newforestdesign.co.uk  
 office@newforestdesign.co.uk









# DO NOT SCALE

All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

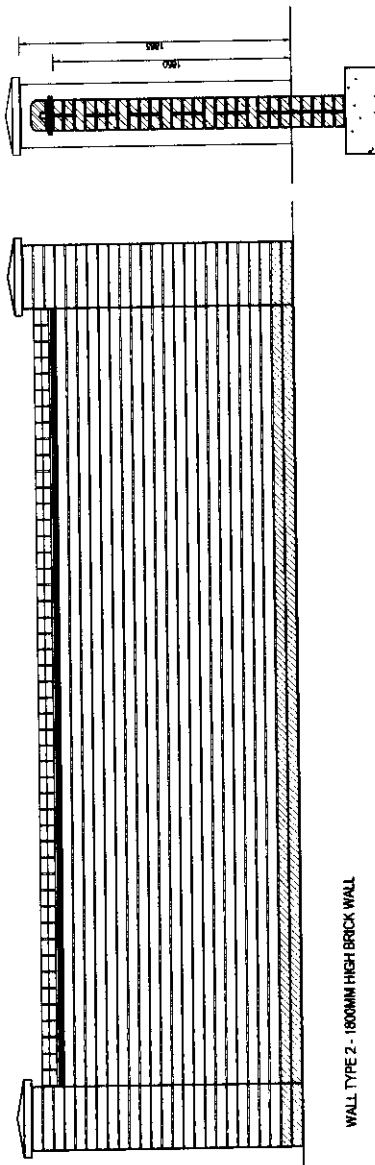
## DESIGNERS RISK ASSESSMENT

Under section 13 - Construction (Design and Management) Regulations 1994

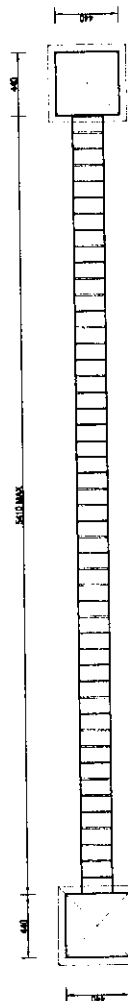
## RESIDUAL RISKS

REF DESCRIPTION DATE

- 1800MM HIGH 210MM THICK BRICK WALL WITH CORNING AND CREASING TILE
- BULL HIDE BRICK ON EDGE TO TOP OF SCREEN WALL
- CREASING TILE BELOW
- 1800MM HIGH 210MM THICK
- 400 STONE GAP TO TOP OF PIER



WALL TYPE 2 - 1800MM HIGH BRICK WALL



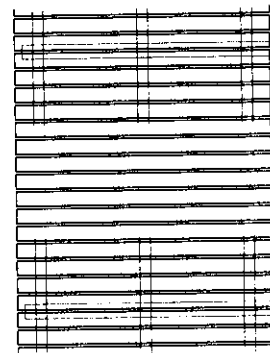
FENCE TYPE 2 - PLOT PARTY FENCE

- 1800MM HIGH POST AND RAIL FENCE
- 1800MM POSTS
- 1800MM RAILS

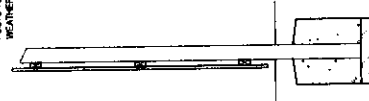


FENCE TYPE 3 - PLOT REAR BOUNDARIES

- 1800MM HIGH CLOSE BOARDED FENCE
- 1800MM VERTICAL BOARDS WITH 18MM GAP BETWEEN
- 1800MM HORIZONTAL CHAMFERED RAILS
- 1800MM TAPERED POSTS



POSTS TO HAVE WEATHERED TOPS



**newforest  
design**  
architecture

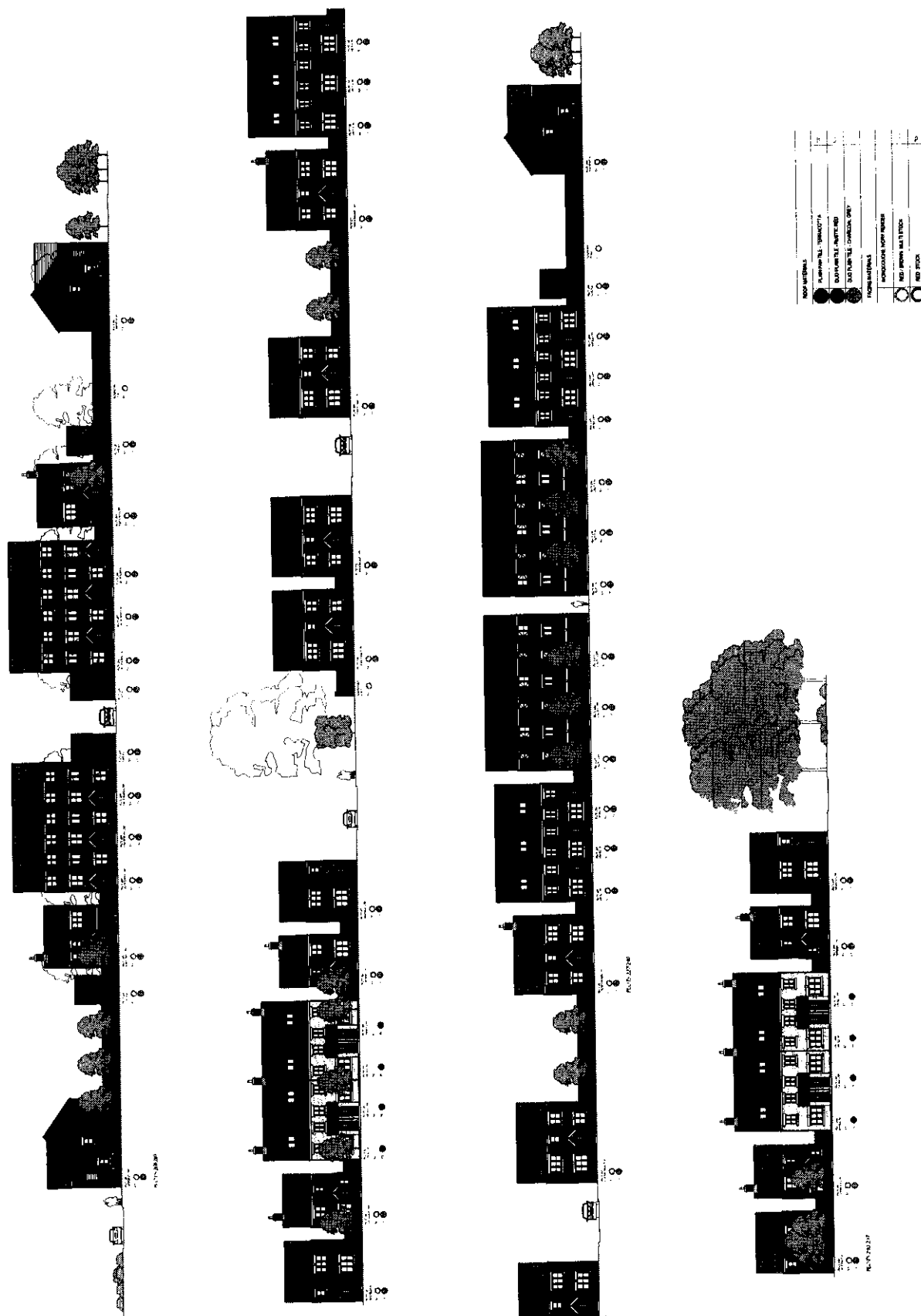
new forest design solutions ltd  
the workshop  
west lane  
barnes green  
newbury  
RG14 2JW

tel: 0191 491 6500 fax: 0191 497 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

STATUS	PLANNING
JOB / CLIENT	WIGTON ROAD, MORTON PERSIMMON HOMES, LANCAIRE
DRAWING NO.	PL_20
DATE	OCT 10
PROJECT NO.	NFDS_135
SCALE	1:50
DRAWN BY	ST
CHECKED BY	A3

BOUNDARY TREATMENTS





DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be notified of any discrepancies prior to  
commencement.

#### APPLIES TO PLOTS:

AS	HANDED
PLOTS 41	PLOTS 30
111	175
144	250
182	
186	
251	



PERSIMMON

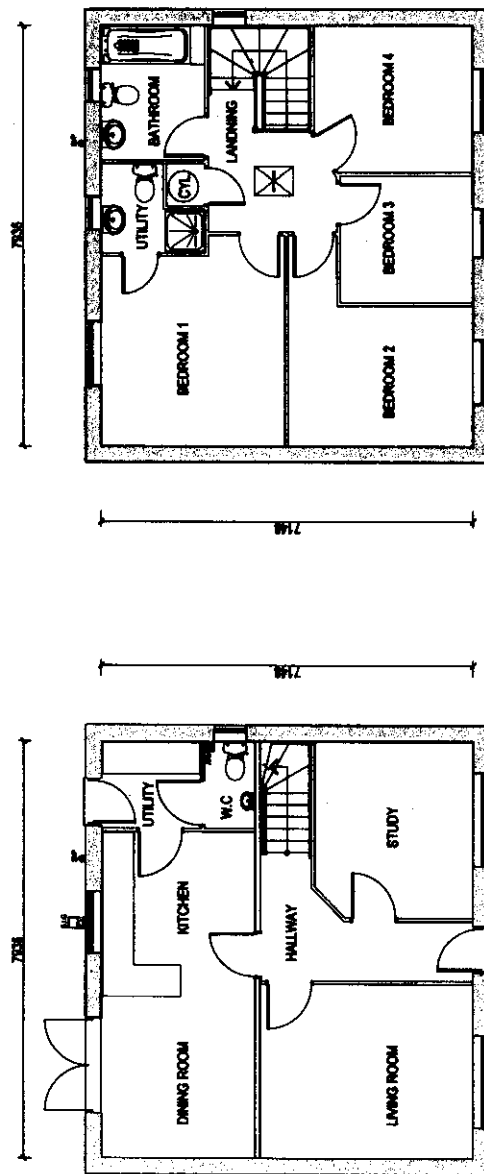
DATE	PLANNING
10/1/2017	
WIGTON ROAD, CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
CHEDWORTH DETACHED, 4 BED UNIT	
FLOOR PLANS (1222 SQFT)	
Project no.	drawing no.
NFDS-135	51
Scale	drawn by
1:100	G.RAYNE
	A

newforest  
design

architecture

new forest design solutions ltd  
the warehouse  
well Lane  
bow Fall  
glasgowhead  
m11 5jy

tel: 0191 481 8500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



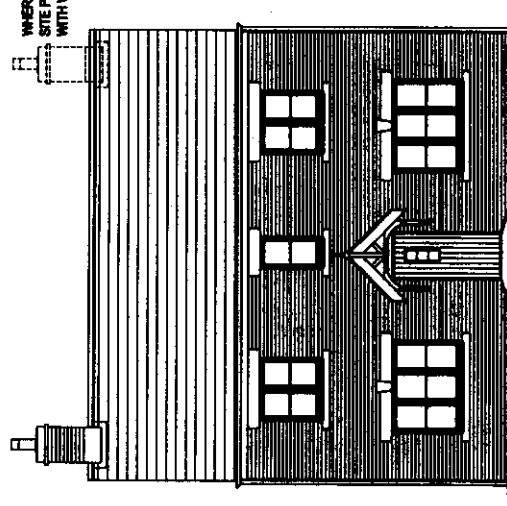
FIRST FLOOR PLAN

GROUND FLOOR PLAN

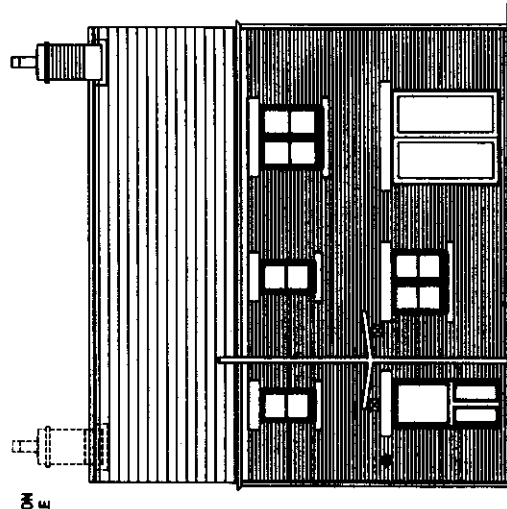
WIGTON ROAD, CARLISLE - CHEDWORTH DETACHED, VILLAGE STYLE

NOTE:  
ALL CHEDWORTH UNITS TO HAVE FALSE GRP  
CHIMNEY AS STANDARD IN ACCORDANCE WITH  
LOCAL AUTHORITY REQUIREMENTS.

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions will be liable of any discrepancies prior to  
commencement.



FRONT ELEVATION



REAR ELEVATION

WHERE AN ACTIVE GABLE IS INDICATED ON  
SITE PLAN RELOCATE CHIMNEY TO GABLE  
WITH WINDOWS (SIDE ELEVATION 2)

APPLIES TO PLOTS:	
AS	HANDICAPED
PLOTS	PLOTS 20
41	178
111	260
144	
182	
186	
251	

NOTE: REFER TO STREET SCENES FOR PLC  
WITH FALSE CHIMNEYS

NEW A/04.02.11  
CHIMNEY ADDED TO THIS PLTYPE AS  
STANDARD. NOTE RESUMING ACTIVE  
GABLE ADDED.



PERSIMMO

PLANNING	
job / client	WIGTON ROAD, CARLISLE
FOR PERSIMMON HOMES LANCASHIRE	
Drawing title	
CHEDWORTH DETACHED, 4 BED UNIT	
ELEVATIONS (1:222 SQFT)	
project no.	drawing no.
MFDS-135	SI
scale	drawn by
1:100	G.MAYNE
	A

newforest  
design

architecture

newforest design solutions Ltd.  
The Warehouse  
Well Lane  
Fox Field  
Barnoldswick  
BB7 6JH

tel: 0191 481 6500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



NOTE:  
ALL CHEDWORTH LIMITS TO HAVE FALSE GRP  
CHIMNEY AS STANDARD IN ACCORDANCE WITH  
LOCAL AUTHORITY REQUIREMENTS.

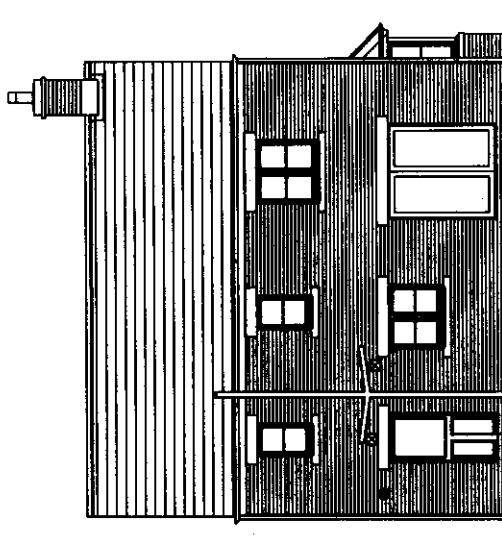
DO NOT SCALE  
All dimensions to be checked on site. Newforest does  
not accept liability for the accuracy of any dimensions prior to  
commencement.

APPLIES TO PLOTS:

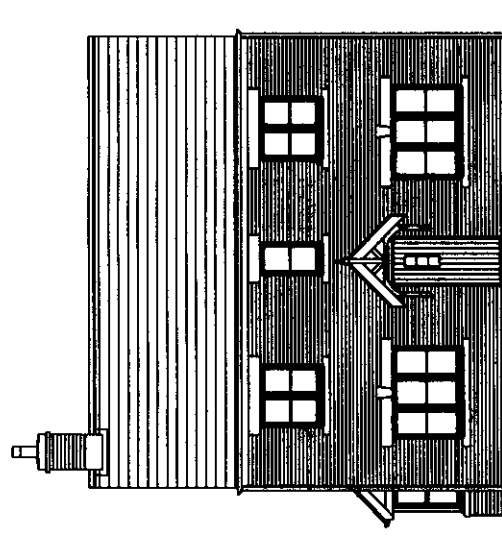
A6

HANDY

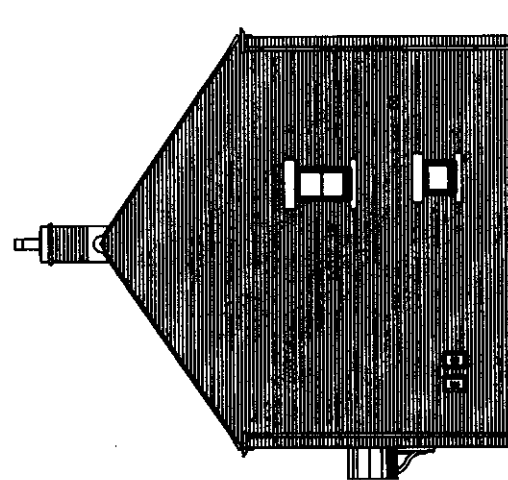
PLOT 223



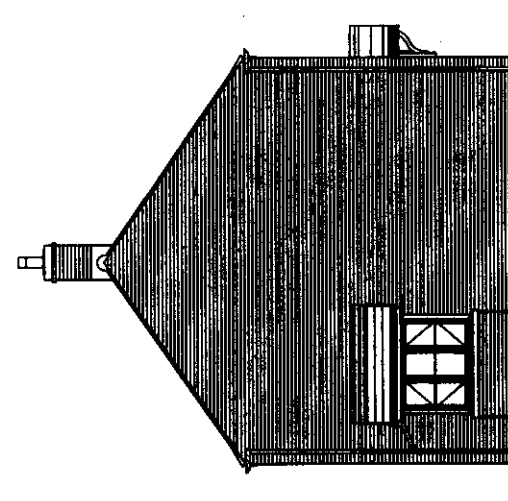
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION 2



SIDE ELEVATION 1

NEW A/18/02/11  
CHIMNEY ADDED TO THIS TYPE AS  
STANDARD. NOTE REGARDING ACTIVE  
GABLE ADDED.



PERSIMMON

NAME	PLANNING
job / client	WIGTON ROAD, CARLISLE FOR PERSIMMON HOMES LANCASHIRE
drawing title	CHEDWORTH DETACHED, WITH BAY ELEVATIONS (1280 SQFT)
project no.	drawing no.
NFDS-135	SI
scale	drawn by
1:100	G. RAYNE
	A

**newforest  
design**

architecture

new forest design solutions ltd.

the newhouse

100, 101, 102, 103

104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

tel: 0191 491 8500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - CHEDWORTH DETACHED WITH BAY, VILLAGE STYLE

**DO NOT SCALE**  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

APPLIES TO PLOTS:	
AS	HANDED
PLOT 84*	PLOT 86*
	223

\* INDICATES REINFORCED PLOTS.  
REFER TO STREET SCENES.



**PERSIMMO**

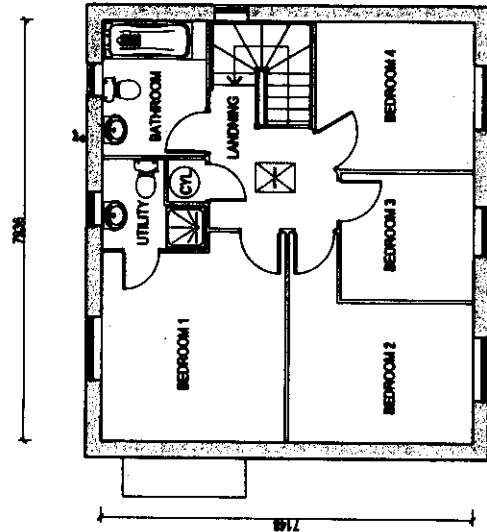
status	PLANNING
job / client	WIGTON ROAD, CARLISLE
FOR PERSIMMON HOMES LANCASHIRE	
drawing title	
CHEDWORTH DETACHED, WITH BAY	
FLOOR PLANS (1200 SQFT)	
project no.	drawing no.
NFDS-135	SI
scale	drawn by
1:100	G. RAYNE
	A

**newforest  
design**

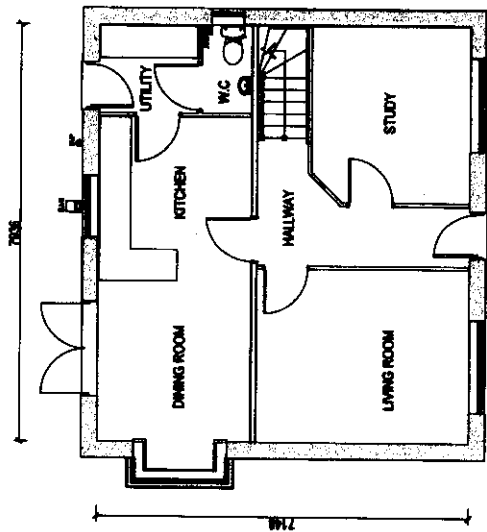
architecture

new forest design solutions Ltd.  
the warehouse  
100-102  
100-102  
100-102  
100-102

tel: 0191 481 8500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



FIRST FLOOR PLAN



GROUND FLOOR PLAN

WIGTON ROAD, CARLISLE - CHEDWORTH DETACHED WITH BAY, VILLAGE STYLE

**DO NOT SCALE**  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

**APPLIES TO PLOTS:**

AS	HANDED
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

**PLOT 24:**

\* INDICATES RENDERED PLOTS. REFER TO STREET SCENES, ALL RENDERED PLOTS TO HAVE FALSE CHIMNEYS.



**PERSIMOI**

## PLANNING

Job / client  
WINGTON ROAD, CARLISLE

FOR PERMISSION HOMES LANCASHIRE

**Traveling with**

CH-EDWORTH DETACHED, 4 BED UNIT  
RENDERED ELEVATIONS (1222 SQFT)

project no.	drawing no.	ds
-------------	-------------	----

FD-6-135  
SI

scale	drawn by	st
1-100	C. DAVIS	A

newforest  
design

## architecture

**new format design solutions ltd.**

new format design  
the warehouse

**the warehouse  
well | and**

**Our Fall**

and the  
document

tel.: 0191 491 0500 fax: 0191 491 0501



WIGTON ROAD, CARLISLE - CHEDWORTH DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions is not responsible for any discrepancies prior to construction.

APPLIES TO PLOTS:

AS	WANDS
PLOTS 26	PLOTS 42
40	48
50	55
140	88
150	143
160	152
170	167
174	168
224	177
	227



PERSIMMON

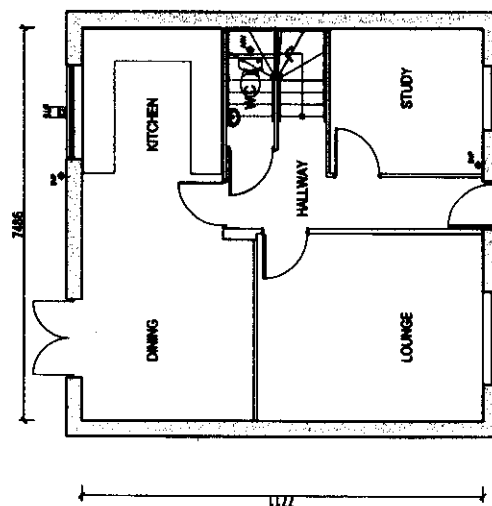
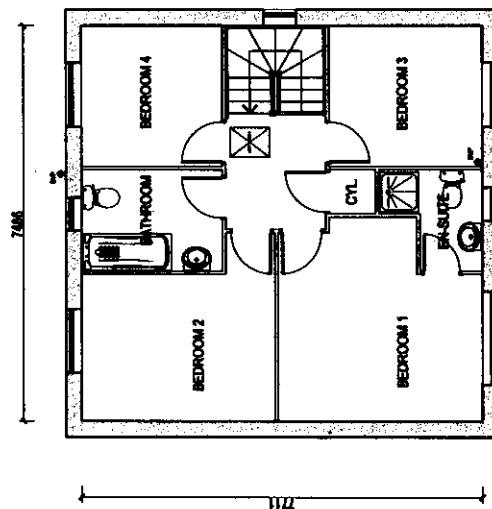
PLAN	PLANNING
job / client	WIGTON ROAD, CARLISLE
	FOR PERSIMMON HOMES LANCASHIRE
drawing title	CHERRYBURN DETACHED, 4 BED UNIT
	FLOOR PLANS (1242 SQFT)
project no.	drawing no.
NFDS-135	SI
scale	drawn by
1:100	G. RAYNE
	A

newforest  
design

architecture

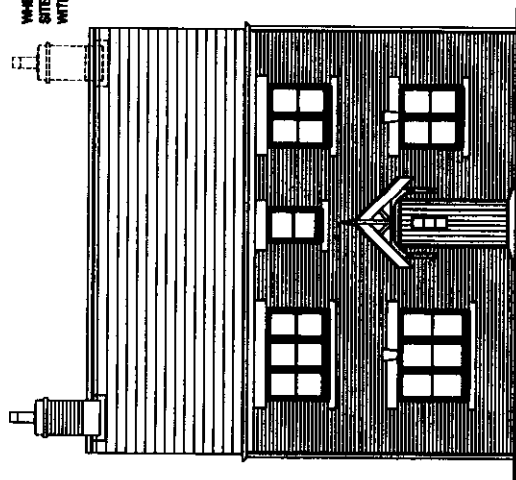
new forest design solutions ltd.  
the new forest  
1000 Lakes  
1000 Lakes  
1000 Lakes  
1000 Lakes  
1000 Lakes

tel: 0191 491 5500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



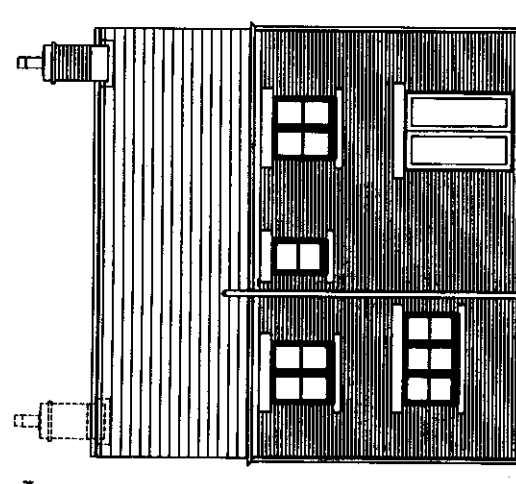
WIGTON ROAD, CARLISLE - CHERRYBURN DETACHED, VILLAGE STYLE

NOTE:  
ALL CHERRYBURN UNITS TO HAVE FALSE GRP  
CHIMNEY AS STANDARD IN ACCORDANCE WITH  
LOCAL AUTHORITY REQUIREMENTS.



FRONT ELEVATION

WHERE AN ACTIVE GABLE IS INDICATED ON  
SITE PLAN RELOCATE CHIMNEY TO GABLE  
WITH WINDOWS (SIDE ELEVATION 2)



REAR ELEVATION

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be notified of any discrepancies prior to  
commencement.

APPLIES TO PLOTS:

AS	HANDED
PLOTS 26	PLOTS 42
40	49
50	55
140	86
159	143
166	152
170	167
174	186
224	227

REV 14-06-2011  
CHIMNEY ADDED TO THIS TYPE AS  
STANDARD. NOTE REQUIREMENT ACTIVE  
GABLE ADDED.



PERSIMMOI

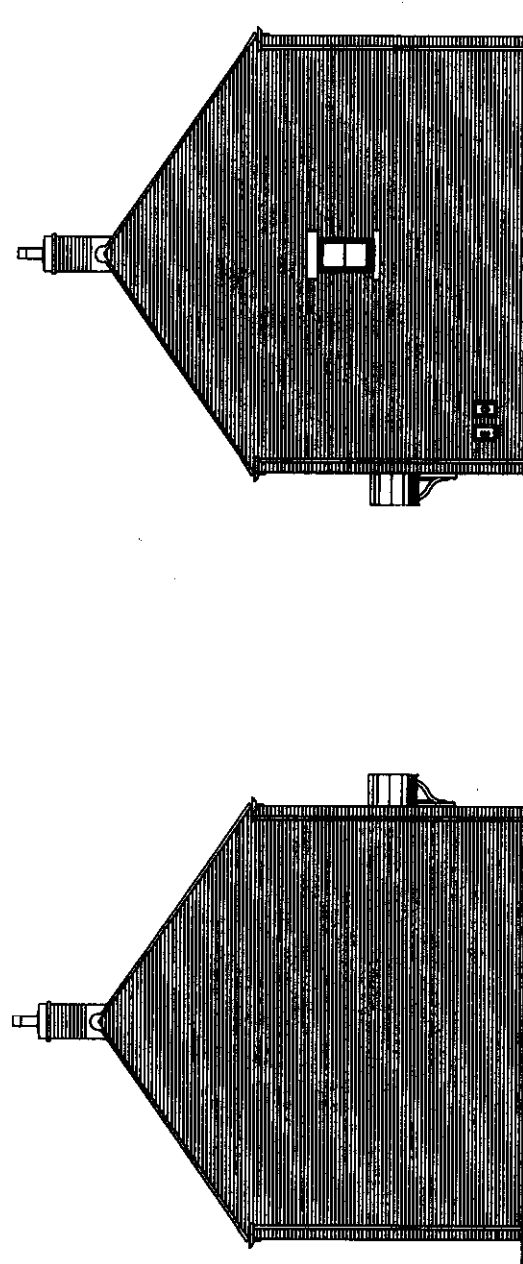
STATUS	PLANNING
JOB / CLIENT	WIGTON ROAD, CARLISLE
FOR PERSIMMON HOMES LANCASHIRE	
DRAWING NO.	CHERRYBURN DETACHED, 4 BED UNIT
PROJECT NO.	ELEVATIONS (12x2 SOFT)
NFDS-135	
SCALE	drawn by
1:100	G. RAYNE
	A

newforest  
design

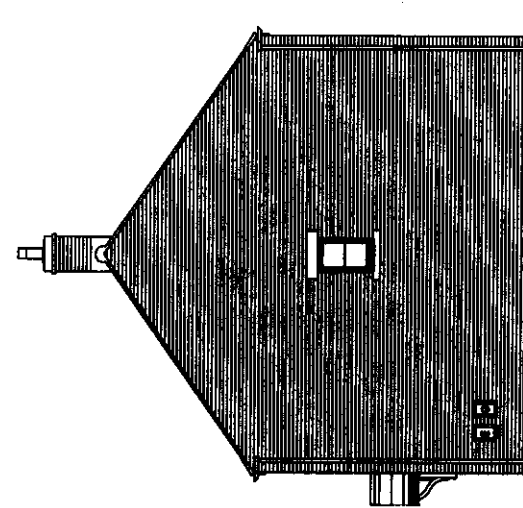
architecture

new forest design solutions ltd.  
the warehouse  
well Lane  
low Fell  
garsthead  
rath Ghy

tel: 0191 481 6500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



SIDE ELEVATION 1



SIDE ELEVATION 2

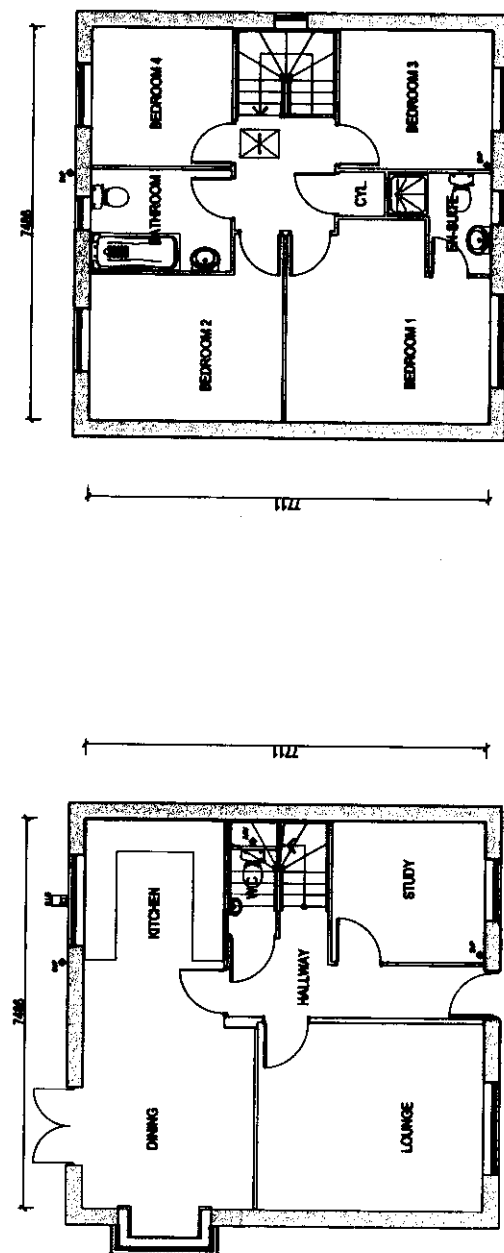
WIGTON ROAD, CARLISLE - CHERRYBURN DETACHED, VILLAGE STYLE

**DO NOT SCALE**

It is recommended that all drawings are checked on site. Newforest design solutions is not responsible for any discrepancies prior to commencement.

**APPLIES TO PLOTS:**

AS	HANGED
PLOTS 142 171	PLOT 167



**FIRST FLOOR PLAN**

**GROUND FLOOR PLAN**



**PERSIMMOI**

area	PLANNING
job / client	WIGTON ROAD, CARLISLE FOR PERSIMMOI HOMES LANCASHIRE
drawing title	CHERRYBURN DETACHED, WITH BAY GABLE FLOOR PLANS (1250 SQFT)
project no.	NFDS-135
drawing no.	SI
scale	1:100
drawn by	G. PAYNE
checked by	A

**newforest  
design**

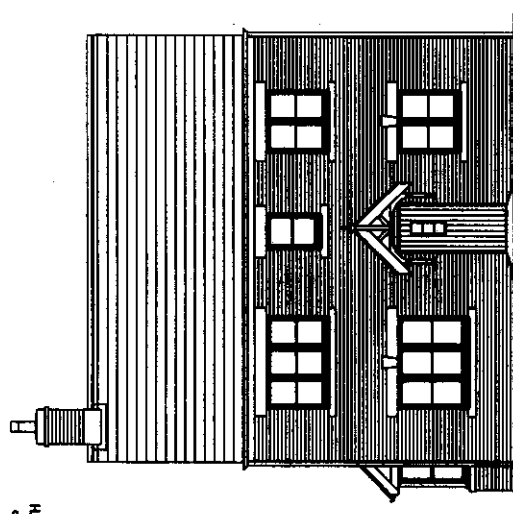
**architecture**

new forest design solutions ltd.  
the warehouse  
well Lane  
low Fell  
catterhead  
near Blyth

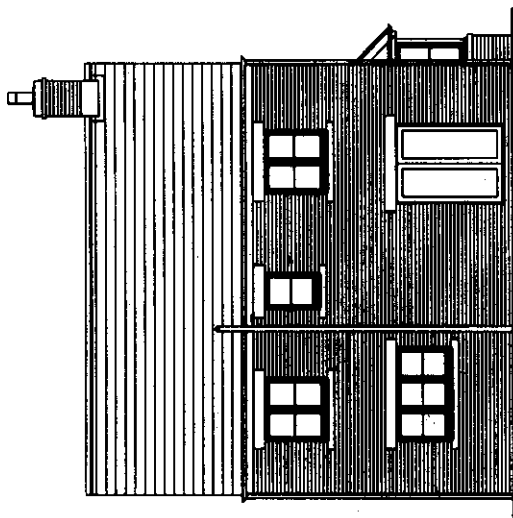
tel: 0191 481 8500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - CHERRYBURN DETACHED WITH BAY, VILLAGE STYLE

NOTE:  
ALL CHERRYBURN UNITS TO HAVE FALSE GRP  
CHIMNEY AS STANDARD IN ACCORDANCE WITH  
LOCAL AUTHORITY REQUIREMENTS.



FRONT ELEVATION



REAR ELEVATION

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be verified of any discrepancies prior to  
commencement.

APPLIES TO PLOTS:

AS	HANDS
PLOTS 142	PLOT 107
171	

REV A 18.02.11  
CHIMNEY ADDED TO THIS TYPE AS  
STANDARD. NOTE REMAINING ACTIVE  
GABLE ADDED.



PERSIMMO

STATUS	PLANNING
JOB / CLIENT	WIGTON ROAD, CARLISLE FOR PERSIMMON HOMES LANCASHIRE
DRAWING TITLE	CHERRYBURN DETACHED, WITH BAY GABLE, ELEVATIONS (1250 SOFT)
PROJECT NO.	NFDS-135
DRAWING NO.	SI
SCALE	1:100
DRAWN BY	G. RAYNE
CHECKED BY	A

newforest  
design

architecture

new forest design solutions Ltd.  
the warehouse  
west Lane  
low Fell  
greenhead  
redlyn

tel: 0191 481 8500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be verified if any discrepancies prior to  
commencement.

APPLIES TO PLOTS:

AS	HANCED
PLOTS 226	PLOTS 225
246	246
	252
	253

NEW PLAN VARIANT WITH BAY ON  
FRONT ELEVATION.



PERSIMMON

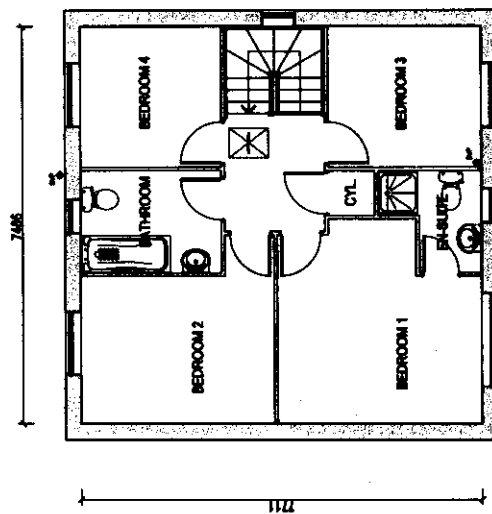
area	PLANNING
20 / client	
WIGTON ROAD, CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
drawing title	
CHERRYBURN DETACHED, WITH BAY	
FRONT FLOOR PLANS (1250 SQFT)	
project no.	drawing no.
NFDS-135	SI
scale	drawn by
1:100	GLAYNE
	A

newforest  
design

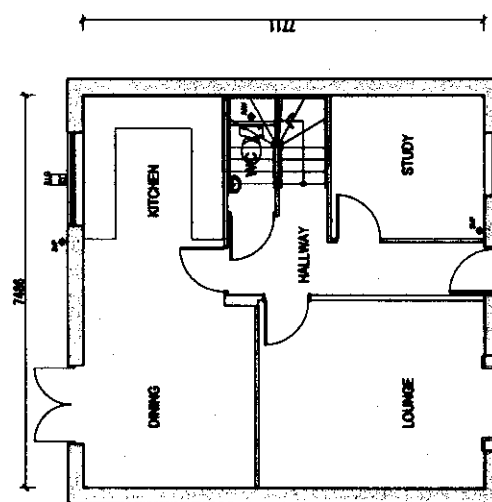
architecture

new forest design solutions ltd  
the newforest  
new forest  
new forest  
new forest  
new forest

tel: 0191 491 8500 fax: 0191 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



FIRST FLOOR PLAN

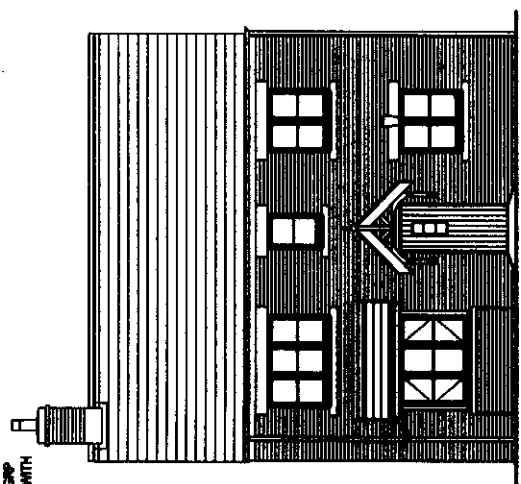


GROUND FLOOR PLAN

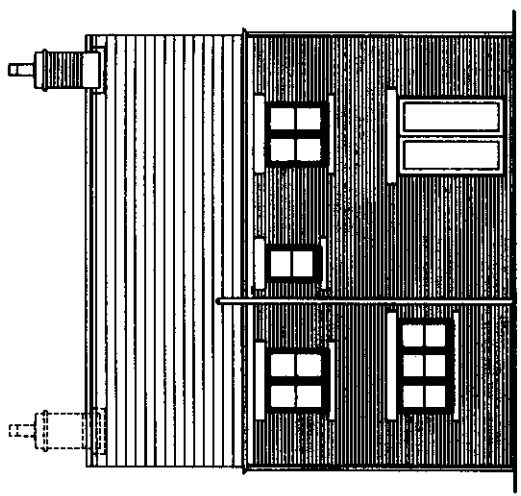
WIGTON ROAD, CARLISLE - CHERRYBURN DETACHED WITH BAY, VILLAGE STYLE



NOTE:  
ALL CHERRYBURN UNITS TO HAVE FALSE GRP  
CHIMNEY AS STANDARD IN ACCORDANCE WITH  
LOCAL AUTHORITY REQUIREMENTS.



FRONT ELEVATION



REAR ELEVATION

DO NOT SCALE  
All dimensions to be checked on site. Hand-drawn elevations to be noted of any discrepancies prior to commencement.

APPLIES TO PLOTS:

AS	HANDIC
PLOTS 228	PLOTS 225
246	246
	252
	253

REV A 01/03/11 NEW PLAN VARIANT WITH BAY ON FRONT ELEVATION



PERSIMMON

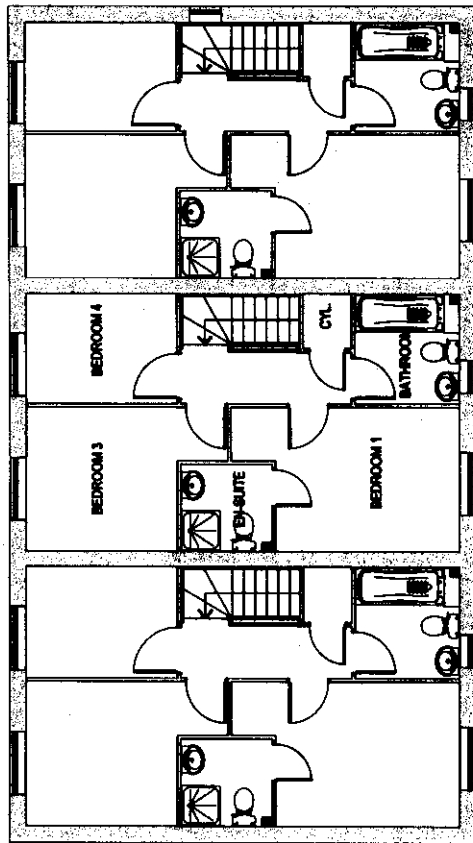
PLANNING	
job / client	WIGTON ROAD, CARLISLE
FOR PERSIMMON HOMES LANCASHIRE	
CHERRYBURN DETACHED, WITH BAY	
FRONT ELEVATIONS (1/250 S&T)	
project no.	MD05-135
drawing no.	01
drawn by	G. GAYNE
scale	1:100
date	A

newforest  
design

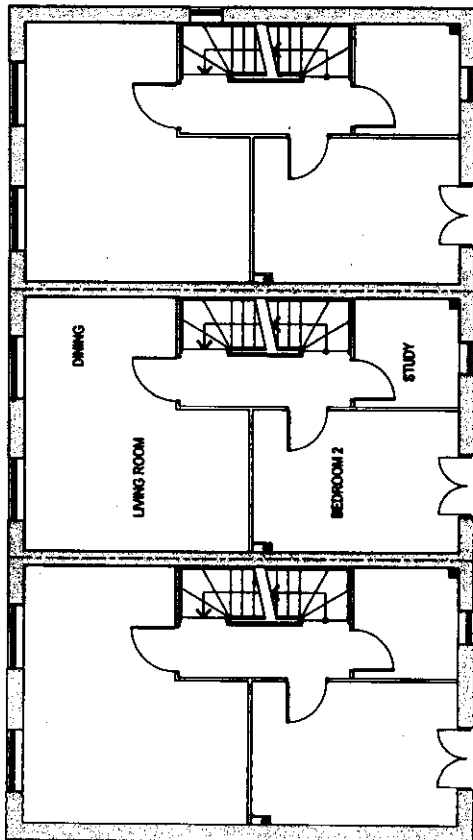
architecture

new forest design solutions Ltd.  
The Warehouse  
Well Lane  
Borlase  
Garstang  
Lancashire  
BB8 5TH

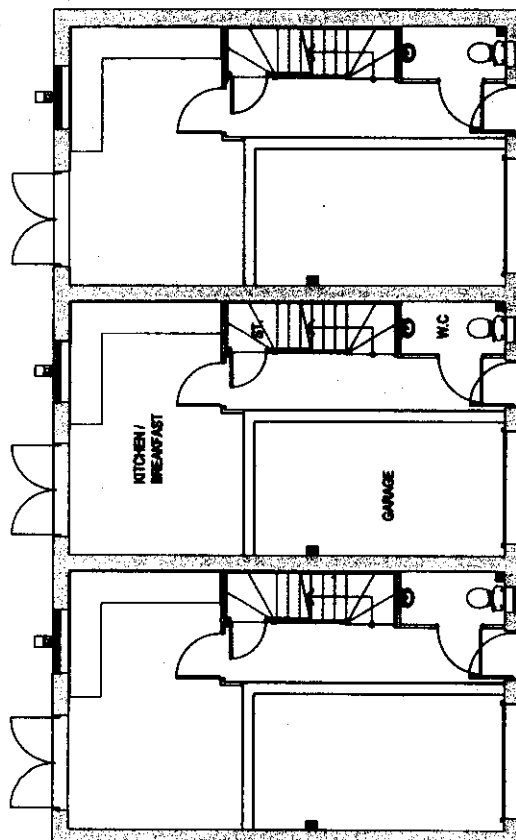
tel: 0191 481 8000 fax: 0191 487 0314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

APPLIES TO PLOTS:

AS 140000

PLOTS 188 - 191

204 - 206

PLOTS 22



PERSIMMOI

PLANNING

1007/0001

WIGTON ROAD, CARLISLE

FOR PERSIMMON HOMES LANCASHIRE

Drawing No.

CROFT TERRACE X 3, 4 BED, SST. UNIT

FLOOR PLANS VILLAGE STYLE (1174 E)

Project no.

NFD6-135

Scale

1:100

Client by

G. RAYNE

Architect

A

newforest  
design

architecture

new forest design solutions ltd.

the warehouse

well lane

borfild

new forest

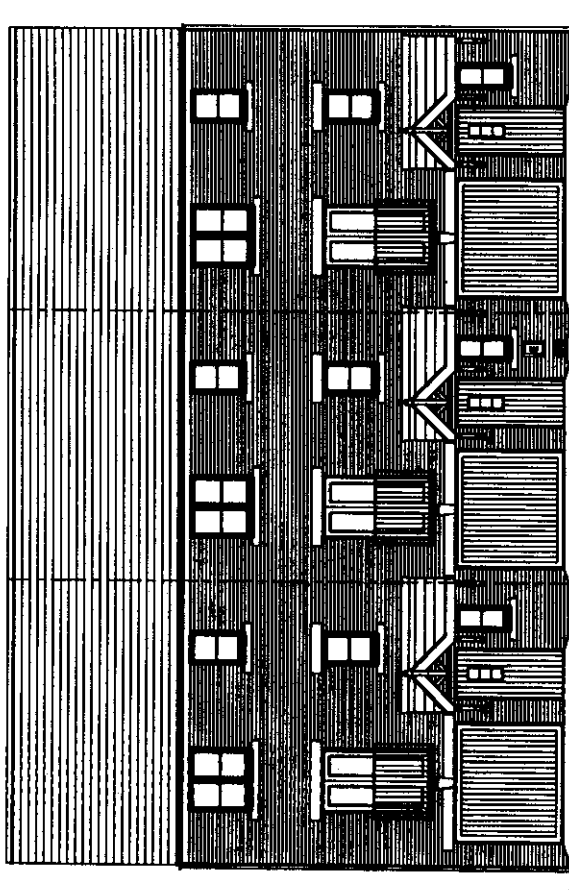
hampshire

tel: 0191 481 8000 fax: 0191 487 8314

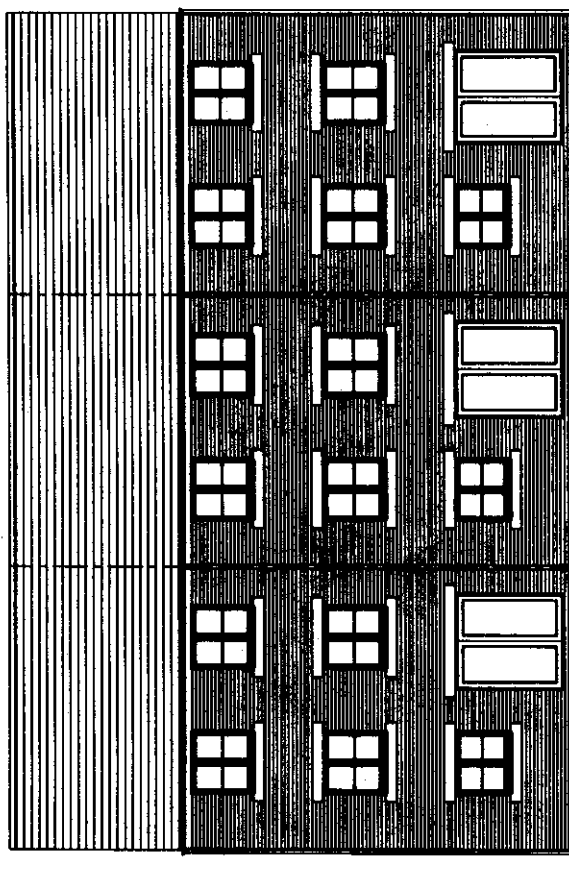
www.newforestdesign.co.uk

info@newforestdesign.co.uk

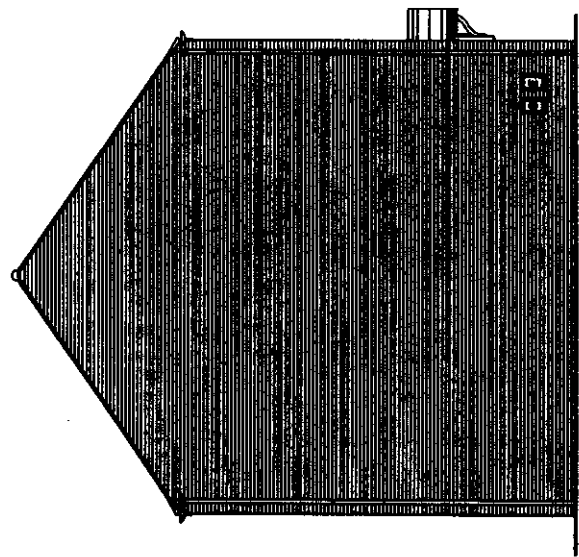
WIGTON ROAD, CARLISLE - CROFT TERRACE X 3, VILLAGE STYLE



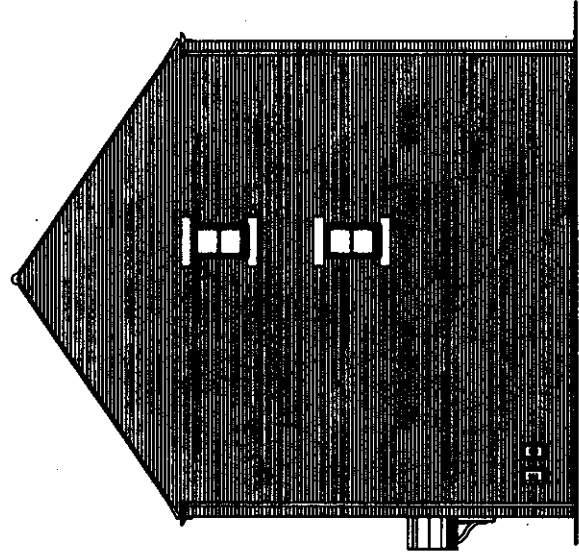
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

WIGTON ROAD, CARLISLE - CROFT TERRACE X 3, VILLAGE STYLE

APPLIES TO PLOTS:

AS  
PLOTS 189 - 191  
204 - 206

WAGDO

PLOTS 22



PERSIMMOI

PLANNING

30 / 01/01

WIGTON ROAD, CARLISLE

FOR PERSIMMON HOMES LANCASHIRE

drawing title

CROFT TERRACE X 3, 4 BED, SST, UNF

ELEVATIONS VILLAGE STYLE (1174 SC

project no.

NFDS-135

drawn by

1:100

G. RAYNE

A

newforest

design

architecture

new forest design solutions ltd

the warehouse

well lane

for fill

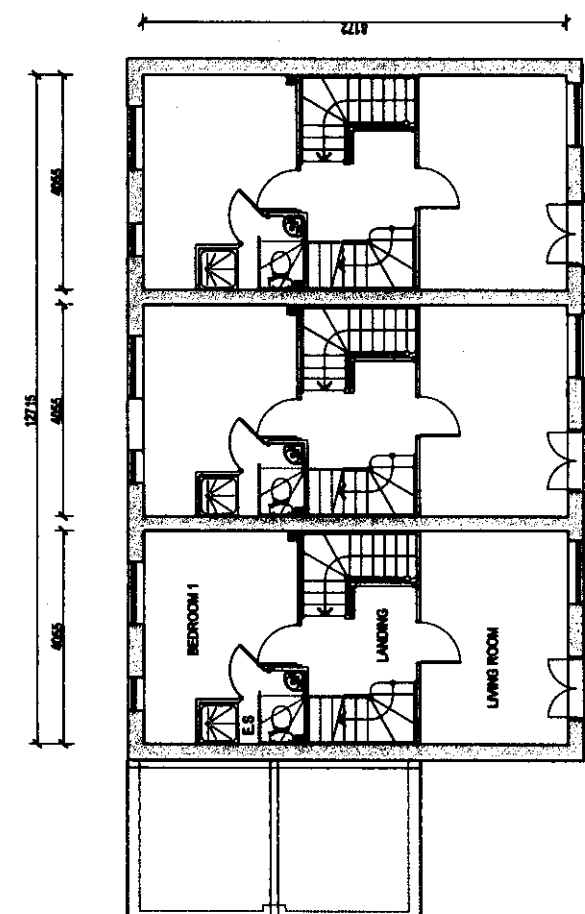
greenfield

new sp

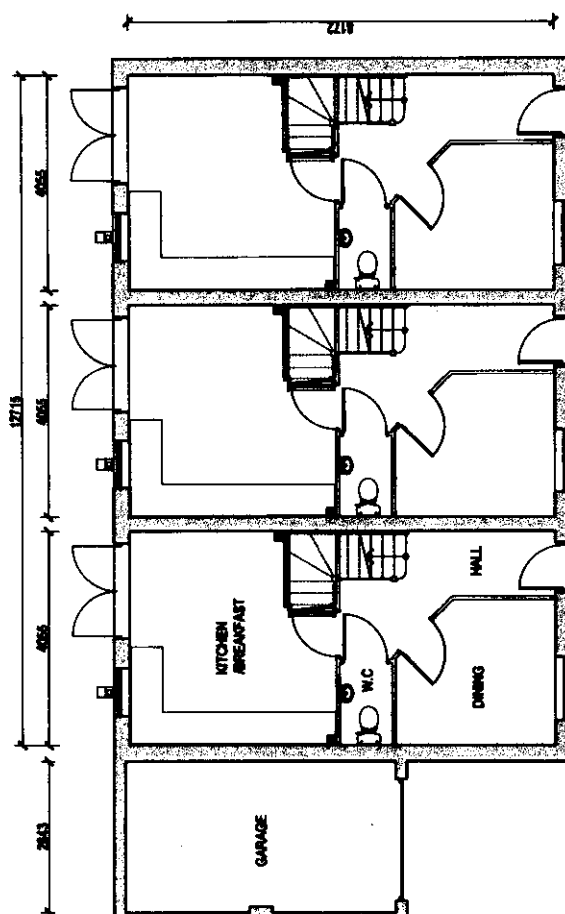
tel: 0191 481 8500 fax: 0191 487 5314

www.newforestdesign.co.uk

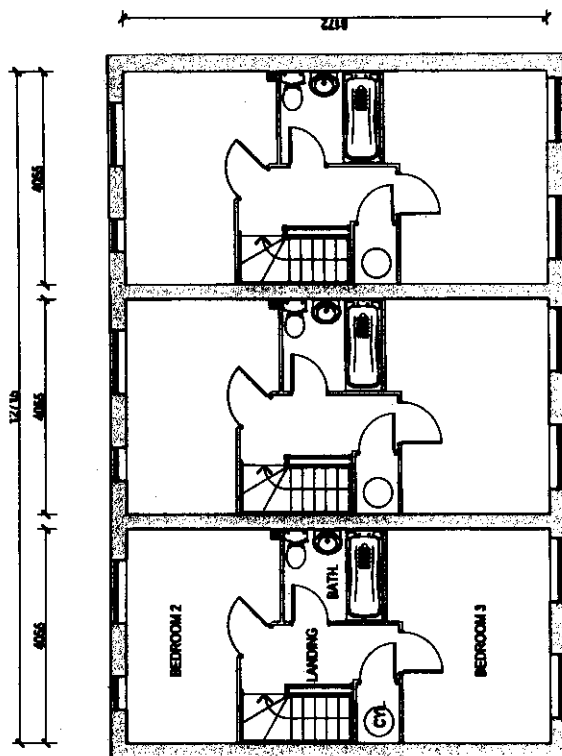
info@newforestdesign.co.uk



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

APPLIES TO PLOTS:  
AS  
PLOTS 48-49  
119-121  
200-209

NEW PLAN 11  
ADDITIONAL PLOTS ADDED PLOTS 119-121  
DUE TO PLOT SUBSTITUTION REQUESTED  
BY LOCAL AUTHORITY.

MADE  
PLOTS 4  
11  
2



PERSIMMON

PLANNING

job / client  
WIGTON ROAD, CARLISLE  
FOR PERSIMMON HOMES LANCASHIRE

drawing title  
GREYFRIARS, 3 BED, SET. UNIT  
FLOOR PLANS VILLAGE STYLE (1088 E)

project no.  
NFC08-135

drawing no.  
51

scale  
1:100

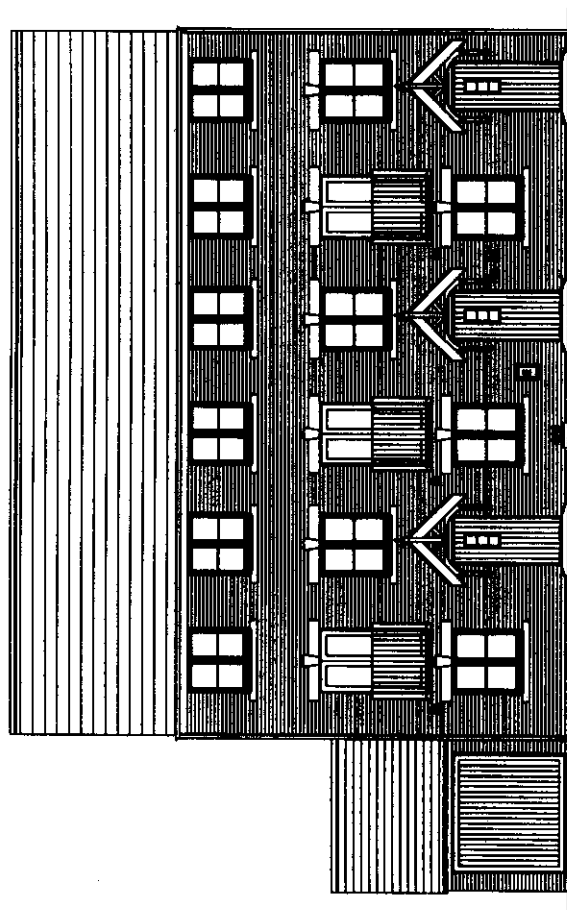
drawn by  
G. RAYNE

newforest  
design  
architecture

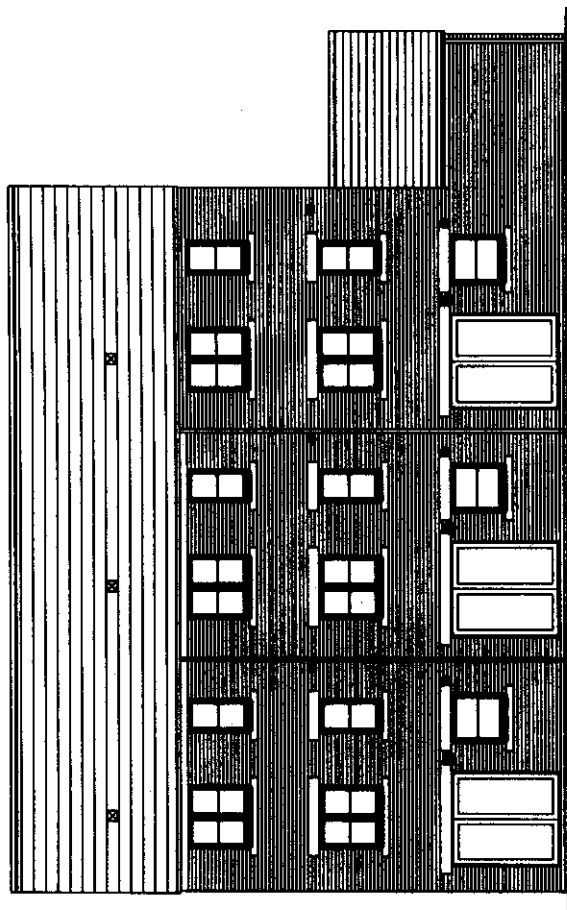
new forest design solutions ltd.  
the waterhouse  
westgate  
donkey  
new forest  
po14 4pw

tel: 0181 481 8020 fax: 0181 487 5314  
www.newforestdesign.co.uk  
info@newforestdesign.co.uk

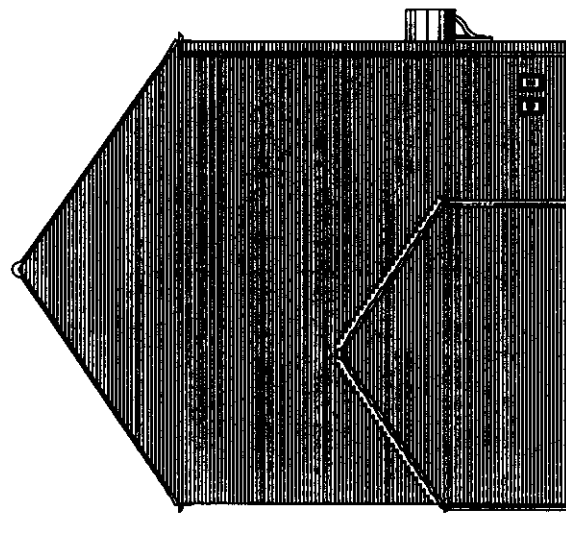
WIGTON ROAD, CARLISLE - GREYFRIARS TERRACE X3, VILLAGE STYLE



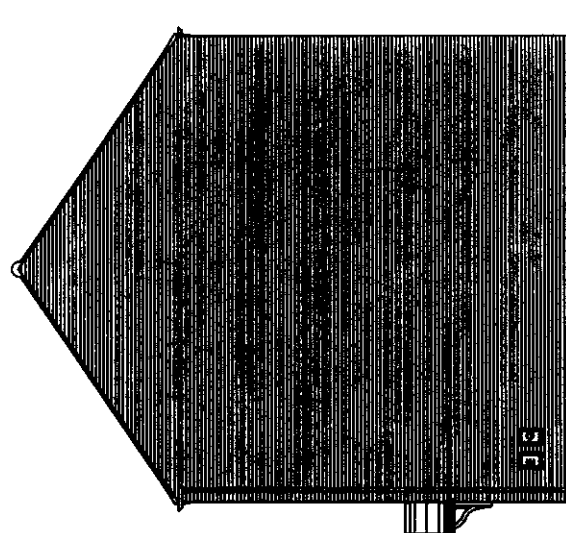
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

REF A. 10.11.11 ADDITIONAL PLOTS ADDED PLOTS 116-121  
 ALL INFORMATION IS FOR INFORMATION PURPOSES  
 BY LOCAL AUTHORITY.

APPLIES TO PLOTS:

AS HANDLED  
 PLOTS 4-48  
 116-121  
 206-208



PERSIMMOI

PLANNING

100 / client  
 WIGTON ROAD, CARLISLE  
 FOR PERSIMMON HOMES LANCASHIRE

Drawing title

GREYFRIARS, 3 BED, 3ST. UNIT  
 ELEVATIONS VILLAGE STYLE (1088 SC)

Project no.

1088-125

Scale

1:100

Drawn by

G. RAYNE

Check

A

newforest  
 design

architecture

new forest design solutions Ltd.  
 the warehouse  
 well Lane  
 bow Fell  
 guisehead  
 redr. Gyr

tel: 0191 481 8500 fax: 0191 487 8314  
 www.newforestdesign.co.uk  
 office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - GREYFRIARS TERRACE X3, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be notified of any discrepancies prior to  
commencement.

APPLIES TO PLOTS:

AS	HANCED
PLOTS 21	PLOTS 25
200	195
216	211
246	241



PERSIMMOI

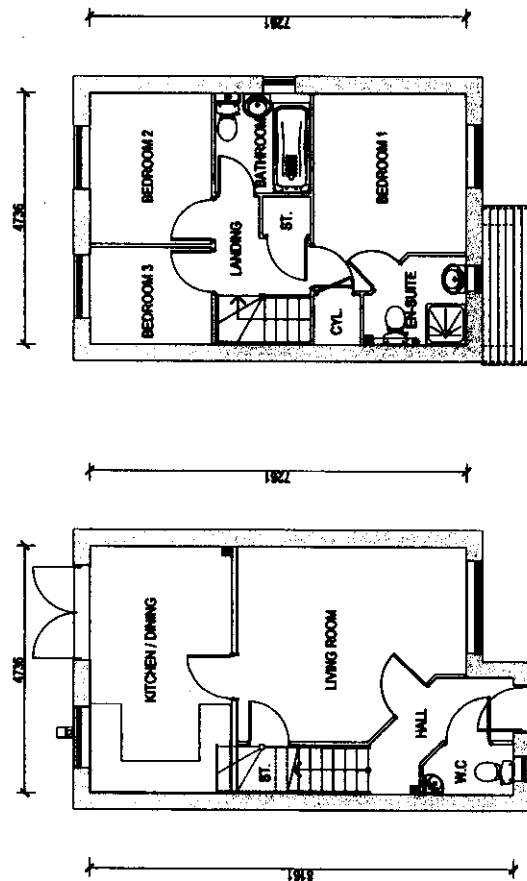
Issue	PLANNING
200 / client	
WIGTON ROAD, CARLISLE	
FOR PERSIMMOI HOMES LANCASHIRE	
Drawing title	
HANBURY DETACHED, 3 BED UNIT	
FLOOR PLANS (781 SQFT)	
Project no.	drawing no.
NFDS-135	SI
Scale	drawn by
1:100	G. RAYNE
	A

newforest  
design

architecture

new forest design solutions ltd  
the warehouse  
well Lane  
low Fell  
Garsdale  
NE45 7QR

tel: 0191 481 9500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



GROUND FLOOR PLAN

FIRST FLOOR PLAN

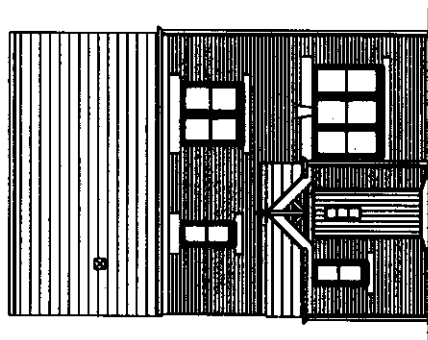
WIGTON ROAD, CARLISLE - HANBURY DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be notified of any discrepancies prior to  
commencement.

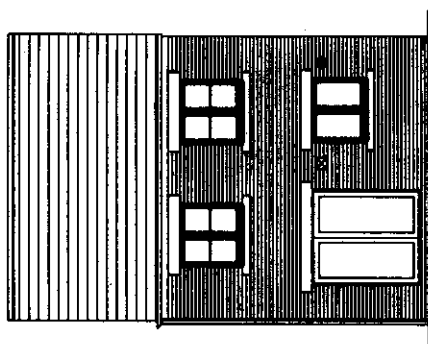
APPLIES TO PLOTS:

AS	HANDLED
PLOTS 21	PLOTS 25
200	185
218	211
248	241

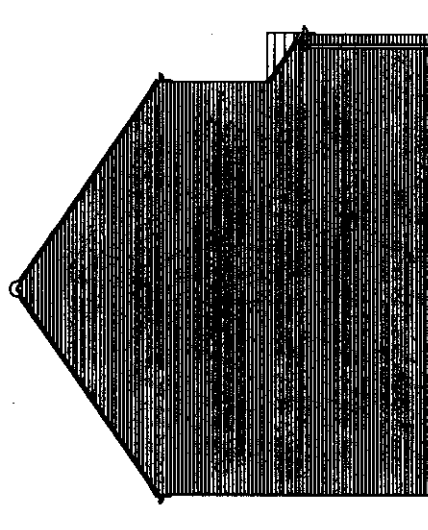
NOTE: REFER TO STREET SCENES FOR PLC  
WITH FALSE CHIMNEYS



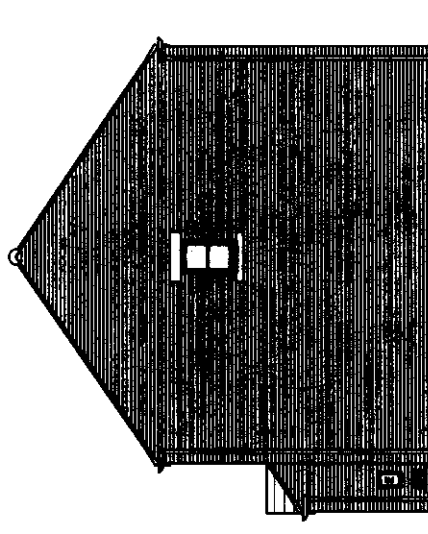
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2



PERSIMMOI

PLAN	PLANNING
10 / client	WIGTON ROAD, CARLISLE
FOR PERSIMMOI HOMES LANCASHIRE	
Drawing title	HANBURY DETACHED, 3 BED UNIT
Project no.	ELEVATIONS (761 SOFT)
Project no.	1005-135
Scale	1:100
Drawn by	G. RAYNE
Check by	A

newforest  
design

architecture

new forest design solutions Ltd.  
The Warehouse  
Well Lane  
Box Hill  
Glossophead  
M20 6PR

tel: 0191 481 8500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
info@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - HANBURY DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be installed at any discrepancies prior to  
commencement.

# APPLIES TO PLOTS:

AS	HATCHED
PLOTS 5	PLOTS 4
7	8
9	8
54	53
56	55
148	147

NEW/AS 8/22/11 GABLE WINDOW INDICATED, PLOT 148  
FOR PARKING COURT SURVEILLANCE



PERSIMMON

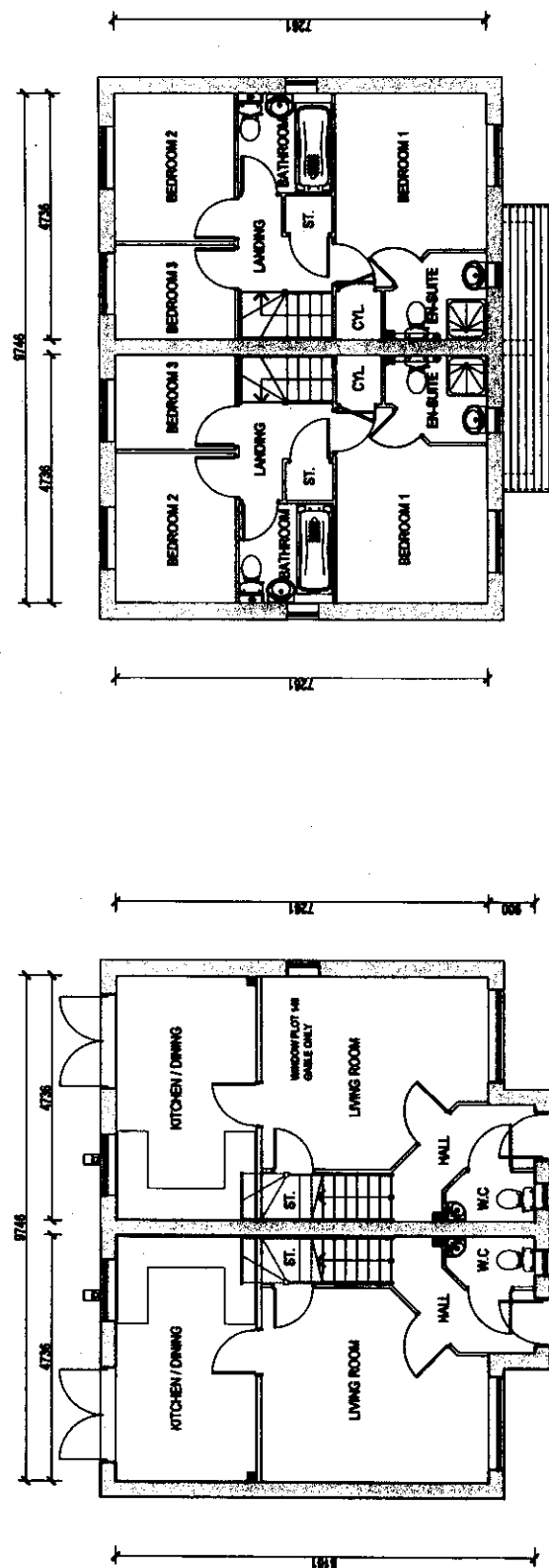
DATE	PLANNING
10/7/2011	
WIGTON ROAD, CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
Drawing title	
HANBURY SEMI, 3 BED UNIT	
FLOOR PLANS (781 SQFT)	
Project no.	Grading no.
NFDS-135	SI
Scale	Drawn by
1:100	G. GRAYNE
	A

newforest  
design

architecture

new forest design solutions Ltd.  
The Warehouse  
Well Lane  
Low Fell  
Garston Road  
Newcastle  
NE15 7JH

Tel: 0191 481 8000 Fax: 0191 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



GROUND FLOOR PLAN

FIRST FLOOR PLAN

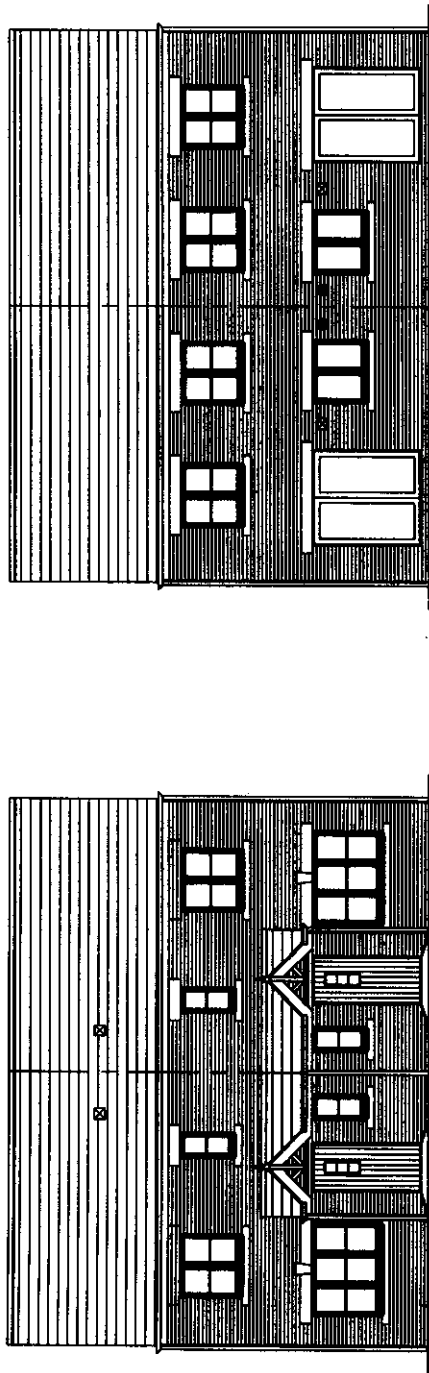


DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be notified of any discrepancies prior to  
commencement.

APPLIES TO PLOTS:

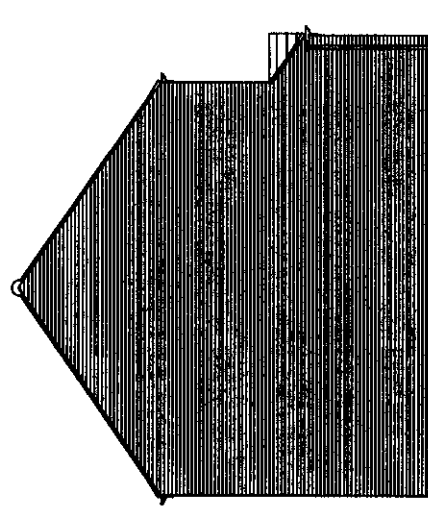
AS	HANDED
PLOTS 6	PLOTS 4
7	6
9	8
54	53
56	55
148	147

NOTE: REFER TO STREET SCENES FOR PLC  
WITH FALSE CHIMNEYS

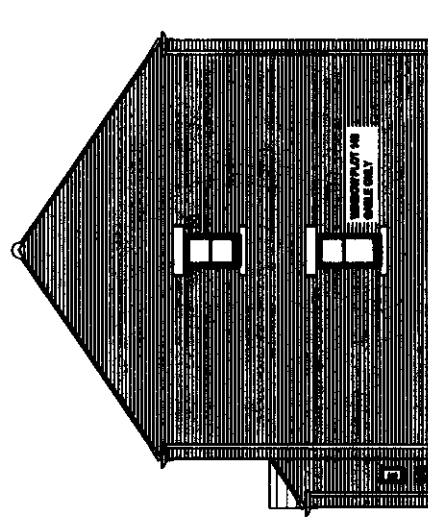


FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

KEY: SUE 11 GABLE WINDOW MOUNTED PLAT 148  
FOR PERSIMMON COURT MANUFACTURE



PERSIMMON

PLAN

PLANNING

JOY / client

WIGTON ROAD, CARLISLE

FOR PERSIMMON HOMES LANCASHIRE

drawing title

HANBURY DETACHED, 3 BED UNIT

ELEVATIONS (761 SQFT)

project no.

drawing no.

scale

drawn by

1:100

G. GRAYNE

A

newforest  
design

architecture

newforest design solutions Ltd.  
The Warehouse  
Well Lane  
Dorset  
Bournemouth  
BH2 9JH

tel: 0191 481 8800 fax: 0191 487 8314  
www.newforestdesign.co.uk  
info@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - HANBURY DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

APPLIES TO PLOTS:

AS	HANDIC
PLOTS 1	PLOTS 3
19	15
131	16
146	125
158	141
180	145
185	153
193	163
194	176
210	187
240	201
	217
	247



PERSIMMO

PLANNING

120 / client  
WIGTON ROAD, CARLISLE  
FOR PERSIMMON HOMES LANCASHIRE

drawing title

HATFIELD DETACHED, 3 BED UNIT  
FLOOR PLANS (988 SQFT)

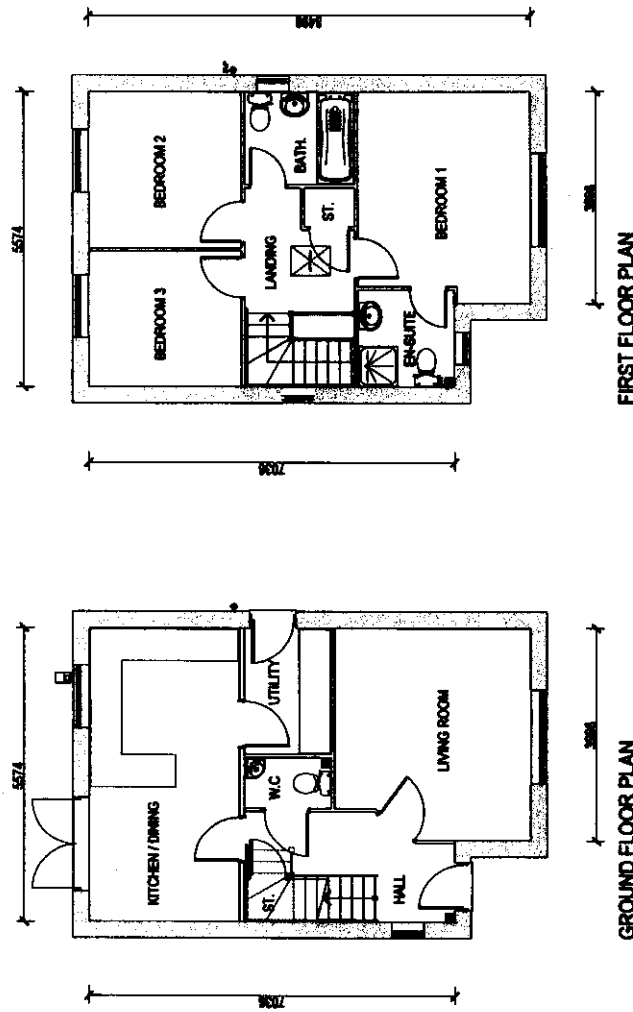
project no.	04
drawing no.	SI
scale	1:100
drawn by	G. GRAYNE
checked	A

newforest  
design

architecture

new forest design solutions ltd.  
the warehouse  
well Lane  
bow Fell  
garrettshead  
new Forest

tel: 0191 481 8500 fax: 0191 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



WIGTON ROAD, CARLISLE - HANBURY DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

APPLIES TO PLOTS:

AS	HANDIC
PLOTS 1	PLOTS 3
16	15
131	16
146	125
158	141
180	145
185	153
188	163
194	176
210	187
240	201
	217
	247

NOTE: REFER TO STREET SCENES FOR PLC WITH FALSE CHIMNEYS

REV A SUB 1.1 NOTE REGARDING ACTIVE GABLE & CHIMNEY ADDED



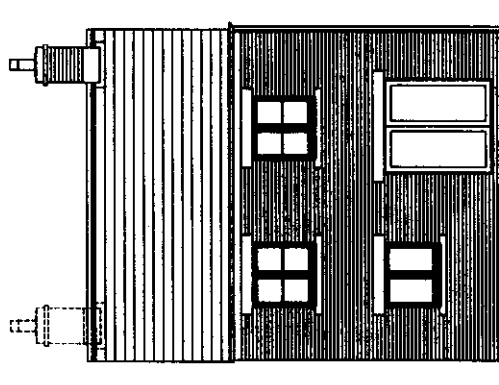
PERSIMMON

DATE	PLANNING
20/1/2017	
WIGTON ROAD CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
HATFIELD DETACHED, 3 BED UNIT	
ELEVATIONS (889 SQFT)	
Project no.	drawing no.
MD05-135	SI
Scale	Drawn by
1:100	G. MAYNE
	A

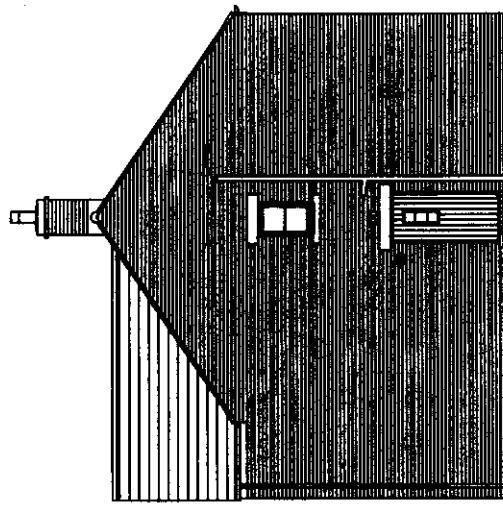
newforest  
design  
architecture

new forest design solutions ltd.  
The Warehouse  
Well Lane  
Box Hill  
Glossop  
Peak District

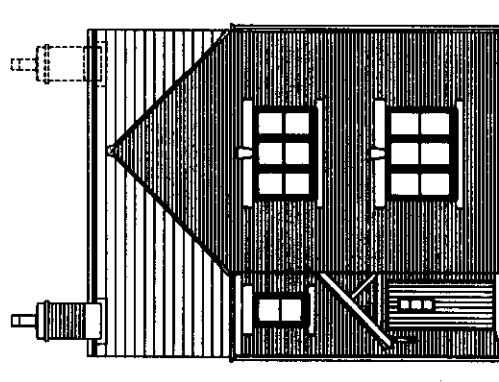
tel: 0191 481 8500 fax: 0191 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



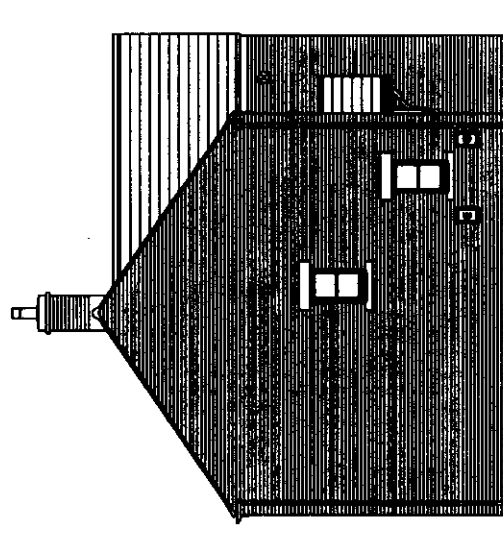
REAR ELEVATION



SIDE ELEVATION 2



FRONT ELEVATION



SIDE ELEVATION 1

WHERE AN ACTIVE GABLE IS INDICATED ON SITE PLAN RELOCATE CHIMNEY TO THAT GABLE

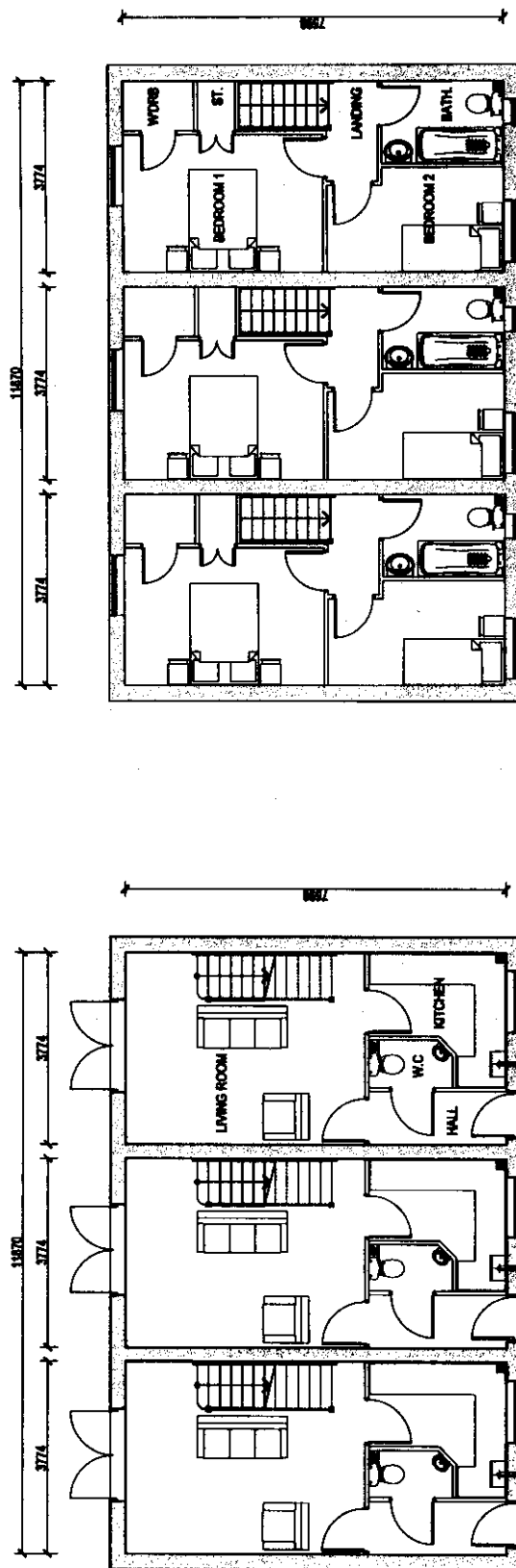
WIGTON ROAD, CARLISLE - HANBURY DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest does  
not accept any responsibility for any discrepancies prior to  
commencement.

APPLIES TO PLOTS:

AS HANDLED

PLOTS 22-24  
127-129



FIRST FLOOR PLAN

GROUND FLOOR PLAN



PERSIMMON

status	PLANNING
job / client	WIGTON ROAD, CARLISLE FOR PERSIMMON HOMES LANCASHIRE
drawing title	MOULTON TERRACE X 3, 2 BED, 2ST, 1 FLOOR PLANS VILLAGE STYLE (611 SC)
project no.	NFCS-126
drawing no.	04
scale	1:100
drawn by	G. GRAYNE
checked by	A.

newforest  
design

architecture

new forest design solutions ltd.  
the warehouse  
well Lane  
low Fell  
garstang  
red dyke

tel: 0191 491 8620 fax: 0191 487 8314  
info@newforestdesign.co.uk  
office@newforestdesign.co.uk

11 WIGTON ROAD, CARLISLE - MOULTON TERRACE X 3, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be notified of any discrepancies prior to  
commencement.

APPLIES TO PLOTS:  
AS HANDED

PLOTS 22-24  
127-128

NOTE: REFER TO STREET SCENES FOR PLC  
WITH FALSE CHIMNEYS

REV A: 08/211 METERS MOVED TO GABLE ON END  
UNITS. GAS METER BROWN AS  
REDA-COMPALED TO MID TERRACE UNIT.



PERSIMMON

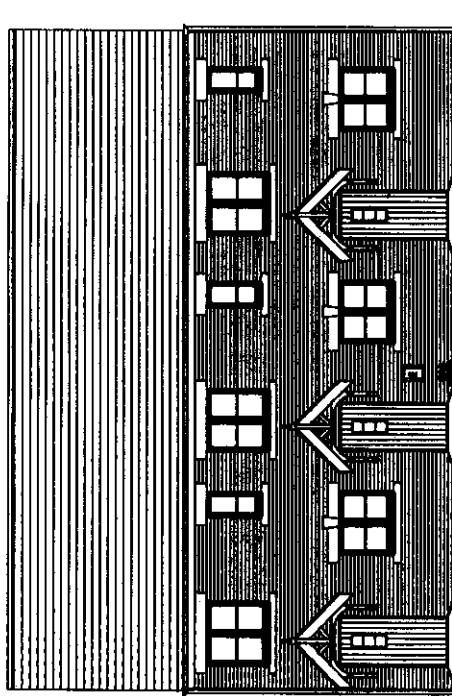
PLANNING	
job / client	WIGTON ROAD, CARLISLE FOR PERSIMMON HOMES LANCASHIRE
drawing title	MOULTON TERRACE X 3, 2 BED, 2ST. 1 ELEVATIONS VILLAGE STYLE (611) SOF
project no.	611
drawing no.	128
scale	1:100
drawn by	G. RAYNE
checked by	A.

newforest  
design

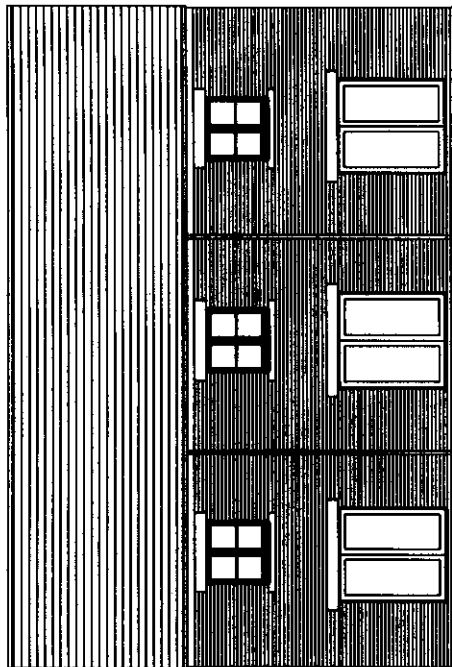
architecture

new forest design solutions ltd  
the warehouse  
well Lane  
Bow Fell  
Greenhead  
Ribble Valley

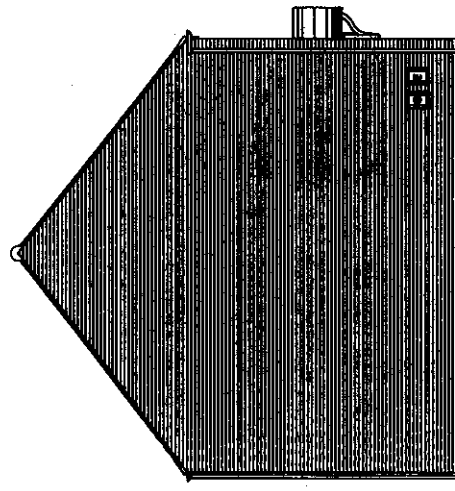
tel: 0191 491 8500 fax: 0191 497 8314  
www.newforestdesign.co.uk  
info@newforestdesign.co.uk



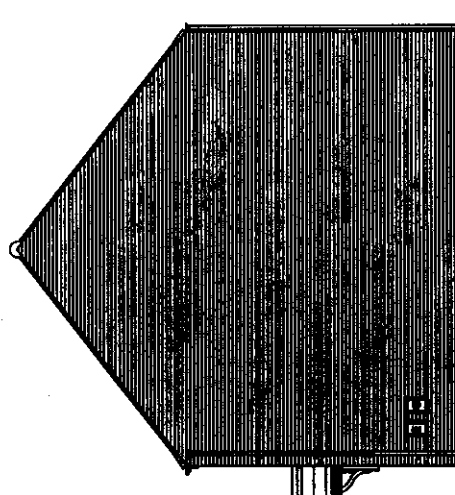
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



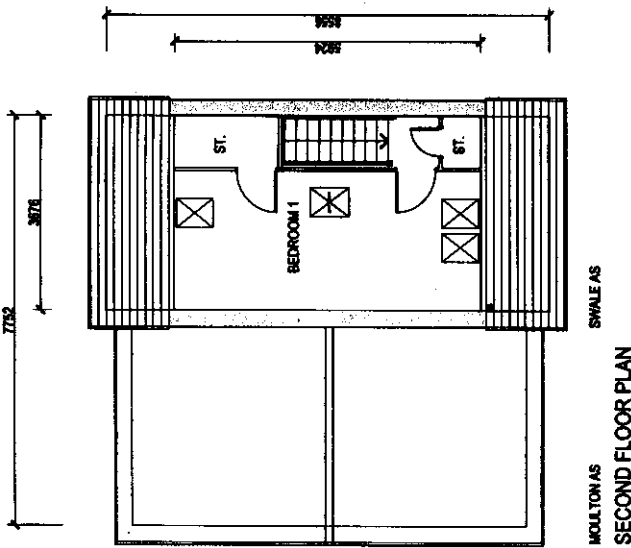
SIDE ELEVATION 2

WIGTON ROAD, CARLISLE - MOULTON TERRACE X 3, VILLAGE STYLE

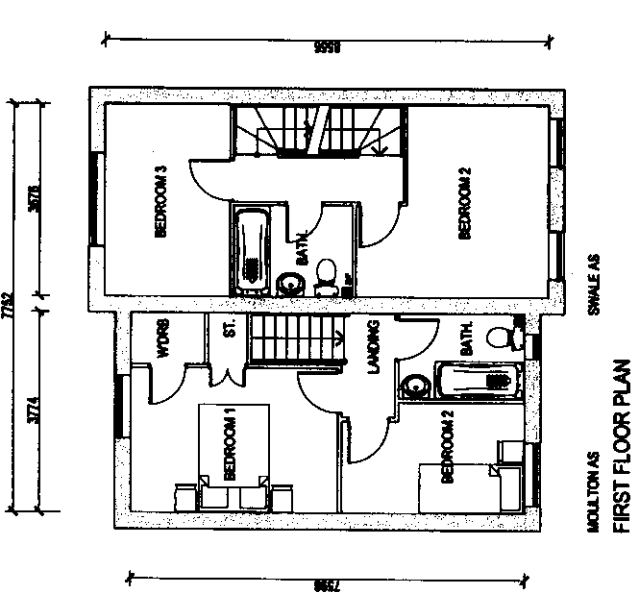
**DO NOT SCALE**  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

**APPLIES TO PLOTS:**

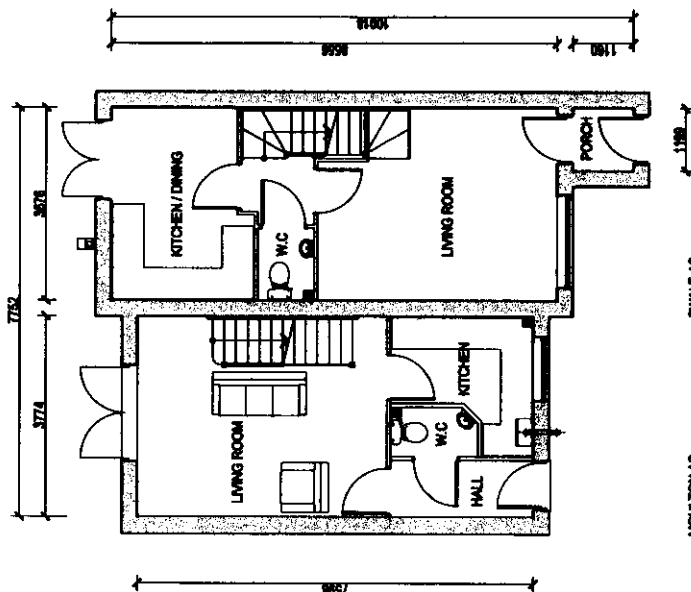
AS	HANDED
PLOTS 33 & 34	PLOTS 35 & 36



MOULTON AS  
SECOND FLOOR PLAN



MOULTON AS  
FIRST FLOOR PLAN



MOULTON AS  
GROUND FLOOR PLAN



**PERSIMMO**

PLAN	PLANNING
JOB / CLIENT	WIGTON ROAD, CARLISLE
FOR PERSIMMON HOMES LANCASHIRE	
Drawing title	MOULTON (811 SQFT) - SWALE (829 SQFT)
project no.	SEMI FLOOR PLANS VILLAGE STYLE
drawing no.	AS
drawn by	GPAYNE
scale	1:100
	A

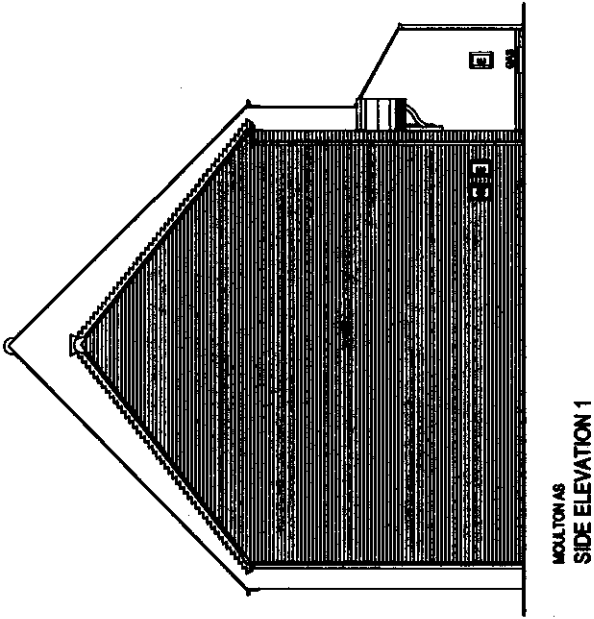
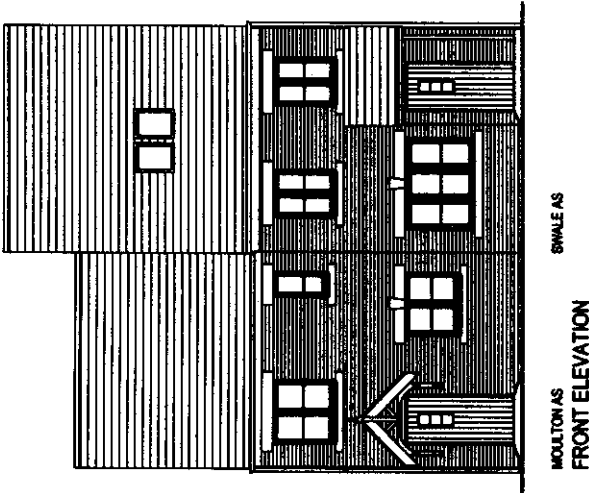
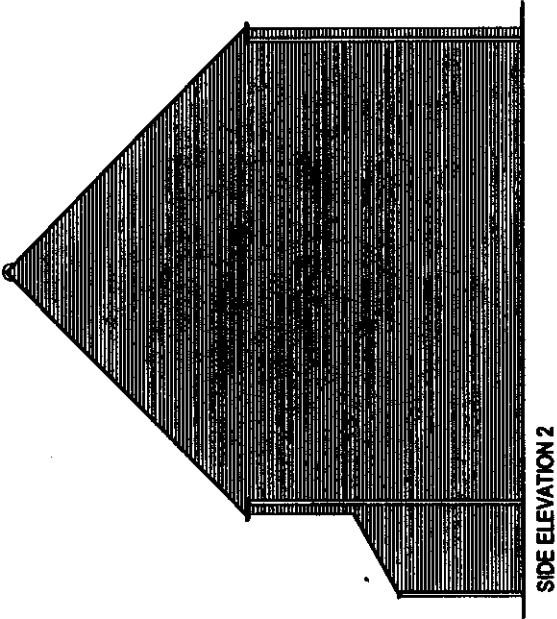
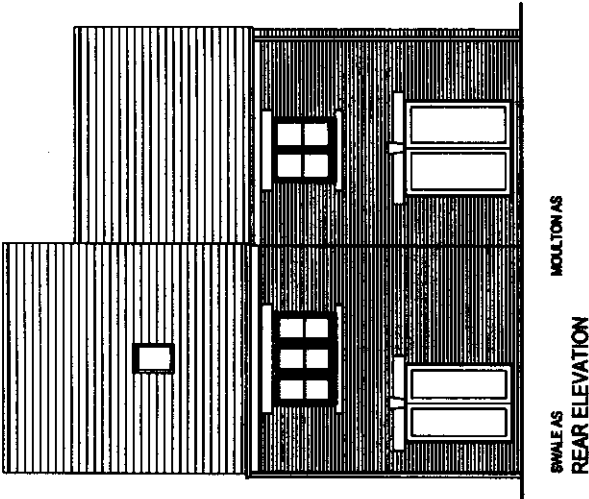
**newforest  
design**

**architecture**

new forest design solutions ltd.  
the warehouse  
wall Lane  
bow Hall  
gatehead  
red 6th

tel: 0161 481 6500 fax: 0161 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - MOULTON / SWALE SEMI, VILLAGE STYLE



DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be verified of any discrepancies prior to construction.

APPLIES TO PLOTS:

AS	HANDICAP
PLOTS 10	PLOTS 11
27	28
31	32
51	52
57	112
108	124
162	180
165	181
181	184
182	173
219	178
	179
	185
	221



PERSIMMON

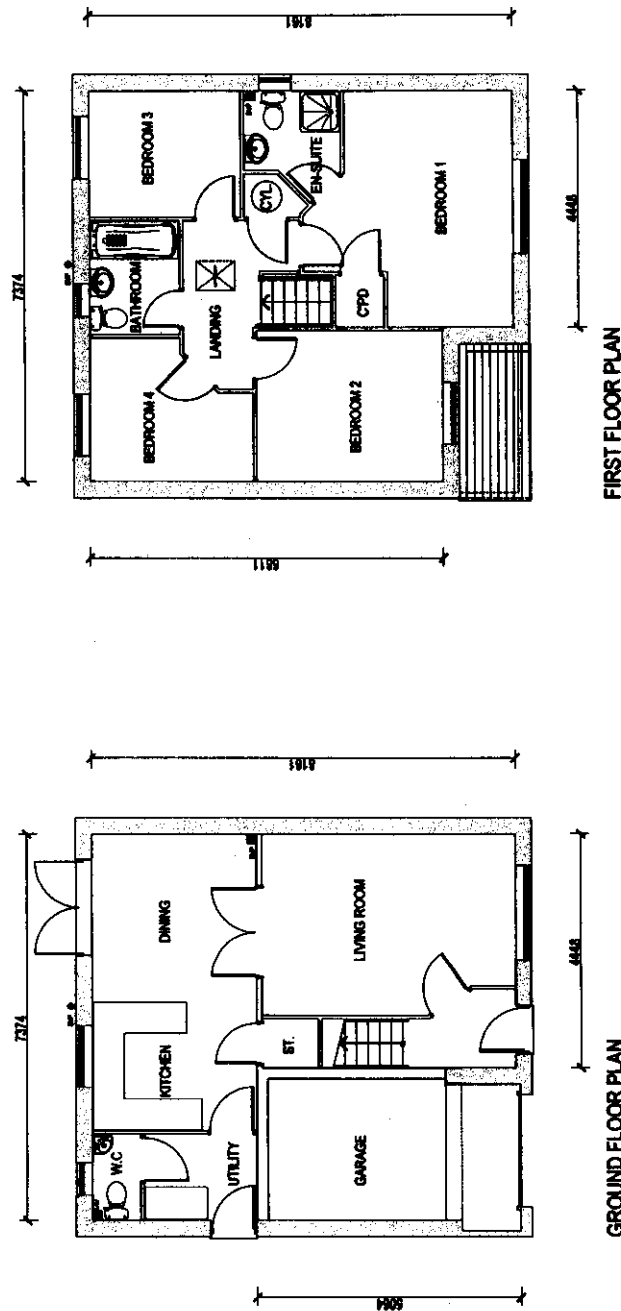
AREA	PLANNING
10 / client	
WIGTON ROAD, CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
Drawing title	
ROSEBERRY DETACHED, 4 BED UNIT	
FLOOR PLANS VILLAGE STYLE (1086 £	
Project no.	drawing no.
MFDS-135	SI
Scale	drawn by
1:100	G. RAYNE
	A

newforest  
design

architecture

new forest design solutions ltd.  
the vinehouse  
new forest  
b35 9pw  
new forest  
new forest

tel: 0181 481 8500 fax: 0181 481 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk





DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be notified of any discrepancies prior to  
commencement.

APPLIES TO PLOTS:

AS	HANCED
PLOTS 10	PLOTS 11
27	28
31	32
51	52
57	112
108	134
182	180
185	191
181	194
182	173
219	178
	179
	186
	221

NOTE: REFER TO STREET SCENES FOR PLC  
WITH FALSE CHIMNEYS



PERSIMMOI

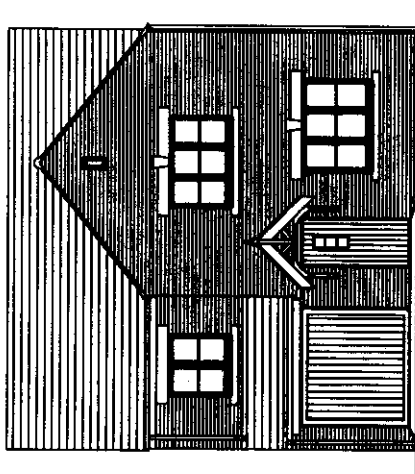
PLAN	PLANNING
10 / client	
WIGTON ROAD, CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
drawing title	
ROSEBERRY DETACHED, 4 BED UNIT	
ELEVATIONS VILLAGE STYLE (1008 SC	
project no.	drawing no.
NFDS-135	51
scale	drawn by
1:100	G. RAYNE
	A

newforest  
design

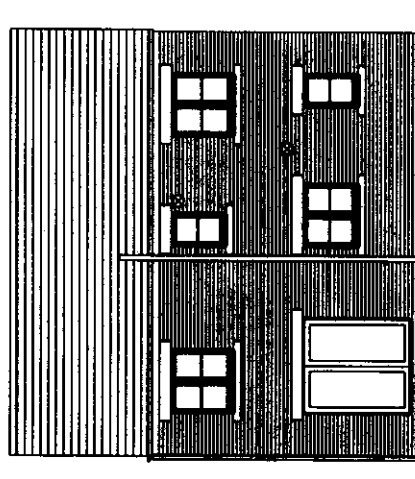
architecture

new forest design solutions ltd  
the warehouse  
wood Lane  
Box Hill  
Gosport  
Hampshire

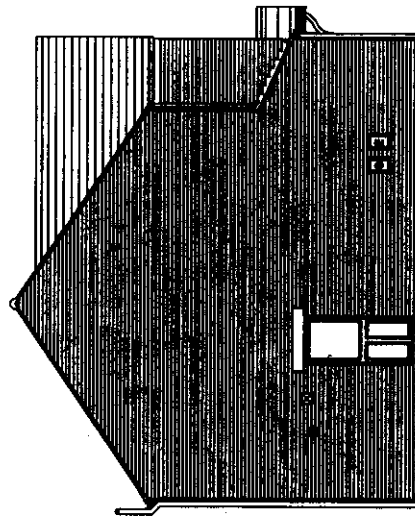
tel: 0181 481 800 fax: 0181 487 8314  
info@newforestdesign.co.uk  
office@newforestdesign.co.uk



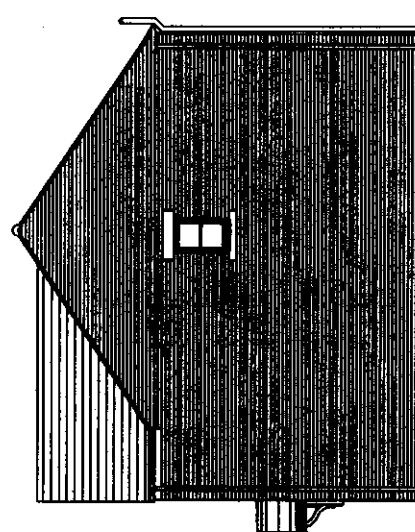
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

WIGTON ROAD, CARLISLE - ROSEBERRY DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be installed if any discrepancies prior to commencement.

APPLIES TO PLOTS:  
AS  
PLOT 172

HATCHED



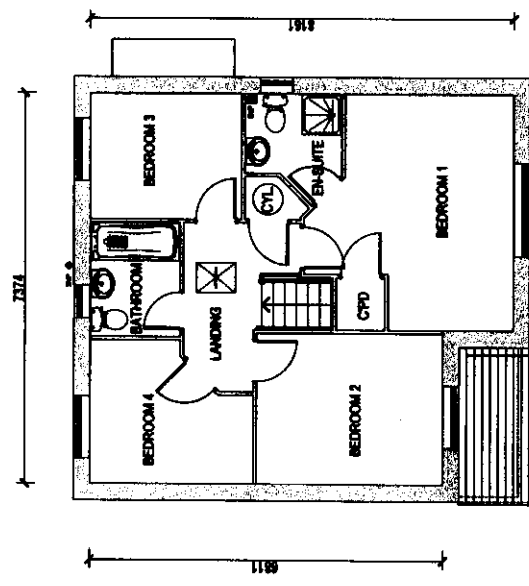
PERSIMMON

stage	PLANNING
job / client	WIGTON ROAD, CARLISLE FOR PERSIMMON HOMES LANCASHIRE
drawing title	ROSEBERRY DETACHED, WITH BAY FLOOR PLANS VILLAGE STYLE (1104 £)
project no.	drawing no.
MFDS-135	SI
scale	drawn by
1:100	G. RAYNE
	A

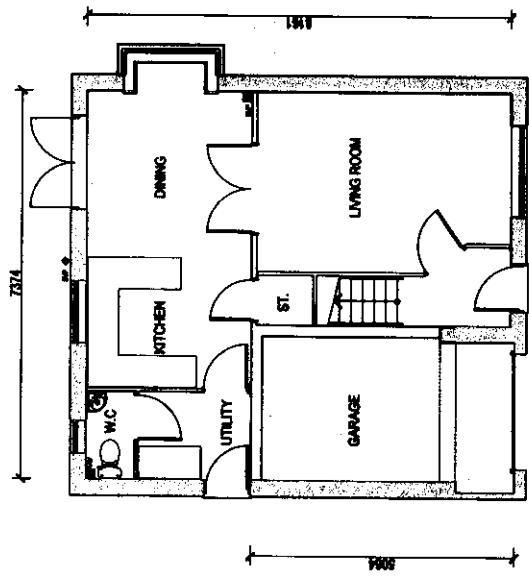
newforest  
design  
architecture

new forest design solutions ltd  
the warehouse  
well lane  
barfield  
leeds ls19 7qr

tel: 0181 481 8800 fax: 0181 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



FIRST FLOOR PLAN



GROUND FLOOR PLAN

WIGTON ROAD, CARLISLE - ROSEBERRY DETACHED, WITH BAY VILLAGE STYLE

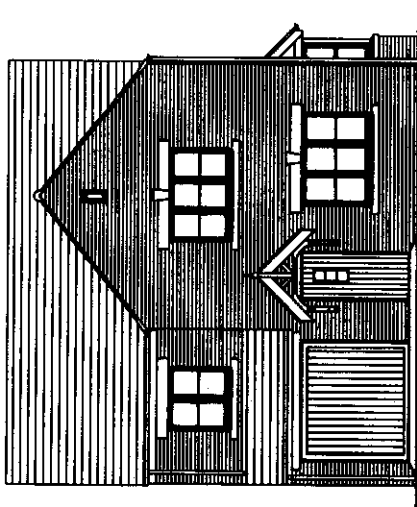
DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

APPLIES TO PLOTS:

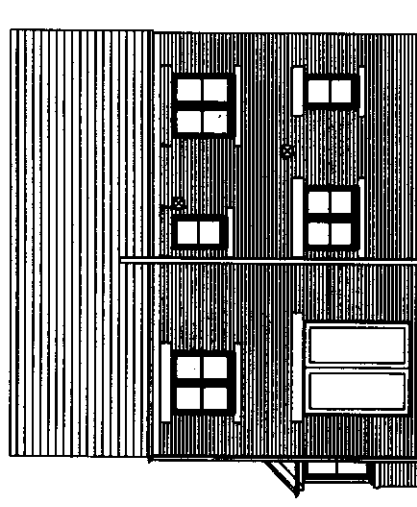
AS

HANDY

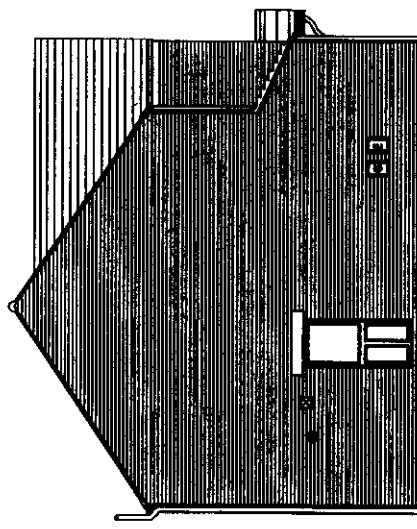
PLOT 172



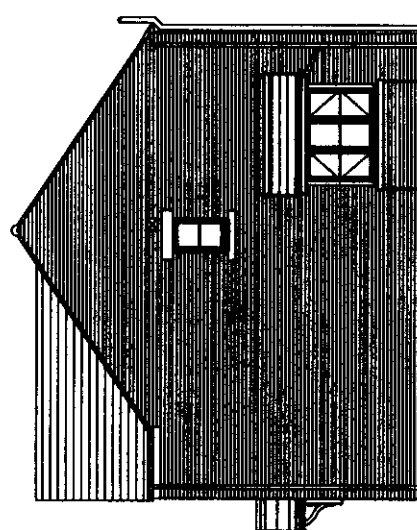
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

REV A 08.02.11 FRONT ELEVATION WINDOWS CORRECTED



PERSIMMO

STATUS	PLANNING
job / client	WIGTON ROAD, CARLISLE
	FOR PERSIMMON HOMES LANCASHIRE
drawing title	ROSEBERRY DETACHED, WITH BAY
	ELEVATIONS VILLAGE STYLE (1104 SC
project no.	drawing no.
NFDS-135	SI
scale	drawn by
1:100	G.PAYNE
	A

newforest  
design

architecture

new forest design solutions ltd  
the warehouse  
well Lane  
bow Hall  
garrettshead  
Hill Top

tel: 0191 491 8500 fax: 0191 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - ROSEBERRY DETACHED, WITH BAY VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be verified at any discrepancies prior to commencement.

APPLIES TO PLOTS:

AS	HATCHED
PLOT 02	PLOT 06



PERSIMMON

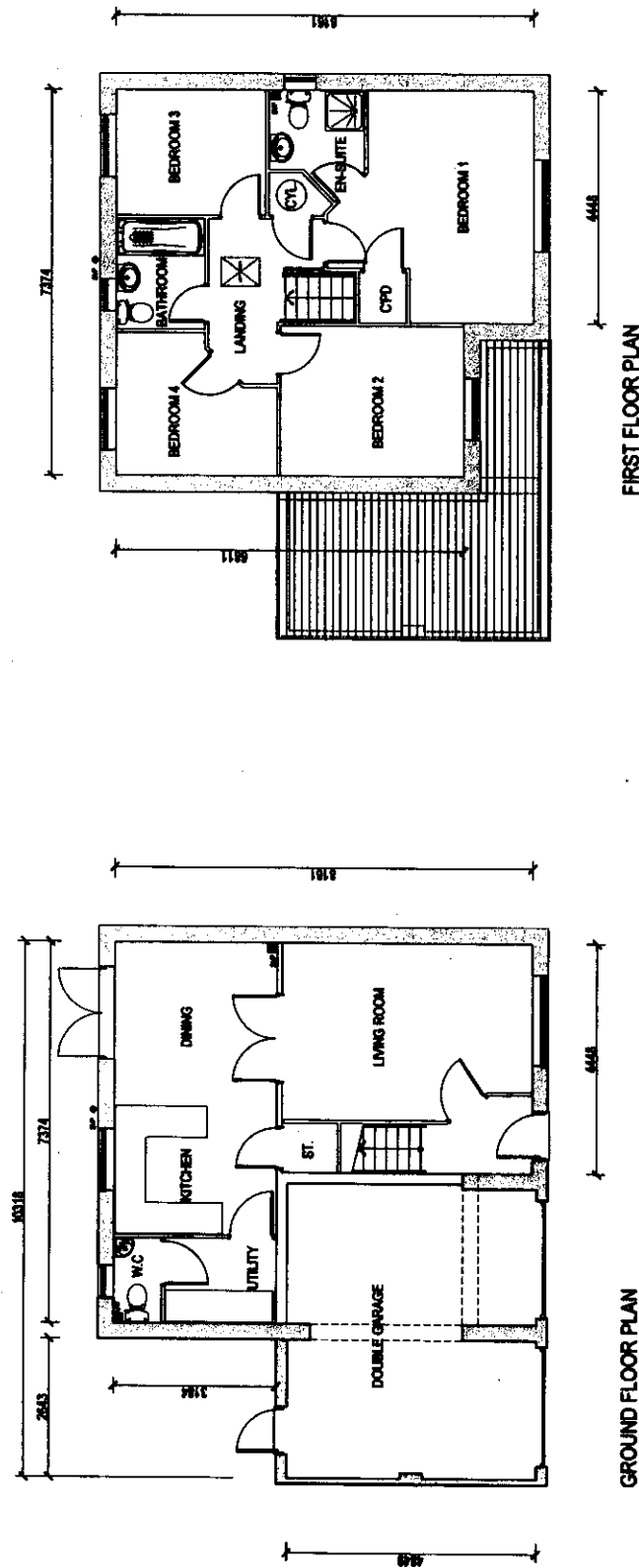
DATE	PLANNING
20/01/2017	
WIGTON ROAD, CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
ROSEBERRY XL DETACHED, 4 BED UN	
FLOOR PLANS VILLAGE STYLE (1006)	
PROJECT NO.	DRAWING NO.
NFDS-135	SI
SCALE	DRAWN BY
1:100	G. RAYNE
	A

newforest  
design

architecture

new forest design solutions ltd  
the vineyard  
new forest  
b30 7pe  
carlisle  
cumbria  
nr10 6pw

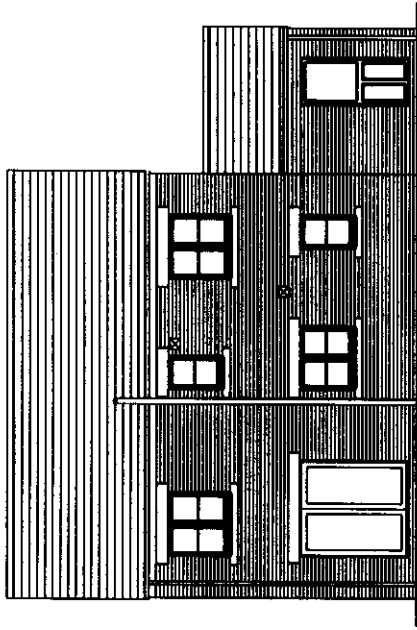
tel: 0191 481 8500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



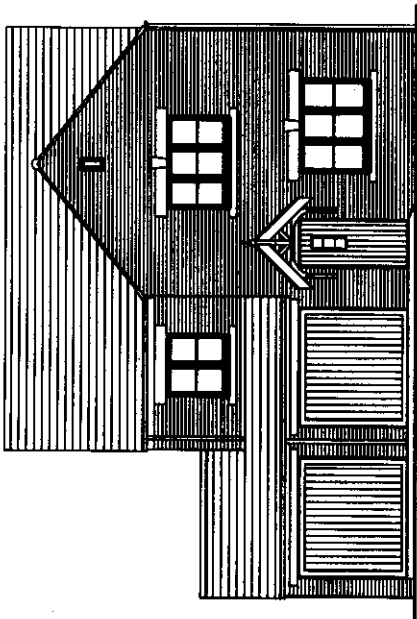
WIGTON ROAD, CARLISLE - ROSEBERRY XL DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

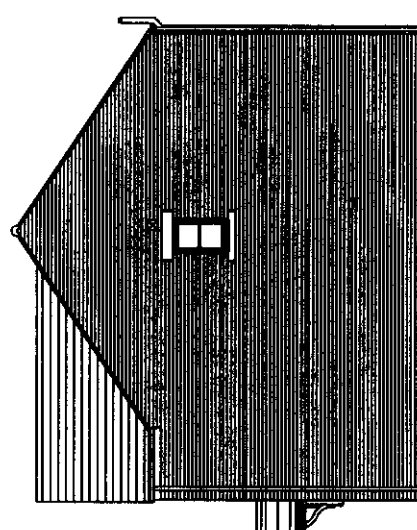
APPLIES TO PLOTS:	
AS	HANDED
PLOT 02	PLOT 58



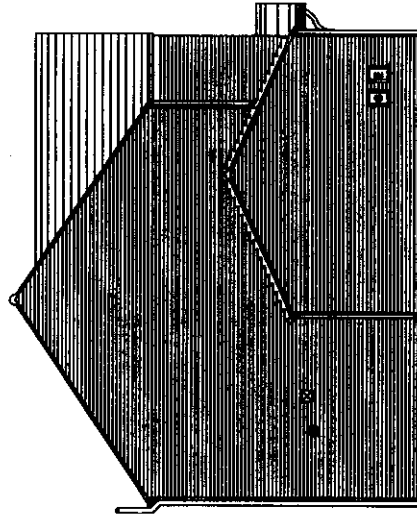
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION 2



SIDE ELEVATION 1

NEW/AS BUILD 11 METRE BOX LOCATIONS ADDED.



PERSIMMON

PLANNING	
to / client	
WIGTON ROAD, CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
drawing file	
ROSEBERRY XL DETACHED, 4 BED UN	
ELEVATIONS VILLAGE STYLE (1008 SC	
project no.	drawing no.
NFDS-135	52
scale	drawing by
1:100	G. RAYNE
	A

newforest  
design

architecture

new forest design solutions ltd.  
the warehouse  
well Lane  
low Fell  
Salford  
redlyn

tel: 0191 481 8500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - ROSEBERRY XL DETACHED, VILLAGE STYLE

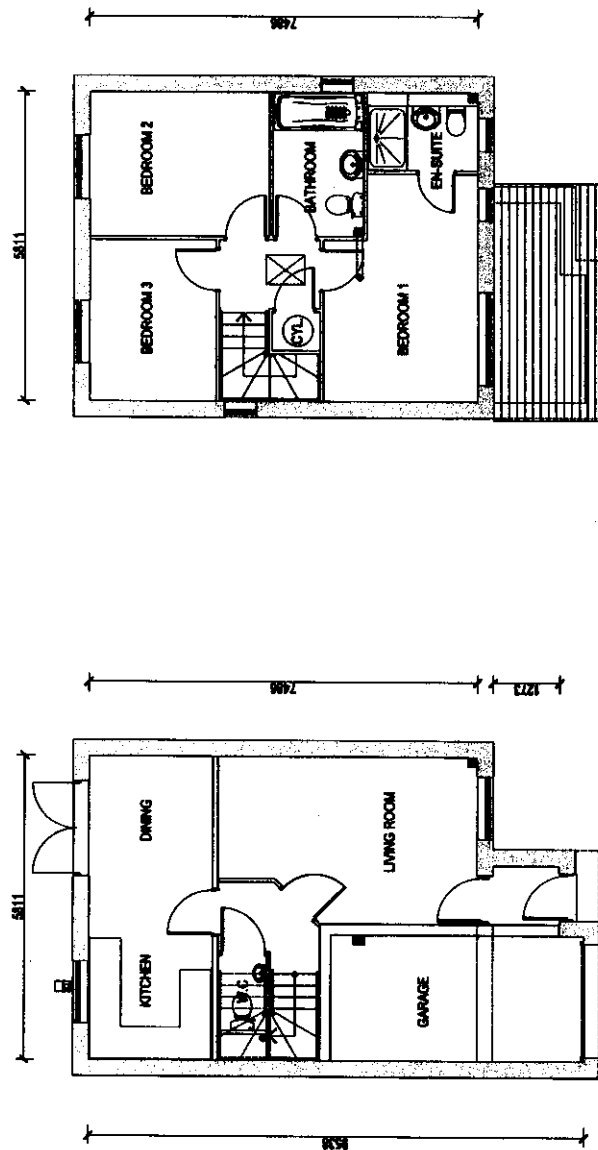
DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

APPLIES TO PLOTS:		HANCED
AS		
PLOTS 13	PLOTS 12	
18	17	
29	30	
209	113	
	132	



PLANNING	
job / client	WIGTON ROAD, CARLISLE
FOR PERSIMMON HOMES LANCASHIRE	
drawing title	
RUFFORD DETACHED, 3 BED UNIT	
FLOOR PLANS (870 SQFT)	
project no.	drawing no.
NFDG-135	SI
scale	drawn by
1:100	G. RAYNE
	A

**newforest**  
**design**  
architecture  
new forest design solutions ltd.  
The newforest  
new forest  
new forest  
new forest  
new forest  
tel: 0191 481 5500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



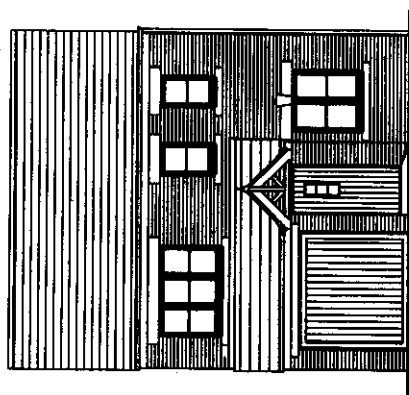
WIGTON ROAD, CARLISLE - RUFFORD DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

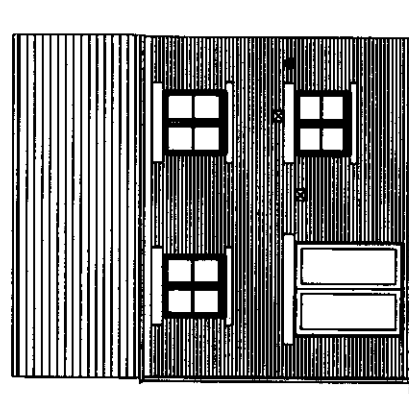
APPLIES TO PLOTS:

AS	HANCED
PLOTS 13	PLOTS 12
18	17
25	30
209	113
	132

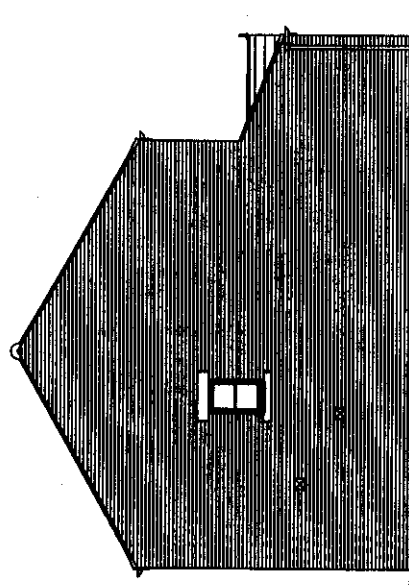
NOTE: REFER TO STREET SCENES FOR PLC WITH FALSE CHIMNEYS



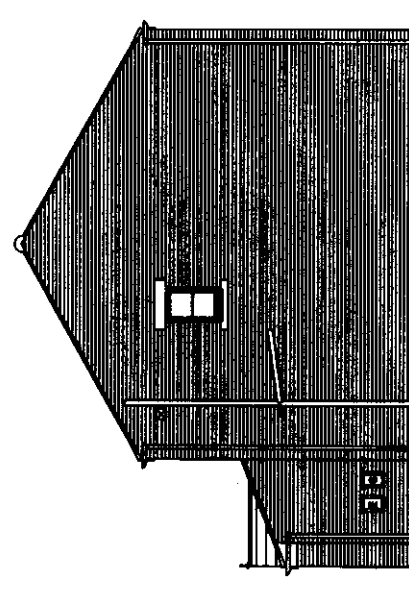
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

REV A 08.02.11 METRE BOX LOCATIONS ADDED



PERSIMMOI

DATE	PLANNING
10/7/2011	client
WIGTON ROAD, CARLISLE	
FOR PERSIMMON HOMES LANCASHIRE	
drawing title	
RUFFORD DETACHED, 3 BED UNIT	
ELEVATIONS (670 SQFT)	
project no.	drawing no.
NFDS-135	SI
scale	drawn by
1:100	G. RAYNE
	A

newforest  
design

architecture

new forest design solutions ltd  
the warehouse  
well lane  
low fell  
Carlisle  
Cumbria  
CA1 1JF

tel: 0191 481 8500 fax: 0191 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - RUFFORD DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions is the holder of any discrepancies prior to commencement.

APPLIES TO PLOTS:

AS	HANDLED
PLOTS 115	PLOTS 114
134	133
140	139
183	184



PERSIMMON

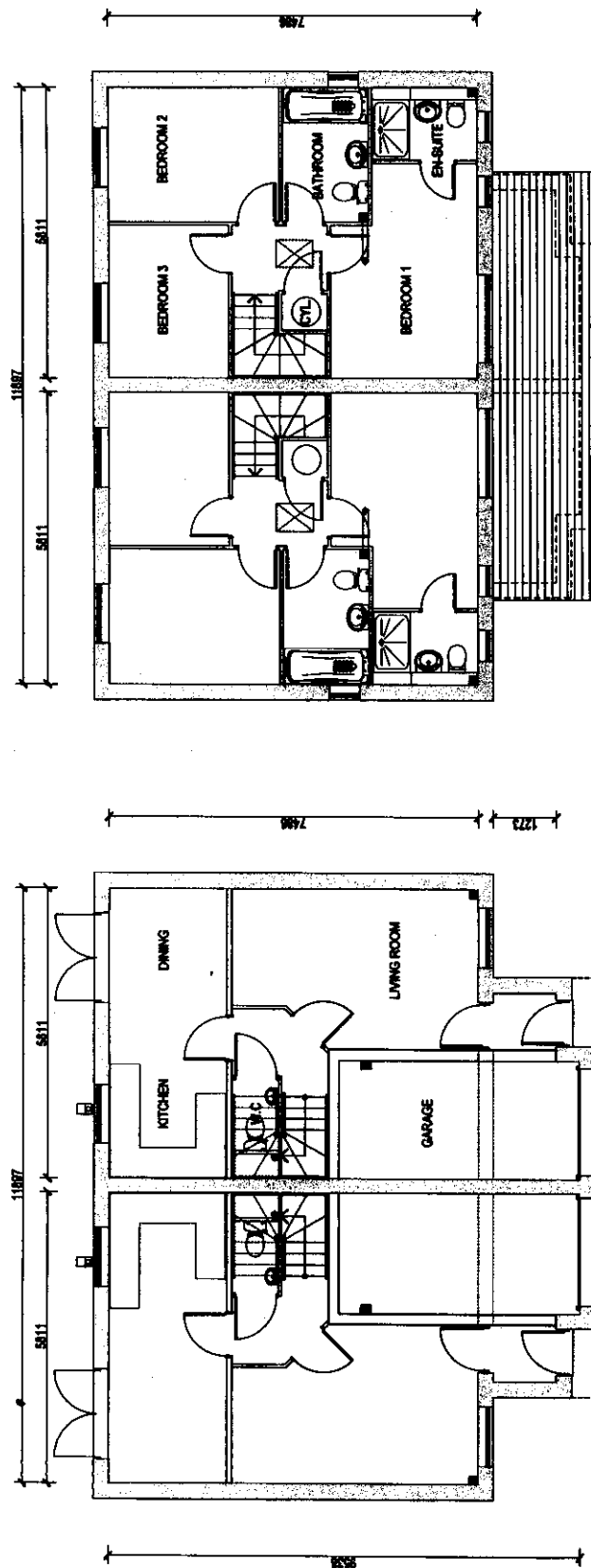
NAME	PLANNING
JOB / CLIENT	WIGTON ROAD, CARLISLE
	FOR PERSIMMON HOMES LANCASHIRE
DRAWING NO.	
PROJECT NO.	RUFFORD SEMI-DETACHED, 3 BED UN
	FLOOR PLANS VILLAGE STYLE (870 SQ
DATE	
BY	
CHECKED BY	
SCALE	1:100
DRAWN BY	G. RAYNE
CHECKED BY	A

newforest  
design

architecture

new forest design solutions ltd.  
the watercress  
well lane  
bow pit  
garlandwood  
redlyn

tel: 0191 481 8500 fax: 0191 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



FIRST FLOOR PLAN

GROUND FLOOR PLAN

WIGTON ROAD, CARLISLE - RUFFORD SEMI, VILLAGE STYLE



DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

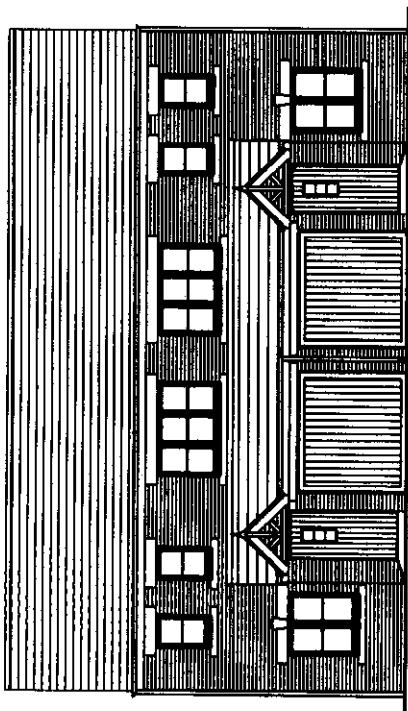
APPLIES TO PLOTS:

AS	HANDIC
PLOTS 115	PLOTS 114
134	133
140	139
183	184

NOTE: REFER TO STREET SCENES FOR PLC WITH FALSE CHIMNEYS



REAR ELEVATION



FRONT ELEVATION

REV A 04.02.11 METER NEW LOCATIONS ADDED



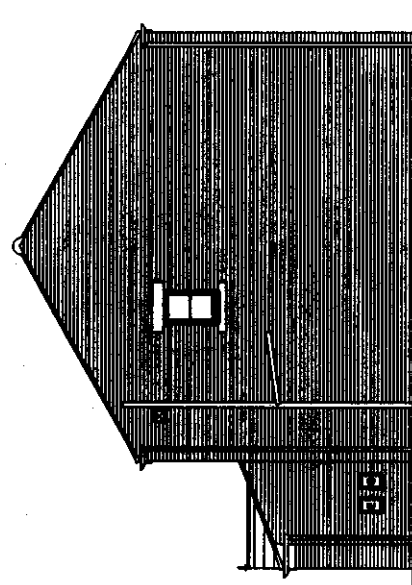
PERSIMMOI

AREA	PLANNING
100 / client	WIGTON ROAD, CARLISLE
FOR PERSIMMOI HOMES LANCASHIRE	
Drawing title	RUFFORD SEMI-DETACHED, 3 BED UN
PROJECT no.	ELEVATIONS VILLAGE STYLE (870 SQ
Drawing no.	NPDS-135
Scale	1:100
Drawn by	G. RAYNE
Check	A

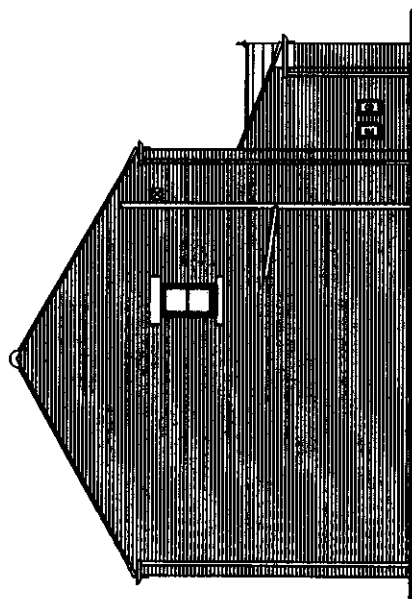
newforest  
design  
architecture

new forest design solutions ltd.  
the warehouse  
well Lane  
low Fell  
Garsthead  
redlyn

tel: 0191 491 6500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

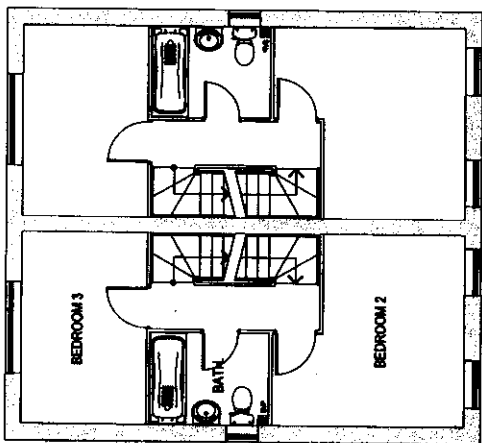


SIDE ELEVATION 2

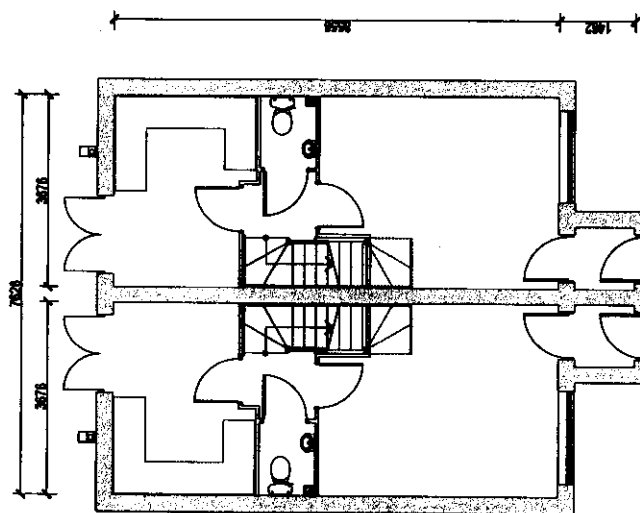


SIDE ELEVATION 1

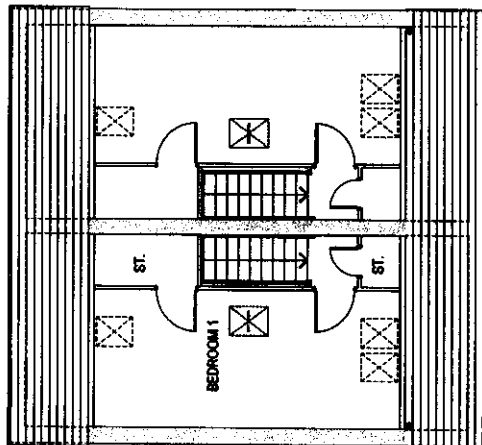
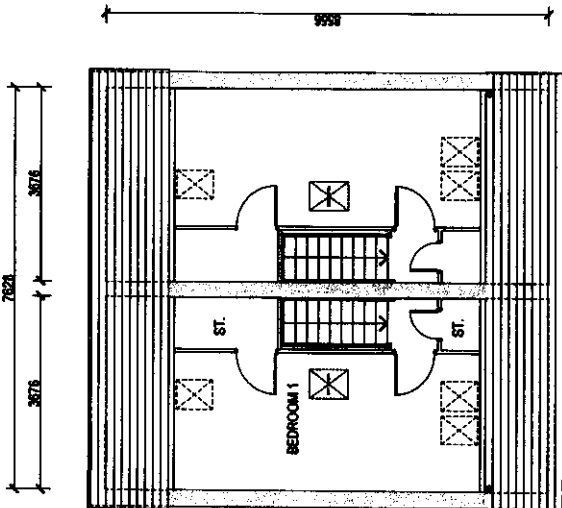
WIGTON ROAD, CARLISLE - RUFFORD SEMI, VILLAGE STYLE



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

DO NOT SCALE  
All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

APPLIES TO PLOTS:  
AS  
PLOTS 155 157  
PLOTS 154 156



PERSIMMON

status	PLANNING
job / client	WIGTON ROAD, CARLISLE FOR PERSIMMON HOMES LANCASHIRE
drawing title	SWALE SEMI, 3 BED UNIT FLOOR PLANS (928 SQFT)
project no.	NFDS-135
drawing no.	SI
scale	1:100
drawn by	G. RAYNE
checked by	A

newforest  
design  
architecture

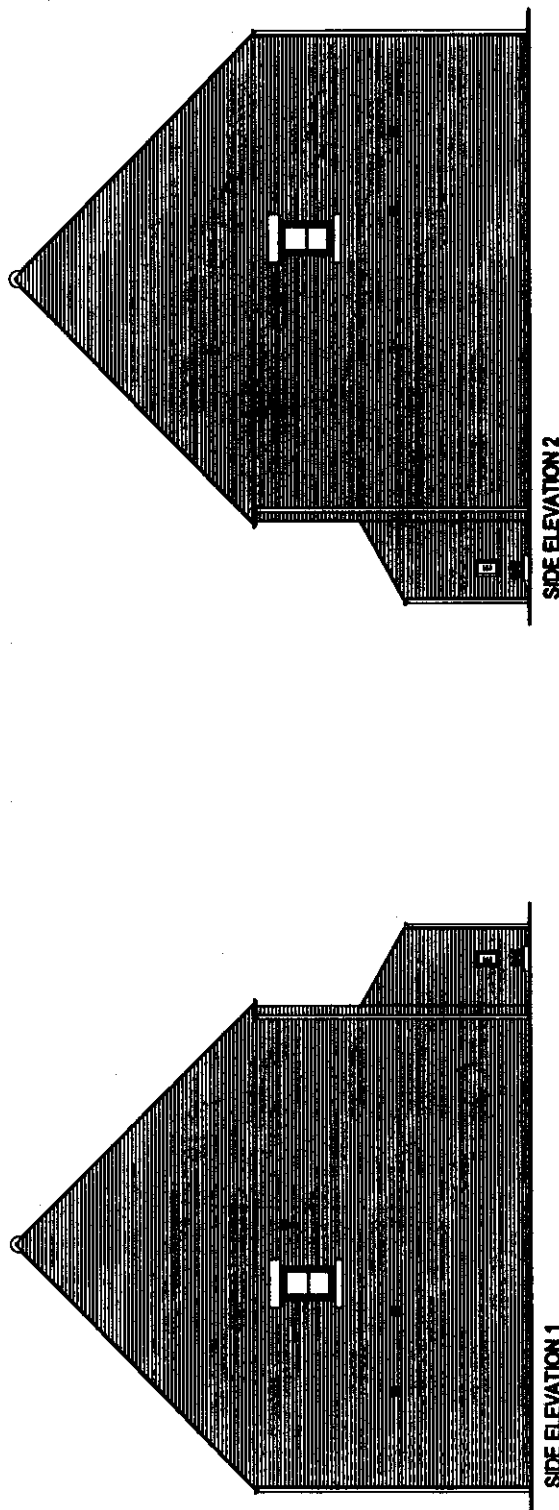
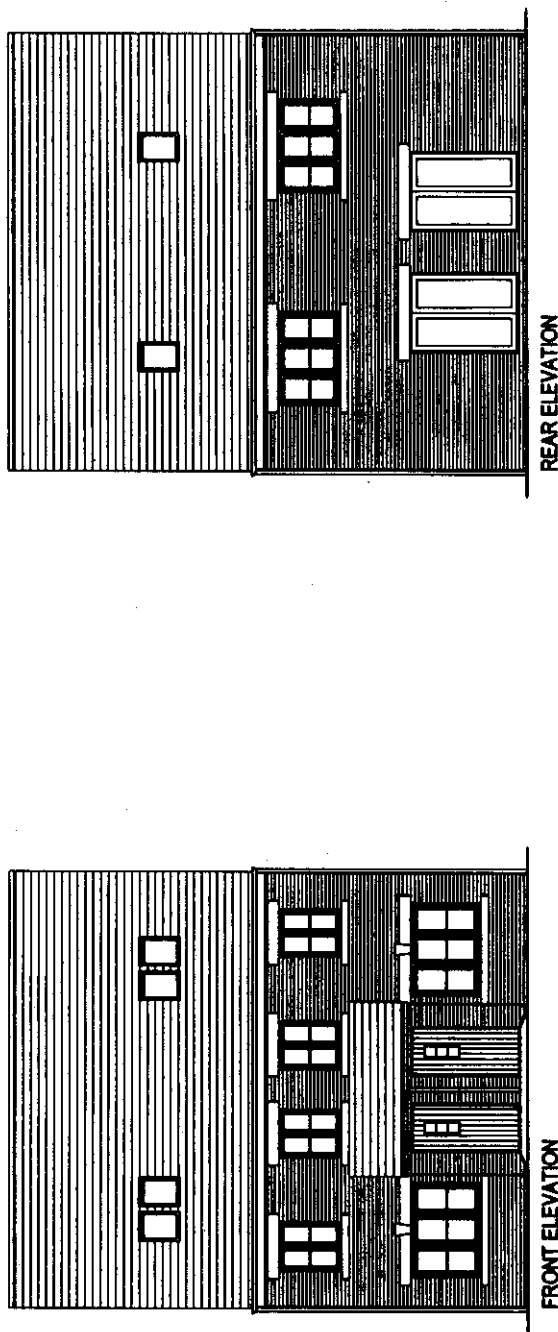
new forest design solutions ltd.  
the vicarhouse  
well lane  
liverpool  
l69 4jw  
new forest

tel: 0191 491 6500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

All dimensions to be checked on site. Newforest design solutions to be notified of any discrepancies prior to commencement.

**APPLIES TO PLOTS:**

AS	HANDED
PLOTS 155	PLOTS 154
157	156



SEP 4 09 11 WINTER HILL LOCATIONS AREA



**PERSIMMOI**

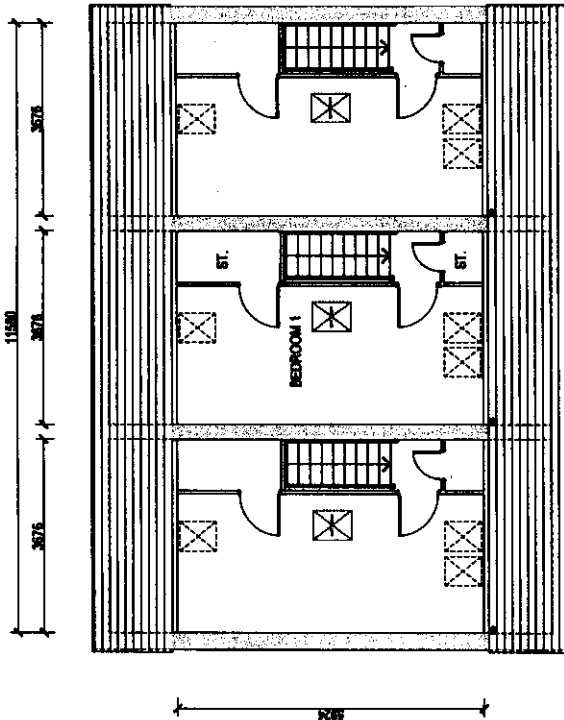
status	PLANNING
job / client	WIGTON ROAD, CARLISLE FOR PERSIMMON HOMES LANCASHIRE
drawing title	SWALE SS&L 3 BED UNIT ELEVATIONS (628 SQFT)
product no.	1100
drawing no.	NF05-135
scale	1:100
drawn by	G. RAYNE
checked by	

**newforest  
design  
architecture**

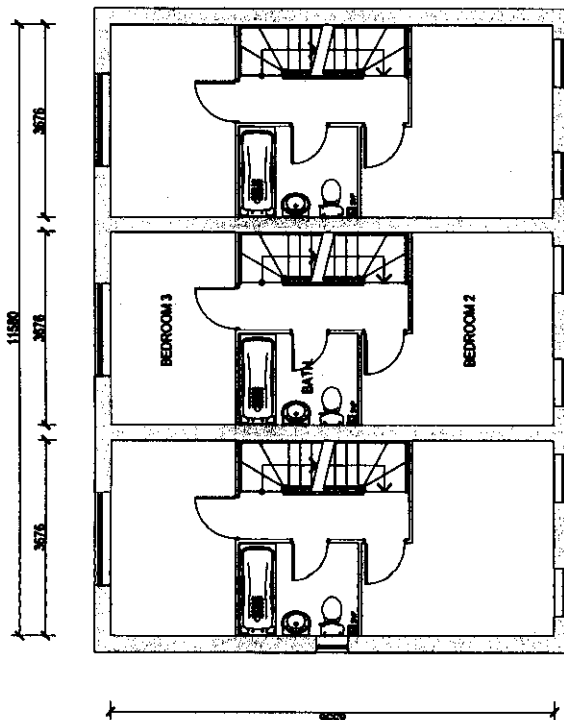
new forest design solutions ltd.  
the warehouse  
well lane  
low Fell  
gatehead  
nesh 61w

tel: 0191 491 6500 fax: 0191 487 6314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

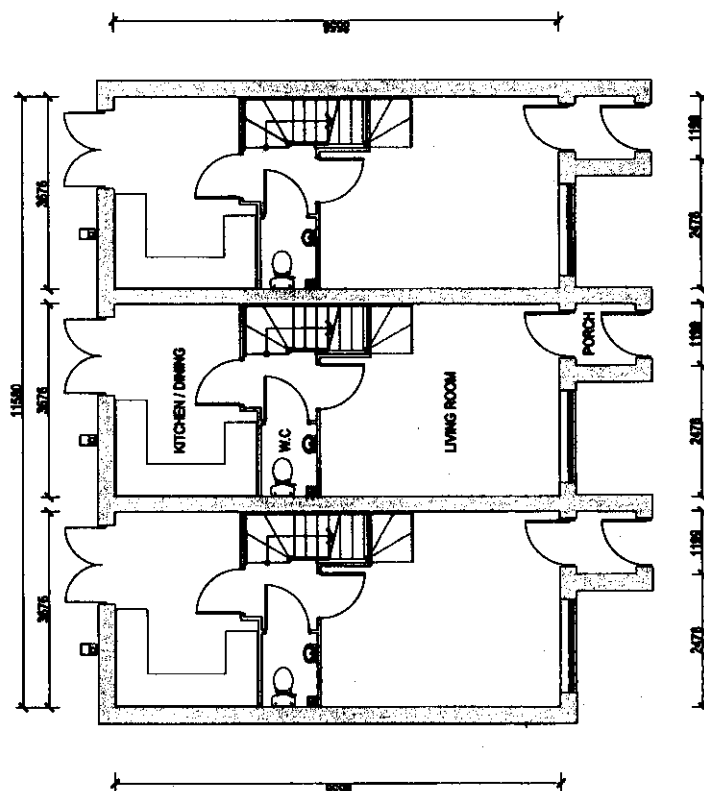
WIGTON ROAD, CARLISLE - SWALE SEMI, VILLAGE STYLE



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

APPLIES TO PLOTS:

AS PLOTS 35-37  
28-29

HANCED

PLOTS



PERSIMMON

PLANNING

WIGTON ROAD, CARLISLE  
FOR PERSIMMON HOMES LANCASHIRE

drawing title

SWALE TERRACE X 3, 3 BED UNIT  
FLOOR PLANS (828 SQFT)

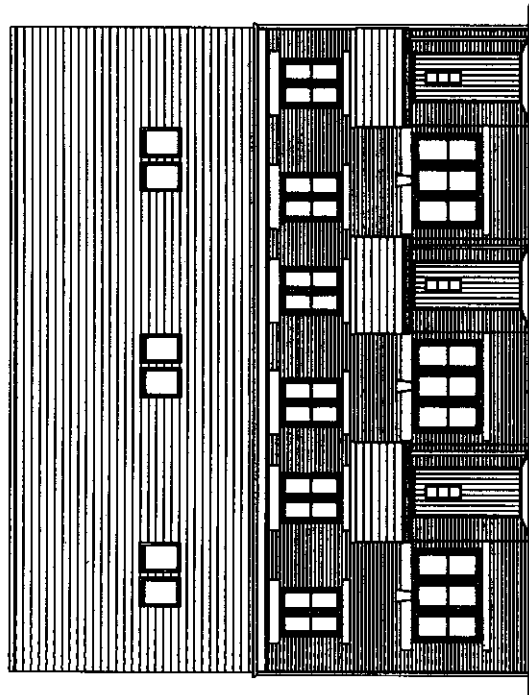
Project no.	drawing no.	date
NFDS-135		
scale	drawn by	checked by
1:100	G. RAYNE	A.

newforest  
design  
architecture

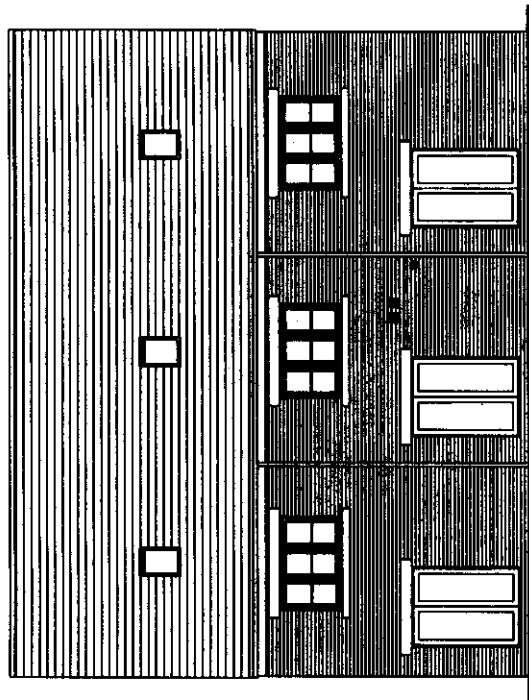
new forest design solutions ltd.  
The Waterhouse  
100 High Street  
Bournemouth  
BH1 1AA

tel: 0191 491 6500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

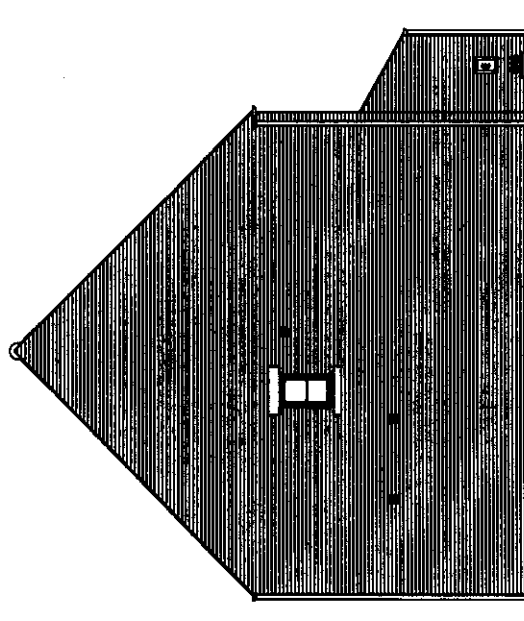
WIGTON ROAD, CARLISLE - SWALE TERRACE X 3, VILLAGE STYLE



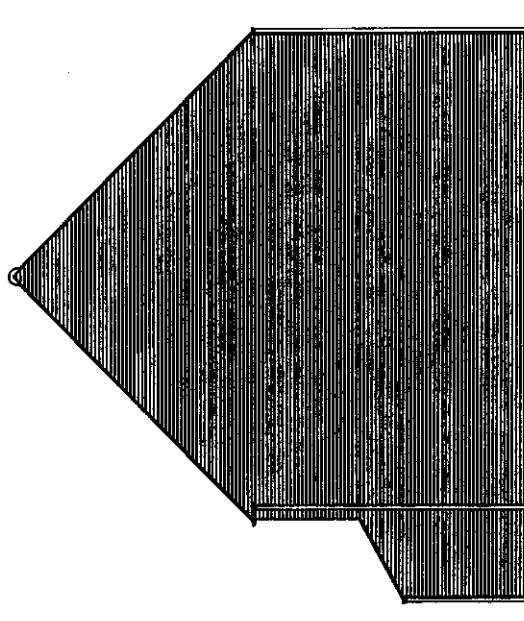
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

REV A 08/11 NEWFOREST SOLUTIONS ARCH

APPLIES TO PLOTS:

AS  
PLOTS 35-37  
228-230

HANDED

PLOTS



PERSIMMOI

PLANING

job / client  
WIGTON ROAD, CARLISLE  
FOR PERSIMMOI HOMES LANCASHIRE

Drawing title

SWALE TERRACE X 3, 3 BED UNIT  
ELEVATIONS (828 SQFT)

project no.

drawing no.

date

scale

drawn by

checked by

1:100

G. GRAYNE

A

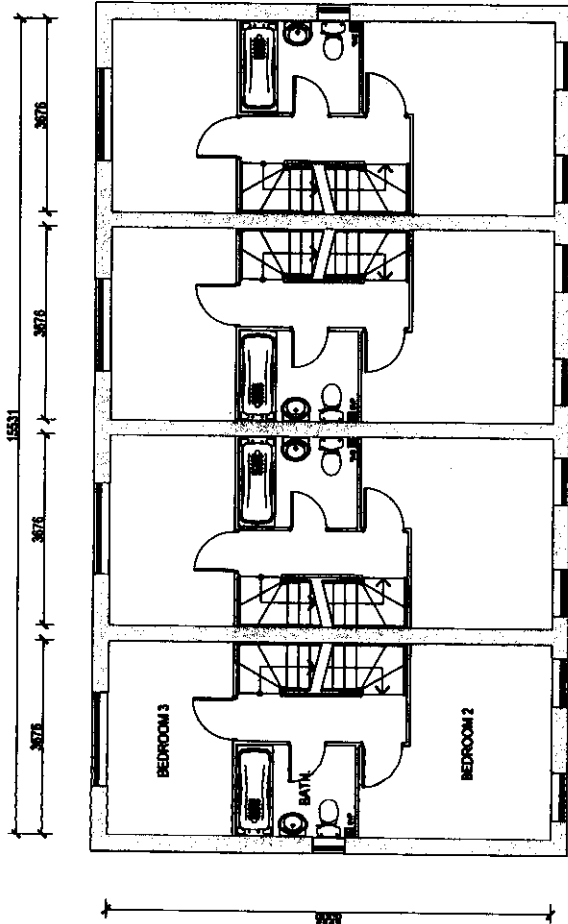
newforest  
design

architecture

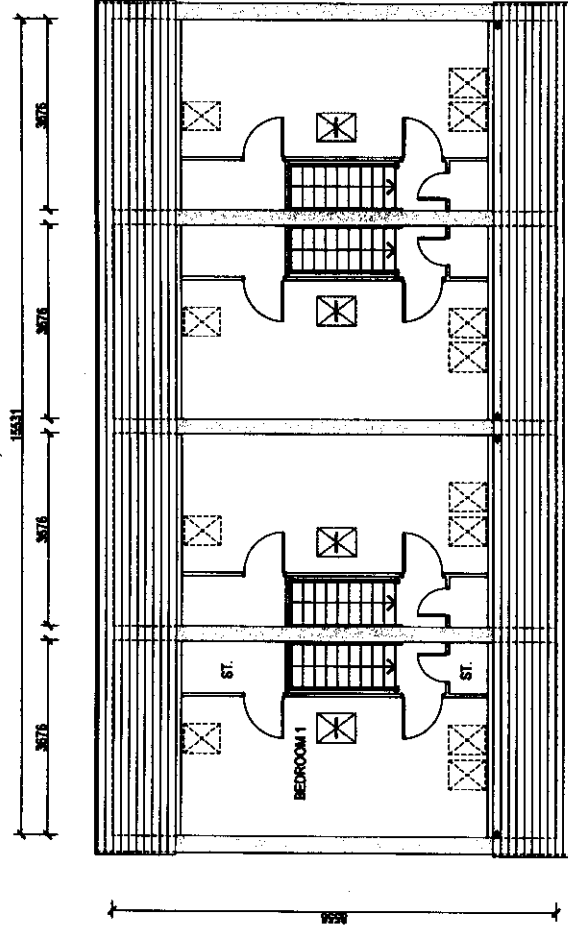
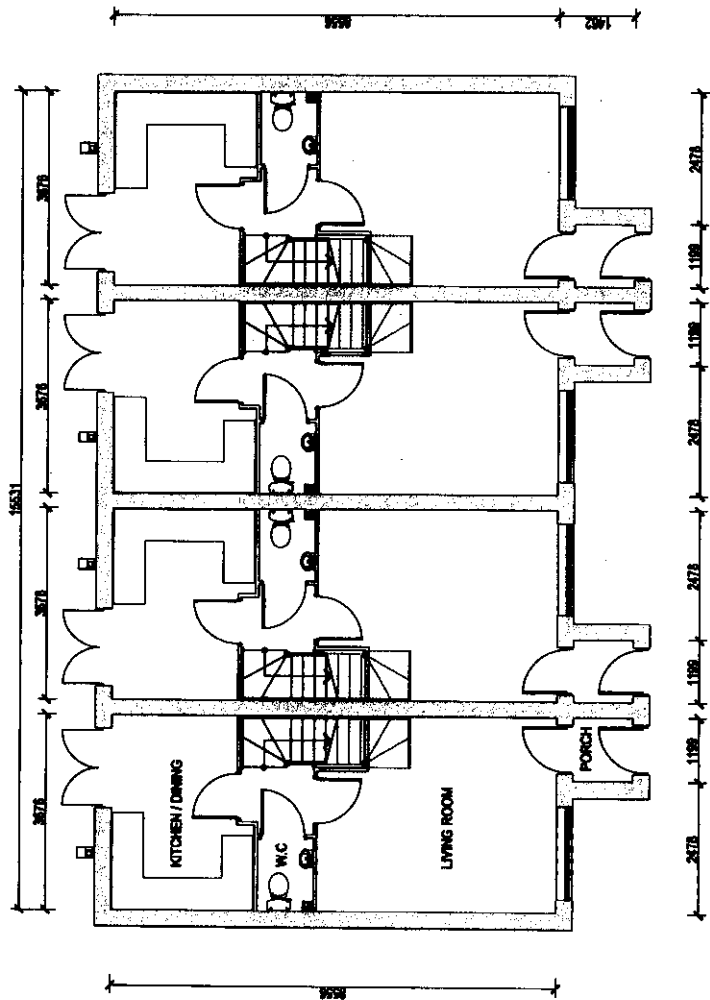
new forest design solutions ltd  
the waterhouse  
well lane  
bow pit  
garrettsend  
near blyth

tel: 0191 481 6800 fax: 0191 487 6314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - SWALE TERRACE X 3, VILLAGE STYLE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

APPLIES TO PLOTS:

AS PLOTTED  
PLOTS 135, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

\* INDICATES REVERSED PLOTS. REFER TO STREET SCENES.

**PERSIMMOI**

PLANNING

WIGTON ROAD, CARLISLE

FOR PERSIMMON HOMES LANCASHIRE

SWALE TERRACE X 4, 3 BED UNIT

FLOOR PLANS (928 SQFT)

project no. NFD5-135

drawing no. 51

scale 1:100

drawn by G. RAYNE

checked by A.

**newforest design**

architecture

new forest design solutions ltd.

the warehouse

well Lane

low Fell

garrettshead

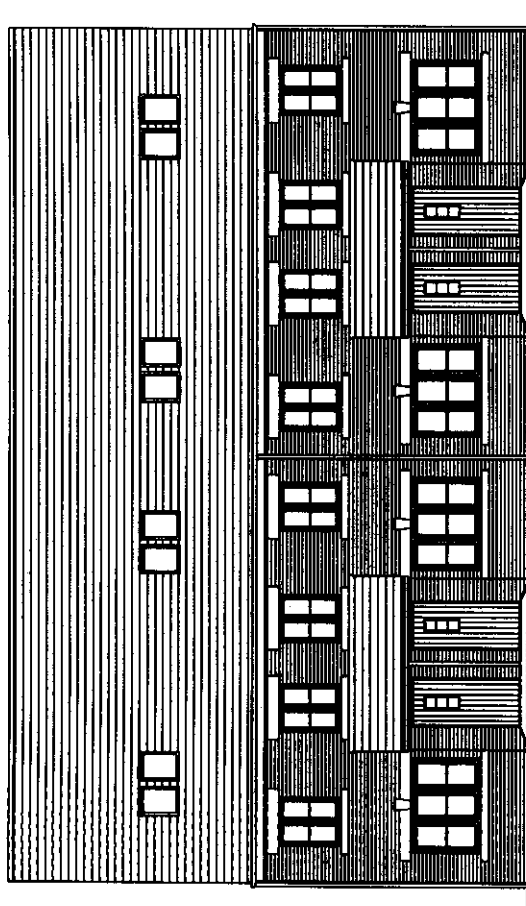
redmtn

tel: 0191 481 8500 fax: 0191 481 5314

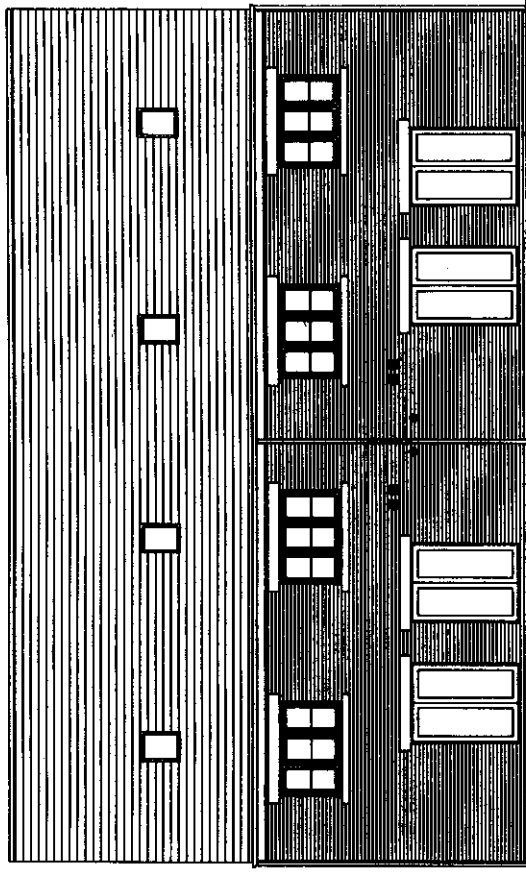
www.newforestdesign.co.uk

office@newforestdesign.co.uk

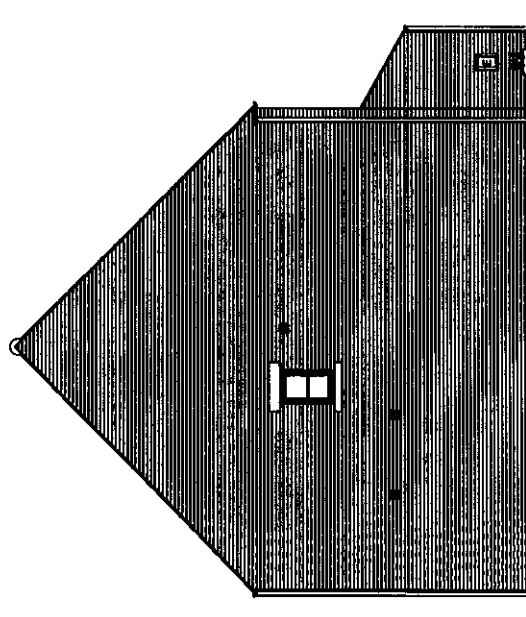
WIGTON ROAD, CARLISLE - SWALE TERRACE X 4, VILLAGE STYLE



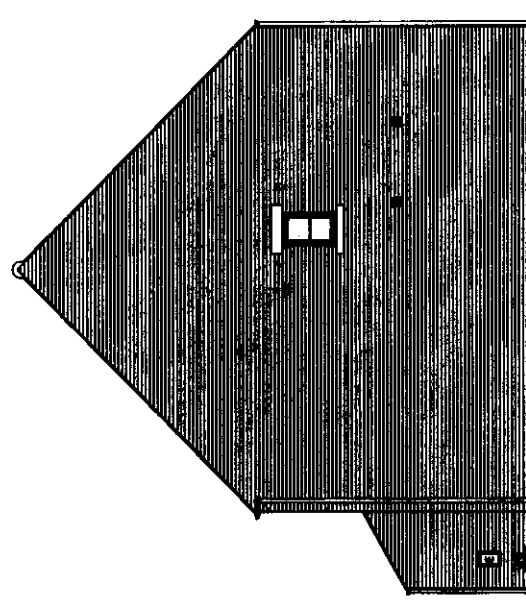
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

REV A 01/03/11 NEWFOREST DESIGN ARCH

APPLIES TO PLOTS:

AS HANDLED  
PLOTS 106, 107, 108, 109 PLOTS 106, 108, 107, 1



PERSIMMOI

PLANNING

job / client

WIGTON ROAD, CARLISLE

FOR PERSIMMOI HOMES LANCASHIRE

drawing title

SWALE TERRACE X 4, 3 BED UNIT

ELEVATIONS - BRICK (828 SQFT)

project no.

NFDS-135

scale

1:100

drawn by

G. RAYNE

check

A

newforest  
design

architecture

new forest design solutions ltd

The Warehouse

Well Lane

Box Hill

Haslemere

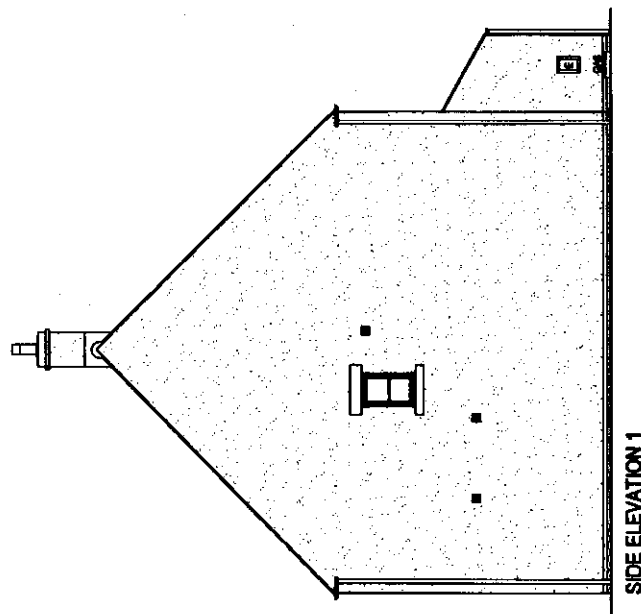
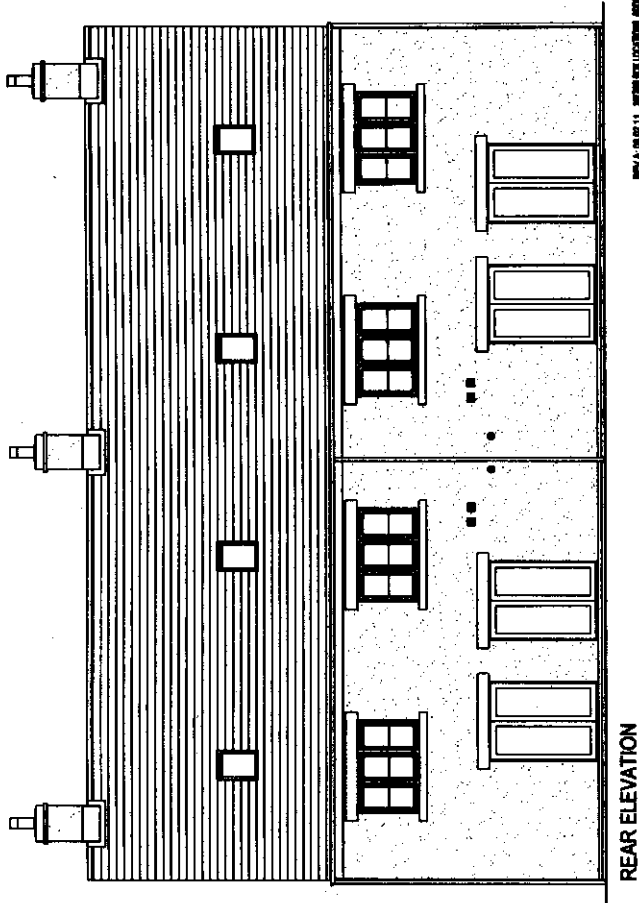
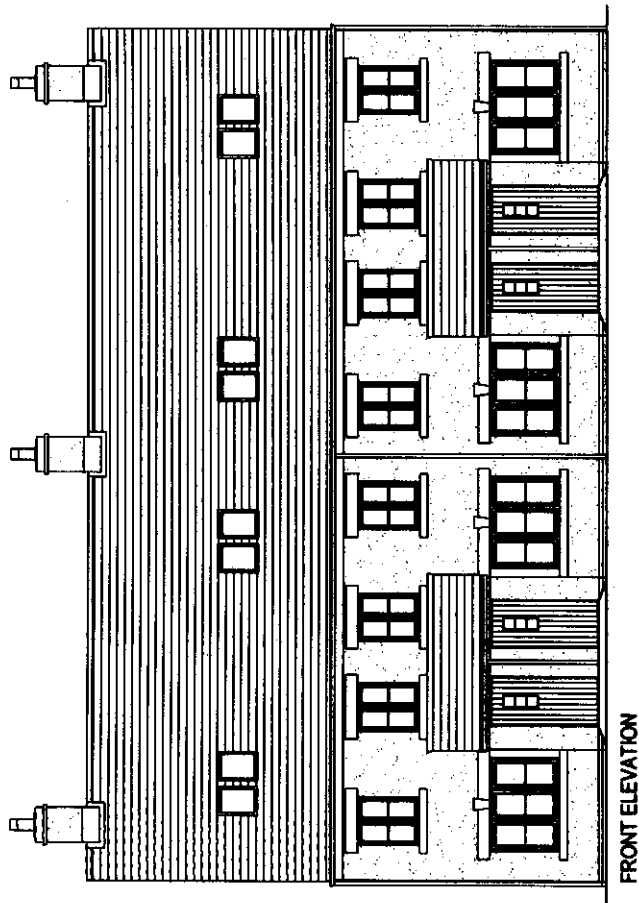
GU24 0PH

tel: 0191 481 6500 fax: 0191 487 5314

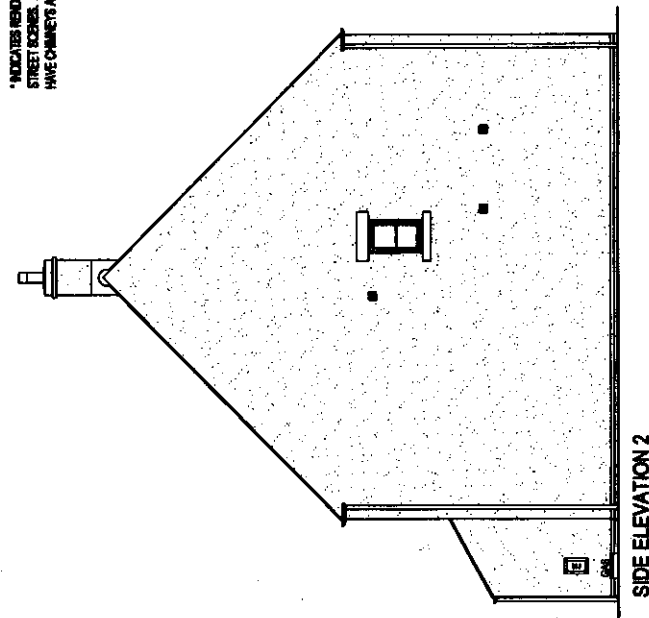
www.newforestdesign.co.uk

office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - SWALE TERRACE X 4, VILLAGE STYLE



\* INDICATES REMODED PLOTS, REFER TO STREET SCENES. ALL REMODED PLOTS TO HAVE CHIMNEYS AS SHOWN.



FRONT ELEVATION

NEW A. BUILT 11. 1878 INCL. 1878. 1878. 1878.

APPLIES TO PLOTS:  
AS  
HANDIC  
PLOTS 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



PERSIMMOI

PLANNING

WIGTON ROAD, CARLISLE  
FOR PERSIMMON HOMES LANCASHIRE

SWALE TERRACE X 4, 3 BED UNIT  
ELEVATIONS - RENDER (8000 SQFT)

newforest  
design  
architecture

newforest design solutions ltd.  
newforest design solutions ltd.  
newforest design solutions ltd.  
newforest design solutions ltd.  
newforest design solutions ltd.

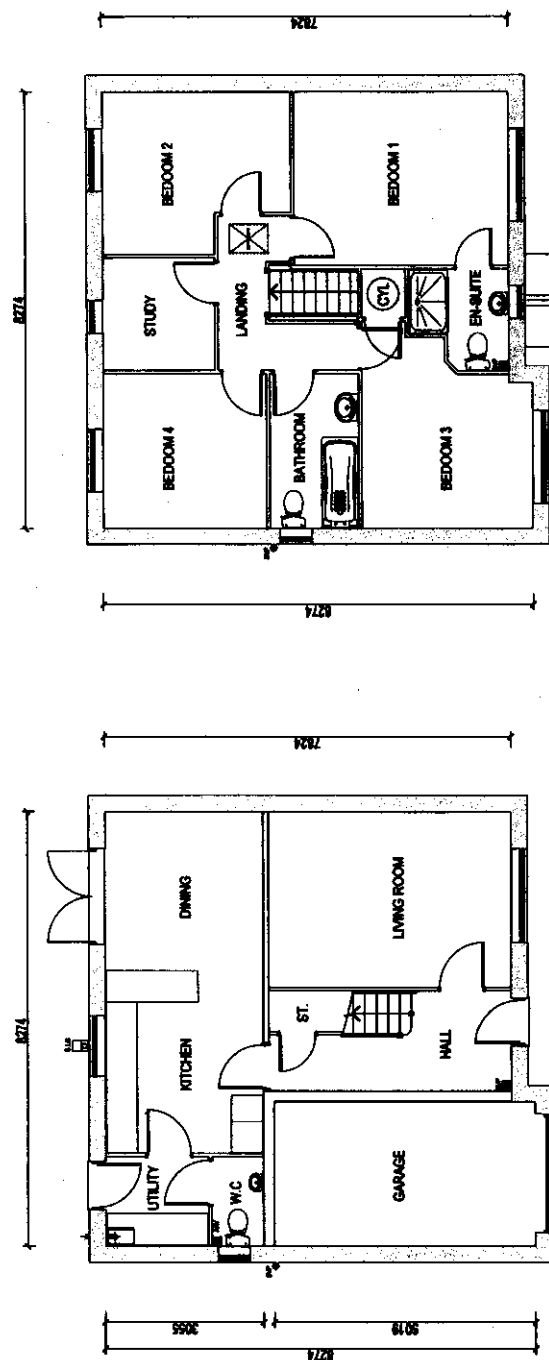
0191 481 8000 Fax: 0191 487 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - SWALE TERRACE X 4, VILLAGE STYLE



DO NOT SCALE  
All dimensions to be checked on site. Newforest does  
not accept liability for any discrepancies prior to  
commencement.

APPLIES TO PLOTS:	
AS	FINISHED
PLOTS 87	PLOTS 88
100	110
150	161
221	218
	220



GROUND FLOOR PLAN

FIRST FLOOR PLAN



PERSIMMON

PLANNING	
job / client	WIGTON ROAD, CARLISLE
FOR PERSIMMON HOMES LANCASHIRE	
drawing title	WINSTER DETACHED, 4 BED UNIT
project no.	FLOOR PLANS (1257 SQFT)
drawing no.	
NFDS-135	
code	
drawn by	G. RAYNE
date	A

newforest  
design

architecture

newforest design solutions ltd.  
1st Floor  
100-102  
Newcastle  
Road  
Newcastle  
upon Tyne  
NE4 6JF  
0191 481 8000 fax: 0191 481 8314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk

WIGTON ROAD, CARLISLE - WINSTER DETACHED, VILLAGE STYLE

DO NOT SCALE  
All dimensions to be checked on site. Newforest design  
solutions to be notified of any discrepancies prior to  
commencement.

APPLIES TO PLOTS:

AS	HANCED
PLOTS #7	PLOTS #6
109	110
150	151
221	218
	220

NOTE: REFER TO STREET SCENES FOR PLC  
WITH FALSE CHIMNEYS

REV A 04/02/11 METER BOX LOCATIONS ADDED



PERSIMMOI

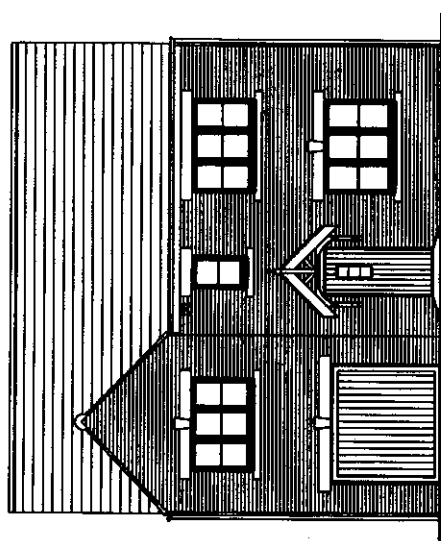
status	PLANNING
job / client	WIGTON ROAD, CARLISLE FOR PERSIMMOI HOMES LANCASHIRE
drawing title	WINSTER DETACHED, 4 BED UNIT ELEVATIONS (1257 SQFT)
project no.	NFDS-135
drawing no.	SI
scale	1:100
drawn by	G. RAYNE
checked by	A

newforest  
design

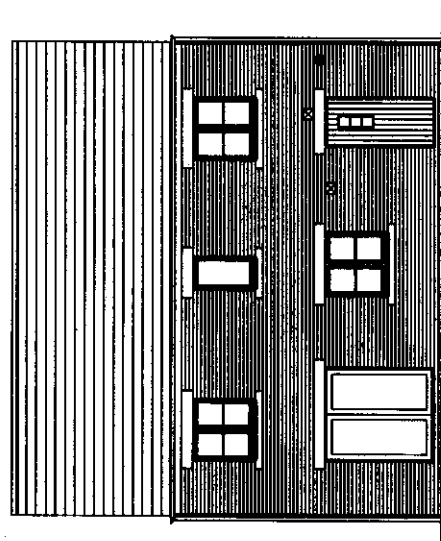
architecture

new forest design solutions ltd.  
the vinehouse  
well lane  
bow Fell  
Carlisle  
Cumbria  
CA9 6JH

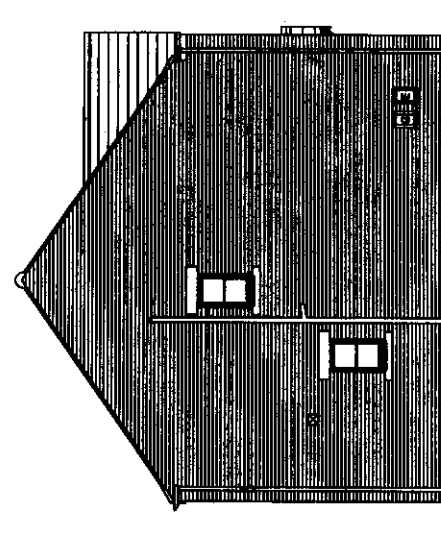
tel: 0191 491 6500 fax: 0191 487 5314  
www.newforestdesign.co.uk  
office@newforestdesign.co.uk



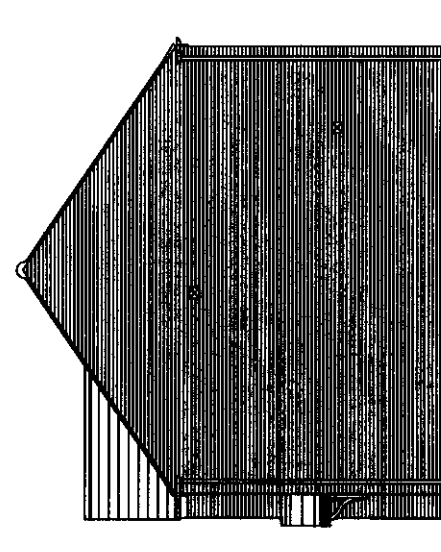
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 1



SIDE ELEVATION 2

WIGTON ROAD, CARLISLE - WINSTER DETACHED, MILLAGE STYLE

## SCHEDULE A: Applications with Recommendation

10/1141

**Item No: 10**

Date of Committee: 15/07/2011

**Appn Ref No:**  
10/1141

**Applicant:**  
Mr J Caven

**Parish:**  
Cummersdale

**Date of Receipt:**  
24/12/2010

**Agent:**  
HTGL Architects

**Ward:**  
Dalston

**Location:**

L/Adj Garden Village-Caven Close, Wigton Road,  
Carlisle, Cumbria

---

**Proposal:** Erection Of 3no. Bungalows & 1no. House

---

### REPORT

**Case Officer:** Sam Greig

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Principle of development;
- 2.2 The layout And design of the development;
- 2.3 Impact on the living conditions of neighbouring residents;
- 2.4 Highway issues;
- 2.5 Foul and surface water drainage; and
- 2.6 Contamination.

#### 3. Application Details

##### The Site

- 3.1 This application seeks "Full" planning permission for the erection of four dwellings on land adjacent to Garden Village, which is located off Wigton Road on the western periphery of Carlisle. The application site is undeveloped 'greenfield' land and forms a small portion of a much larger site that has been allocated for residential development in the Carlisle District Local Plan (CDLP). It is situated approximately 3 kilometres to the west of the city centre on the fringe of the urban area.
- 3.2 To the east, on the opposite side of Wigton Road, is the site of the proposed

District Centre at Morton, which was recently granted “Outline” planning permission to be redeveloped. That permission included the erection of a 8,175 sqm food superstore. Immediately to the south of the site are a cluster of residential dwellings known as Garden Village. To the north and west of the site lies the remainder of the residential allocation. A planning application for the redevelopment of that land to create 253 dwellings precedes this report in the Schedule.

## **Background**

- 3.3 In 2000 a planning application was submitted for a similar scheme that involved the erection of two bungalows and a dwelling on this land. The application was considered by the Development Control Committee who resolved that the Council indicate to the Secretary of State (SoS) that it was minded to support the application. At the time that this application was being considered three other large residential developments were being referred to the SoS, as outlined in the "Background" section of the preceding report. Given the scale of this proposal Government Office for the North West (GONW), who were acting on behalf of the SoS, subsequently confirmed that this application did not need to be referred to the SoS for approval.
- 3.4 The access serving the proposed three dwellings was via the new access road that would be formed to serve the remainder of the residential allocation, which is one of the applications that were “called in” by the SoS. Consequently, the ability to implement the scheme was dependent on the outcome of the “called in” application. As the latter application has not been approved by the SoS Officers considered that would be premature to determine the application for three dwellings as to do so could result in the dwellings being built without a satisfactory access onto Wigton Road. When the applicant became aware that a revised planning application was being submitted to redevelop the land to the west of the site, the applicant decided not to pursue the undetermined 2000 application, but to submit this current proposal, which proposes an additional dwelling to that previously considered by the Development Control Committee.

## **The Proposal**

- 3.5 The application proposes the erection of four individually designed dwellings comprising three bungalows and one two storey house. The external walling of the dwellings would be finished predominantly with red facing brick, including elements of render, and grey concrete roof tiles. Of the four units proposed, the house would incorporate four bedrooms, whereas two of the bungalows would have three bedrooms, with the smallest the bungalow providing two bedrooms. All four units would have reasonably sized gardens and ample car parking space for in excess of two vehicles.
- 3.6 The dwellings would be arranged around a cul-de-sac with vehicular access off the spine road that will serve the proposed development for the erection of 253 houses on the adjoining land (Application 10/1026). The boundary to the roadside frontage would be defined by a 1.8m high brick wall. It is proposed that both foul and surface water drainage will connect into the

mains sewer.

#### **4. Summary of Representations**

- 4.1 This application has been advertised by means of a site notice and notification letters sent to twenty neighbouring properties. In response two households have objected to the application. In summary, the letters raise the following issues:
1. The removal of the existing hedgerows and trees will result in loss of wildlife habitat;
  2. The wall to the road frontage is out of keeping with the area;
  3. Is any street lighting to be installed as part of this development;
  4. It is unclear as to how surface water will be disposed of;
  5. The existing bus stop is not shown and both the highway and footpath are being realigned to accommodate this development;
  6. There is an existing right of way over this land for the residents of Garden Village in order to maintain their drainage system which crosses the application site. Allowances must be put in place to divert, replace or protect these drains;
  7. The site is a nesting area for barn owls, pheasants, lapwings and curlews, as well as roosting bats.
- 4.2 Councillor Allison has commented on the application as a Ward Councillor for Dalston. Cllr Allison has highlighted that two residents of Garden Village have approached him regarding the existing rights of way and the drainage issues referenced above. Cllr Allison requests that Council Officers liaise with the residents of Garden Village in respect of their concerns and encourage the developers to ensure that the residents' existing foul drainage systems are connected into the mains sewer.

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

Cumbria County Council - (Highway Authority): no objection, subject to the imposition of one planning condition relating to the access arrangements;

Cummersdale Parish Council: has commented that the plan submitted with this application is not representative of the actual footprint of the site as the bus lay-by is not shown on the plan, which will affect the Plots 1 and 4. The local residents have also contacted the Parish Council expressing concern with respect to their drainage/sewerage arrangements which could be affected by this proposal;

United Utilities: no objections, subject to the imposition of a condition that

requires the means of surface water disposal to be clarified;

Local Environment - Drainage Engineer: no comments received;

Local Environment - Environmental Protection: no objection, in principle; however, a condition should be imposed requiring an investigation into the possible presence of contamination and, where appropriate, the proposed means of site remediation.

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

### **Introduction**

6.1 The relevant planning policies against which the application is required to be assessed are policies CP3, CP5, CP12, CP16, H1, H16, LE2, LE29 and T1 of the CDLP. The Morton Masterplan and Development Framework is also of relevance, as it is an adopted Supplementary Planning Guidance that provides a cohesive strategy for the redevelopment of that area.

6.2 The proposals raise the following planning issues:

#### **1. Principle Of Development**

6.3 The application site, which lies within the urban area of Carlisle, and is allocated for residential development in the CDLP. As such, the principle of residential development is acceptable, subject to compliance with the criteria identified in Policy H1 and other relevant Local Plan policies.

#### **2. The Layout And Design Of The Development**

6.4 The appearance of the dwellings and the external materials to be used are appropriate to the area. It is acknowledged that the two bungalows which lie parallel to Wigton Road project forward of the other properties that form Garden Village; however, bungalows are, by definition, only single storey in height and these properties would not dominate or adversely affect the street scene as a result.

6.5 A 1.8m high boundary wall is proposed to the Wigton Road frontage, which will define the entrance to the residential development proposed on land to the rear of the site (Application 10/1026). Two residents have expressed concern regarding the height of the wall and the loss of the existing hedgerow.

6.6 In respect of the latter, it is necessary to remove the existing hedgerow to achieve the visibility splays that are required at the access point to serve the residential scheme on the adjacent land. Officers questioned whether the hedgerow could be planted in lieu of the proposed brick wall; however, the architect correctly identified that the design and scale of the wall had previously been accepted by the Council in its positive recommendation to the Development Control Committee in respect of the application that was submitted in 2000.

- 6.7 When considering the appropriateness of the wall Members are reminded that whilst the character of the immediate area is semi-rural in appearance this will inevitably change following the construction of the District Centre and the implementation of a significant residential development proposed on the opposite side of Wigton Road. On balance, it is the Officer's view that the appearance of the wall will not have a significant adverse impact upon the character of the street scene.
- 6.8 The loss of the existing hedges and trees that will occur as a consequence of this proposal can be mitigated for through the implementation of a landscaping scheme. A condition is recommended to regulate this aspect of the proposal.
- 6.9 The layout of this cul-de-sac allows for reasonably garden sizes, which will form an attractive entrance to the proposed estate beyond. Adequate garden space, drying areas and storage provision for recycling/refuse bins would be available.
- 6.10 In summary, the scale, design and external materials to be used area are acceptable. Taking into account the position of the neighbouring properties in relation to the buildings proposed, the overall height and mass of the dwellings proposed would sit comfortably with the scale of the surrounding buildings.

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

- 6.11 Adequate separation distances have been maintained between the existing residential properties and those proposed. As such, it is unlikely that the living conditions of the occupiers of these properties will be compromised through loss of light, loss of privacy or overdominance.
- 6.12 A local resident has questioned whether street lighting will be provided. Whilst no lighting is shown on the plan, it is understood that street lighting will be installed to an adoptable standard as part of the highway works. Given the position of neighbouring houses it is the Officer's opinion that the living conditions of neighbouring residents are unlikely to be adversely affected should street lighting be installed. A planning condition is recommended to regulate this matter.

### 4. Highway Issues

- 6.13 The site will be accessed from the main road that will serve the adjacent development. The construction of that access that leads onto Wigton Road is outside of this application site. The creation of the access, along with the timing of its delivery, is also outside of the control of any future developer of this site. Consequently, the Highway Authority has recommended the imposition of a planning condition that requires the access arrangements to be constructed as per the submitted plans thereby effectively preventing this site from being developed until the access road is formed to serve the larger residential development to the west.

- 6.14 Members are advised that if they were minded not to approve the application to redevelop the land to the rear of the site (10/1026), which precedes this report in the Schedule, it would not be appropriate to approve this application. To do so may increase the likelihood of the dwellings being constructed without an acceptable means of access being in place. In the absence of an approved scheme to redevelop the site to the rear, the approval of this application would be premature.
- 6.15 The Parish Council and a local resident have made reference to the removal of the bus lay-by and changes to the alignment of the northern side of Wigton Road. As a matter of clarity these works are proposed as part of the proposal to develop the land to the west. The bus stop is proposed to be relocated slightly further north of its current position.

## 5. Foul And Surface Water Drainage

- 6.16 The applicant has indicated that both foul and surface drainage will connect into the public sewer. Whilst this arrangement is acceptable in respect of foul drainage disposal, when considering surface water disposal the applicant, in the first instance, should explore the possibility of soakaways or attenuated flows into existing water courses. Whether these methods of surface water disposal are appropriate is often dependent on the site characteristics. To regulate this matter a condition is imposed that requires the means of surface water disposal to be agreed prior to development commencing.
- 6.17 Two residents of Garden Village have voiced concerns regarding the impact that this proposal will have upon their foul drainage system, which cross the application site. To address these concerns the architect has advised that the existing effluent drain from Garden Village will be diverted to the mains sewer as part of this development. A planning condition is recommended to this effect.

## 6. Contamination

- 6.18 As the site is a greenfield site the likelihood of contamination being present is low. The applicant has submitted a Contamination Survey which states that as the land has only been used for grazing it should not be contaminated.
- 6.19 Notwithstanding this fact, two conditions are imposed to ensure that there is no likelihood of contamination causing any harm to human health. The first requires further investigatory work to be undertaken, together with a second condition that would legislate for the event that contamination is found at a later date, which had not previously been identified.

## Conclusion

- 6.20 In overall terms, the principle of the development is acceptable. The dwellings could be accommodated on the site without detriment to the living conditions of the neighbouring properties through loss of light, privacy or overdominance. Adequate amenity space, incurtilage parking provision would be available to



serve the dwellings. In all aspects the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.

- 6.21 In light of the above, it is recommended that Members approve this application, but only if permission has been granted for the redevelopment of the remainder of the residential allocation to the rear in accordance with application 10/1026. If that application is refused, this application should also be refused on the grounds of prematurity and as there would not be acceptable means of accessing Wigton Road, which would be detrimental to highway safety.

## **7. Planning History**

- 4.1 In 2000 planning permission was sought for the erection of three dwellings (Application 00/0910). The application was withdrawn prior to determination.
- 4.2 In 2010 a planning application was submitted for the erection of 253 dwellings on land to the east of the application site (Application 10/1026). The development hereby proposed shares the access road serving that development.

## **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 consent comprise:

1. The Planning Application Form received 22nd December 2010;
2. The site location plan received 18th January 2011 (Drawing No. 1655.10.S01a);
3. The proposed block plan received 18th January 2011 (Drawing No. 1655.10.S02a);
4. The proposed site layout plan received 26th January 2011 (Drawing No. 1655.10.S03B);
5. The proposed elevations received 28th January 2011 (Drawing No. 1655.10.A01a);
6. The proposed floor plans received 22nd December 2010 (Drawing No. 1655.10.A02);
7. The proposed elevations received 28th January 2011 (Drawing No. 1655.10.M01a);
8. The proposed floor plans received 22nd December 2010 (Drawing No. 1655.10.M02);
9. The proposed elevations received 22nd December 2010 (Drawing No. 1655.10.J02);

10. The proposed floor plans received 22nd December 2010 (Drawing No. 1655.10.J01);
11. The proposed elevations received 22nd December 2010 (Drawing No. 1655.10.P02);
12. The proposed floor plans received 28th January 2011 (Drawing No. 1655.10.P01a);
13. Design and Access Statement received 22nd December 2010;
14. The Tree Report received 22nd December 2010;
15. The Contamination Survey 24th December 2010;
16. The Notice of Decision; and
17. Any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. There shall be no vehicular access to or egress from the site other than via the approved access (as indicatively shown on Drawing No. 1655.10.S01a received 18th January 2011), unless otherwise agreed, in writing, by the Local Planning Authority.

**Reason:** To avoid vehicles entering or leaving the site by an unsatisfactory access or route, in the interests of road safety and to support Local Transport Plan Policies LD7 and LD8.

4. Samples or full details of all materials to be used on the exterior shall be submitted to and approved, in writing, by the Local Planning Authority before any work is commenced.

**Reason:** To ensure the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. No development shall commence until details of the proposed hard surface finishes to all public and private external areas within the proposed scheme have been submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To ensure the materials used are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No dwelling shall be occupied until its foul drainage system is connected to a public sewer and the existing effluent drain from the properties at Garden Village has been diverted to a new mains drainage system.

**Reason:** To ensure that adequate drainage facilities are available and to ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the proposed means of surface water disposal no development approved by this permission shall be commenced until a

scheme for the provision and implementation of a surface water drainage system has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

**Reason:** To ensure that adequate means of surface water disposal and to prevent increased risk of flooding in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. No development shall commence until a desk top study and site reconnaissance (walkover) have been undertaken to assess need for further information regarding the possible presence of contamination. Should any contamination be identified a remediation scheme shall be submitted to and approved, in writing, by the Local Planning Authority. Upon completion of the approved remediation measures, a remediation report must be submitted to the Local Planning Authority for approval in writing.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies LE2 and LE29 of the Carlisle District Local Plan 2001-2016.

9. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with the condition above, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies LE2 and LE29 of the Carlisle District Local Plan 2001-2016.

10. No work associated with the construction of the development hereby approved shall be carried out before 0730 hours or after 1800 hours on weekdays and Saturdays (nor at any times on Sundays or statutory holidays) unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

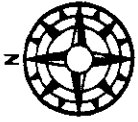
11. If street lighting is proposed no development shall commence until details of the lighting columns, their position and level of illumination have been submitted to and approved, in writing, by the Local Planning Authority.

**Reason:** To ensure that the details are acceptable and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

12. No development shall take place until full details of the proposed soft landscape 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 an acceptable landscaping scheme is prepared to compensate for the loss of the existing vegetation and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

---



**HTGL**

**l i m i t e d**

15 Brunswick Street

Carlisle CA1 1PB

Tel: 01228 521887

Fax: 01228 818582

mail@htgl.demon.co.uk



**Client:**  
Mr J Caven

**Project:**  
Garden Close  
Carlisle

**Title:**  
Location Plan

**Drawn:** JC

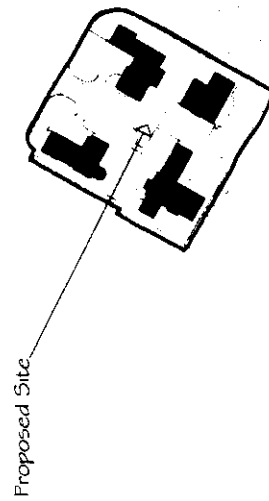
**Date:** 11/10

**Scale:** 1:1250

**DRAWING No.**

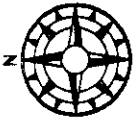
**1655.10.501a**

18 JAN 2011  
101114



LOCATION PLAN

Amendment No. 1/01/2011  
30.01.2011  
30.01.2011  
30.01.2011



**HTGL**

**l i m i t e d**

15 Brunswick Street  
Carlisle CA1 1PB  
Tel: 01228 521887  
Fax: 01228 818582  
mailto:htgl.demon.co.uk



Client:  
Mr. J. Caven

Project:  
Garden Close  
Carlisle

Title:  
Block Plan

Drawn: JC

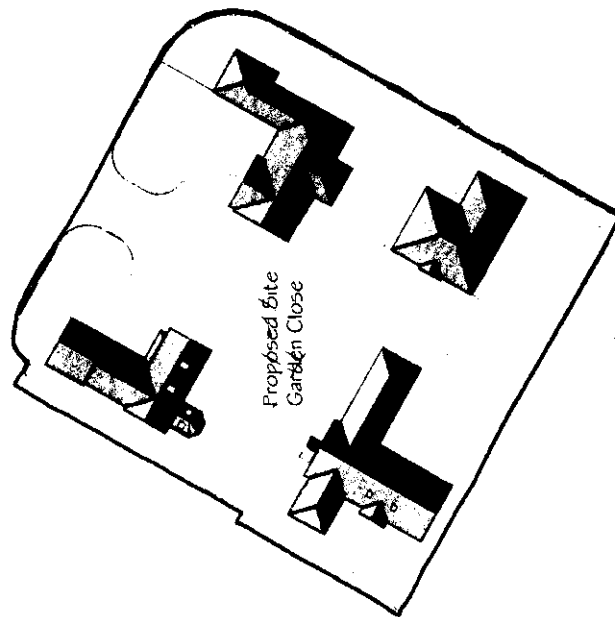
Date: 11/10

Scale: 1:500

DRAWING No.

**1655.10.502a**

16 JAN 2011  
101141



**BLOCK PLAN**

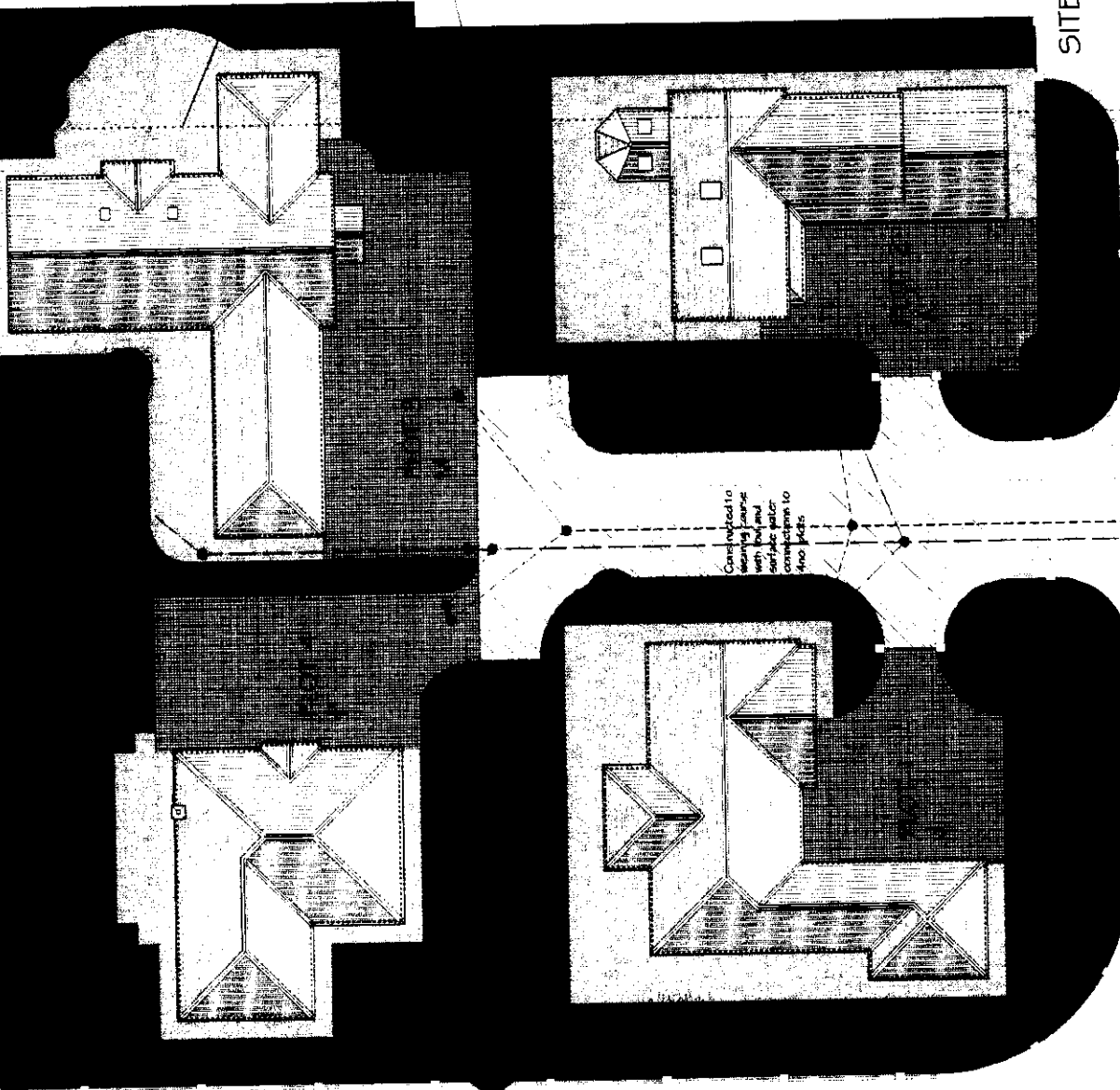
Amended A. 17.01.2011  
JLC: 1655.10.502a  
apart 1:500 fence added



# STREET ELEVATION

Existing effluent drain from Garden Village to be intercepted at this point and diverted to new mains drainage system.

existing hedge to be trimmed back, new 1500mm close board fence to boundary with adjoining property



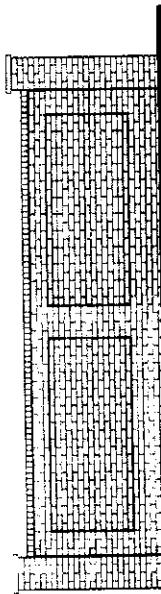
Consolidated to existing course with foot and surface water connections to 4m x 425

Existing hedge to be removed & new brick wall to be erected along road boundary to be agreed with TA

> WIGTON

Wigton Road A595

< CARLISLE



## PERIMETER WALL DETAIL

Existing effluent drain and septic tank to be removed following installation of new mains drainage system.

existing hedge to be removed, new 1500mm close board fence to boundary with adjoining site.

1500mm high close boarded fence between plots.

# HTGL

## limited

15 Brunswick Street

Carlisle CA1 1PB

Tel: 01228 521887

Fax: 01228 818582

mail@htgl.demon.co.uk



Client: Mr J. Caven

Project: Garden Close Carlisle

Title: Site Layout As Proposed

Drawn: JC

Date: 1/1/10

Scale: 1:200 & 1:500 @ A2

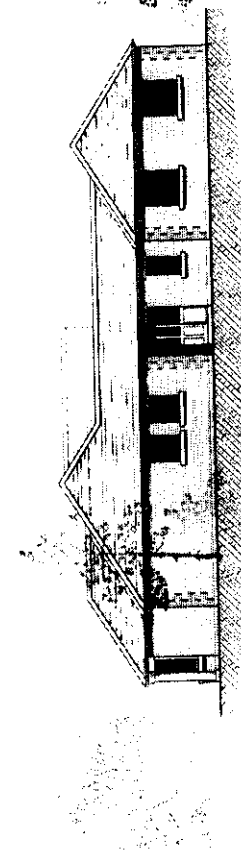
Drawing No. 11655.10.503B

Amendment B: 26.01.2011  
JLC: Drainage layout amended & stock proof fence, gates & access route removed.  
Amendment A: 17.03.2011  
JLC: Plot 4 & 5 moved 20m apart & 1800 fence added.

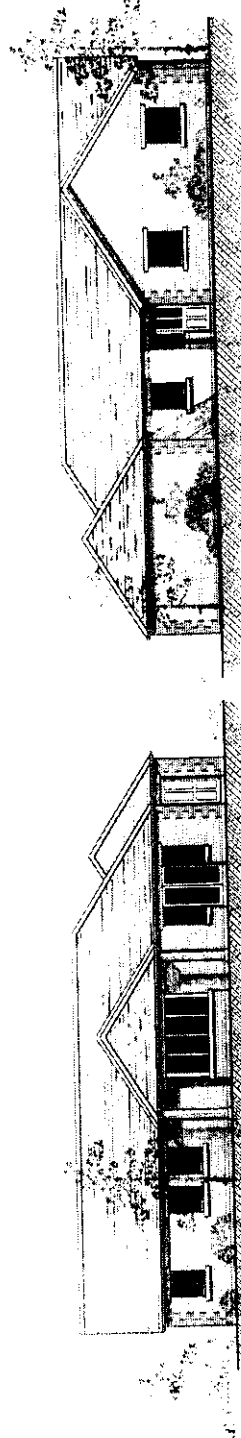
## SITE LAYOUT

New Estate Road

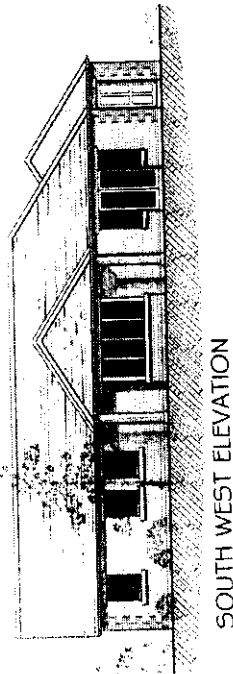
MATERIALS  
 Walls - Red Brick with Render  
 Roof - Slate Gray Interlocking Tiles  
 Windows & Doors - UPVC  
 Boundary Treatments - Close Boarded Fencing, Brick Walling size  
 drawing 1655/10/503



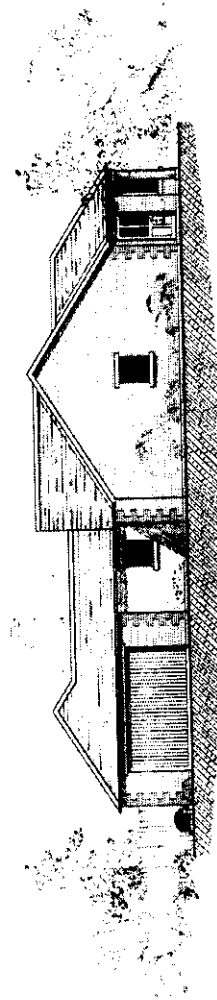
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

**HTGL**  
 ARCHITECTS

l i m i t e d

15 Brunswick Street  
 Carlisle CA1 1PB  
 Tel: 01278 521887  
 Fax: 01278 918582  
 mail@htgl.demon.co.uk



Client:  
 Mr & Mrs

10/11/14

Project:  
 Carlisle

Title:  
 1655/10/503

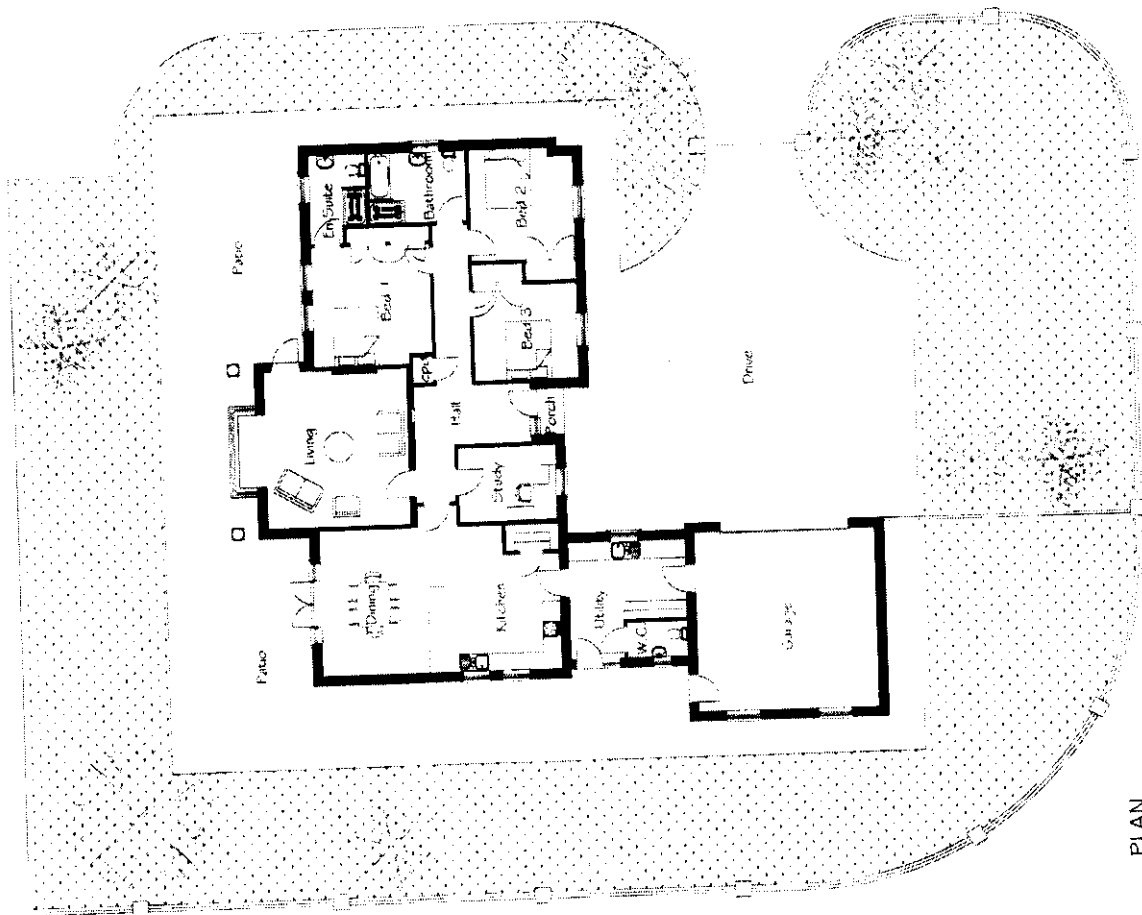
Drawn: AC

Date: 11/11/14

Scale: 1:100 @ A2

Drawing No:  
 1655/10/502





PLAN

**HTGL**

ARCHITECTS

limited

15 Brunwick Street

Carlisle CA1 1PB

Tel: 01228 521887

Fax: 01228 818582

mail@htgl.demon.co.uk



Client:  
Mr. & Mrs. [Name]

Project:  
Construction of a  
new house

Date:  
15.05.2001

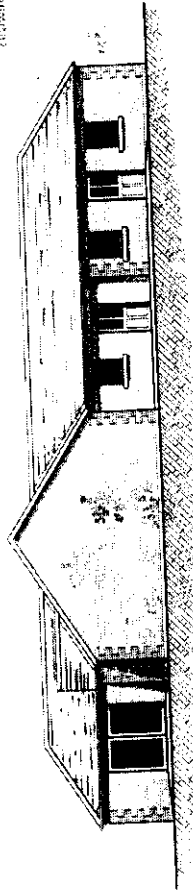
Drawn:  
[Name]

Date:  
15.05.2001

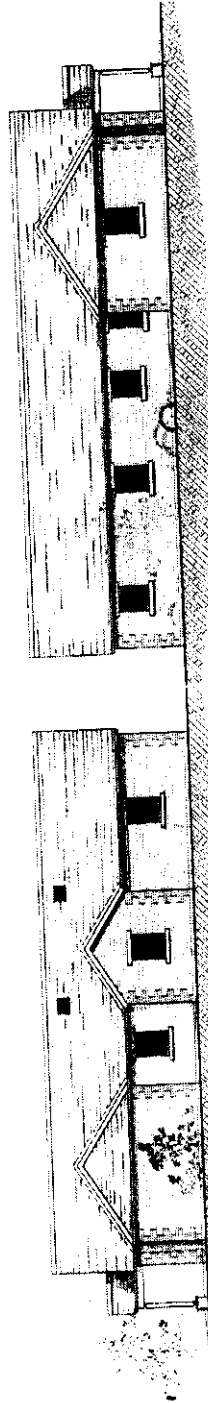
Scale:  
1:100 (to A3)

Drawing No.  
1655.10.01

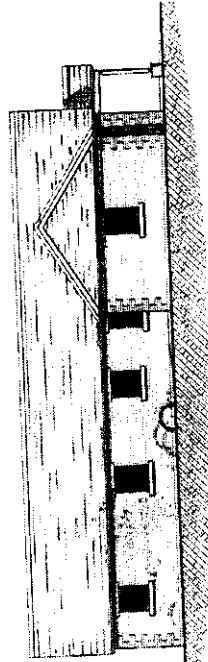
**MATERIALS**  
 Walls - Red Brick with Render  
 Roof - Slate Gray Interlocking Tiles  
 Windows & Doors - UPVC  
 Boundary Treatments - Close Boarded Fencing, Brick Walling etc.  
 (Drawn) 1655/10503



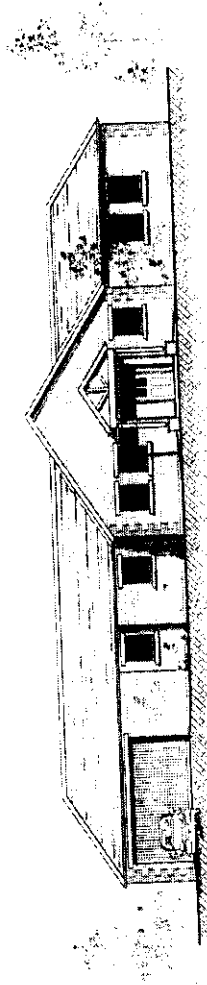
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

**HTGL**  
 Architects

l i m i t e d

15 Brentwick Street  
 Carlisle CA1 1PB  
 Tel: 01228 521887  
 Fax: 01228 818587  
 mail@htgl.demon.co.uk



Client: *[illegible]*

Project: *[illegible]*

Date: *[illegible]*

Drawn by: *[illegible]*

Scale: *[illegible]*

Plotting No. **1655.10.M02**

**HTGL**

Architects

l i m i t e d

15 Brunswick Street

Carlisle CA1 1PB

Tel: 01228 521887

Fax: 01228 818582

mail@htgl.demon.co.uk



**Client:**  
Mr J Caven

**Project:**  
Garden Close  
Carlisle

**Title:**  
Plans As Proposed

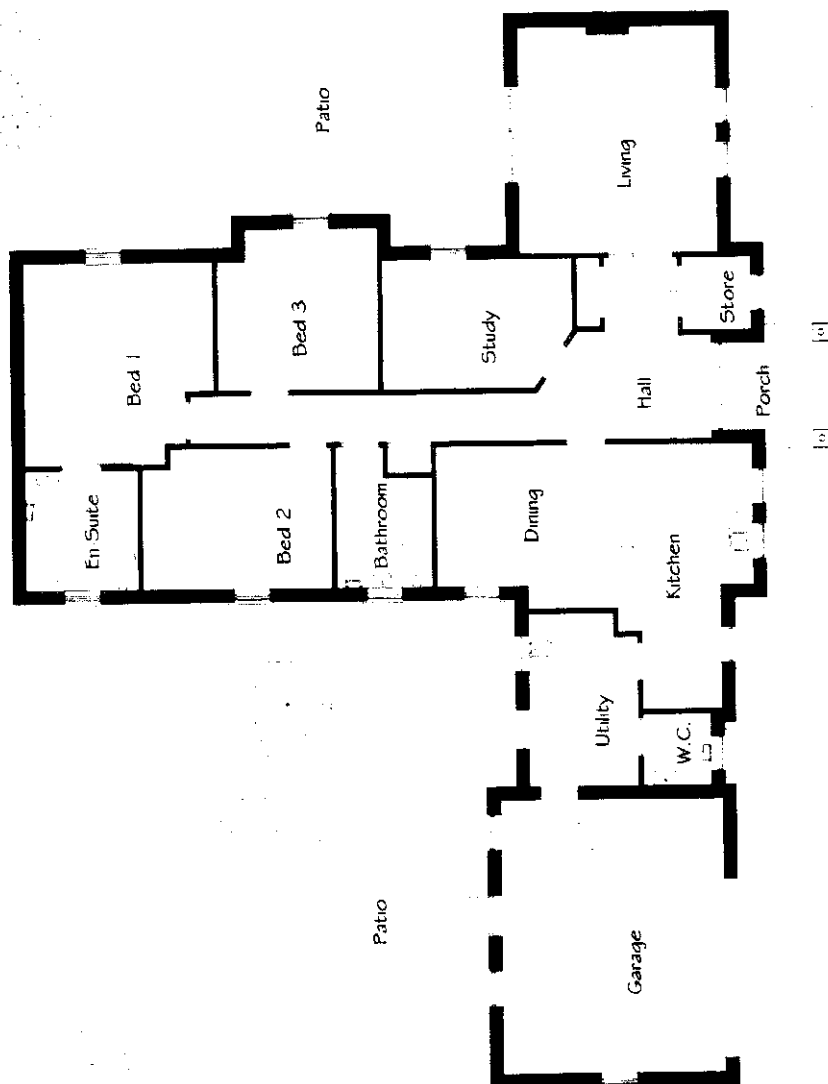
**Drawn:** JC

**Date:** 11/10

**Scale:** 1:100 @ A2

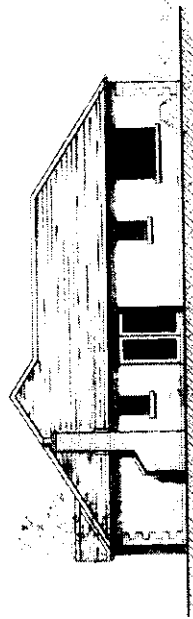
**Drawing No.**

1655.10.M01a

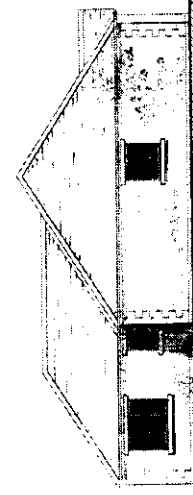


PLAN

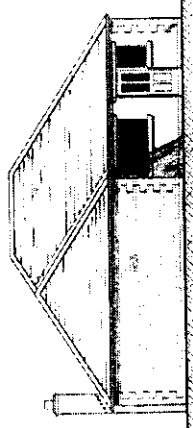
MATERIALS  
 Walls - Red Brick with Render  
 Roof - Slate Gray Interlocking Tiles  
 Windows & Doors - UPVC  
 Boundary Treatments - Close Boarded Fencing, Brick Walling See  
 Drawing 1655/10/003



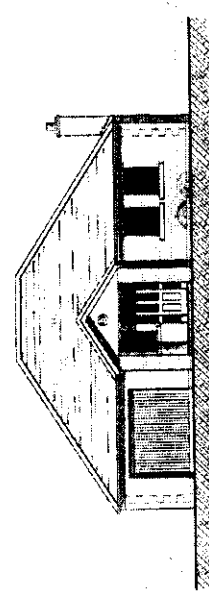
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

**HTGL**  
**ARCHITECTS**

l i m i t e d

15, Brunswick Street  
 Carlisle CA1 1PR  
 Tel: 01228 521387  
 Fax: 01228 818582  
 mail@htgl.demon.co.uk



Client:  
 Mr & Mrs J. Smith

Project:

1655/10/003  
 1655/10/003

Title:

1655/10/003, 1655/10/003

Drawn: A

Date: 1/10/03

Scale: 1:125 & A2

DRAWING No.  
 1655/10/P02



l i m i t e d

15 Brunswick Street  
Carlisle CA1 1PB  
Tel: 01228 521887  
Fax: 01228 818582  
mail@htgl.demon.co.uk



Client:  
Mr. J. Caven

Project:  
Garden Closure  
Carlisle

Title:  
Plans As Proposed

Drawn: JC

Date: 11/10

Scale: 1:100 @ A2

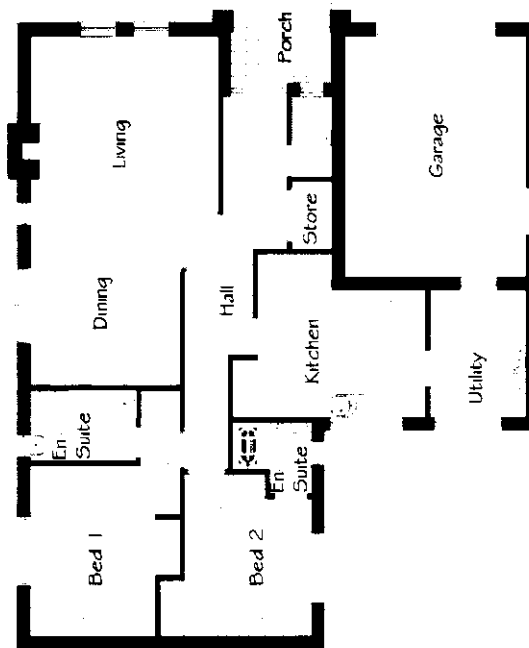
DRAWING No.

1655.10.P01a

2010/11/11

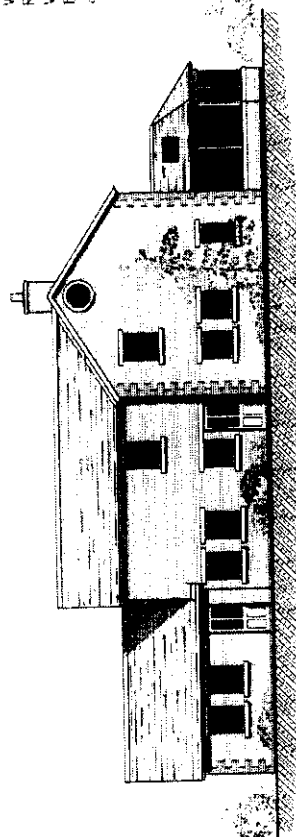


Patio

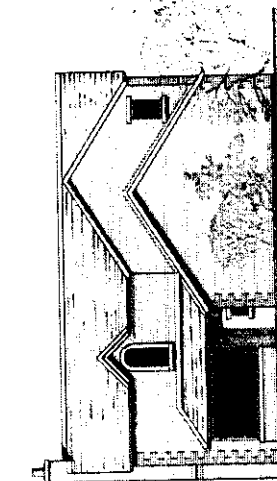


PLAN

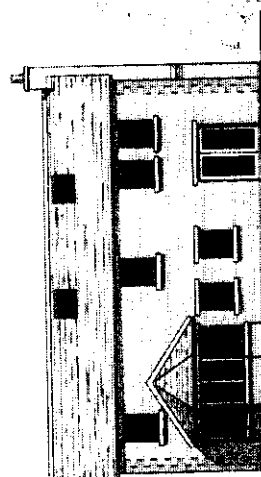
MATERIALS  
 Walls - Red Brick with Render  
 Roof - Slate Gray Interlocking Tiles  
 Windows & Doors - UPVC  
 Boundary Treatments - Close Boarded Fencing. Brick Walling see drawing 1655/10/A03



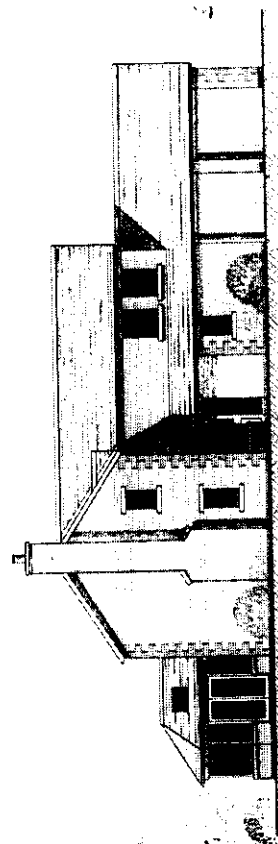
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

**HTGL**  
 ARCHITECTS  
 Limited

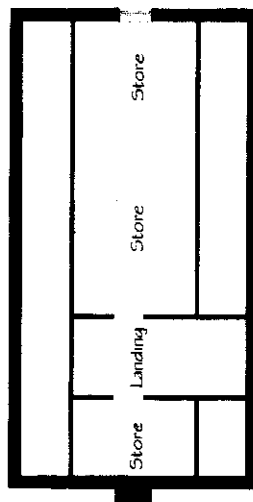
15 Brunswick Street  
 Carlisle CA1 1PB  
 Tel: 01228 521887  
 Fax: 01228 838582  
 mail@htgl.demon.co.uk



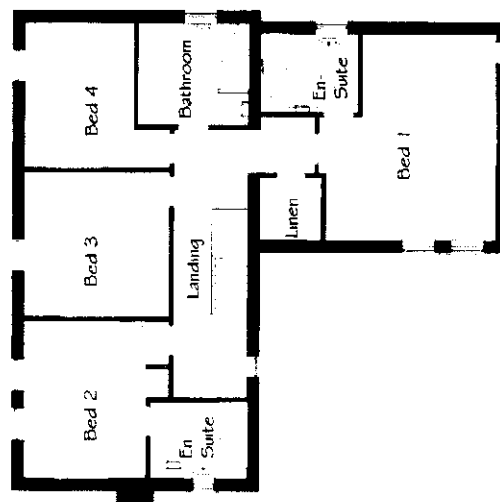
Client: Mr. & Mrs. Jones  
 Project: New House  
 Date: 15/01/03

Project: New House  
 Date: 15/01/03  
 Title: Elevation drawings  
 Drawn: J. Smith  
 Date: 15/01/03

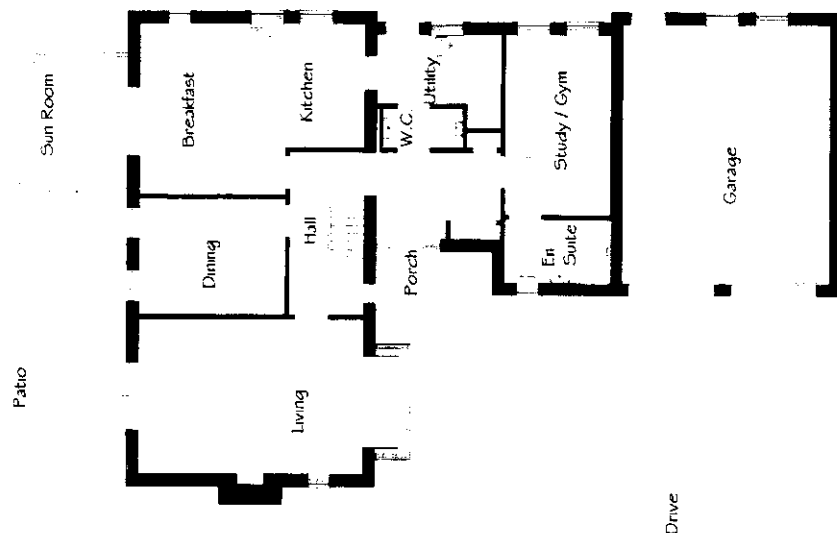
Scale: 1:50  
 Drawing No. 1655/10/A02



ATTIC FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

**HTGL**

l i m i t e d

15 Brunswick Street  
Carlisle CA1 1PB  
Tel: 01228 521887  
Fax: 01228 818582  
mail@htgl.demon.co.uk



Client:  
Mr J Cavan

Project:  
Garden Close  
Carlisle

Title:  
Plans As Proposed

Drawn: JC

Date: 11/10

Scale: 1:100 @ A2

Drawing No.

1655.10.A01a

20/01/11

## SCHEDULE A: Applications with Recommendation

11/0332

**Item No: 11**

Date of Committee: 15/07/2011

**Appn Ref No:**  
11/0332

**Applicant:**  
Mr A Miah

**Parish:**  
Carlisle

**Date of Receipt:**  
21/04/2011

**Agent:**

**Ward:**  
Harraby

**Location:**

33 Mallyclose Drive, Carlisle, Cumbria, CA1 3HH

---

**Proposal:** Erection Of Single Storey Side And Rear Extension To Provide 2no. Bedrooms, Bathroom And Extended Kitchen And Dining Room (Revised Application)

---

### REPORT

**Case Officer:** Suzanne Edgar

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Impact on The Living Conditions of Neighbouring Residents
- 2.2 Whether The Proposal Is Appropriate To The Dwelling
- 2.3 Impact of The Proposal On The Highway

#### 3. Application Details

##### The Site

- 3.1 No.33 Mallyclose Drive is a two storey semi-detached property constructed from brick walls under a tiled roof. The property sits on the northern side of Mallyclose Drive adjacent to the corner of Farbrow Road. The site is immediately surrounded by single storey residential properties to the north and west together by two storey properties to the south and east. The site is situated on a slight incline resulting in the residential property to the west being located at a lower level.

##### Background

- 3.2 In February 2011 an application was submitted (ref:11/0108) for the erection



of a single storey side and rear extension to provide 2no. bedrooms, bathroom and extended kitchen and lounge. The application was however withdrawn prior to determination following concerns raised by the Case Officer with regard to the proximity of part of the proposed side extension in relation to the bedroom window in the gable of No.31 Mallyclose Drive.

## **The Proposal**

- 3.4 A report on this application was deferred at the last meeting to enable a visit to the site to be undertaken. Members will recall that this application seeks revisions to the previous application submitted earlier this year (ref:11/0108). The applicants now propose to convert the existing garage into a bedroom for their disabled daughter. A single storey extension is proposed to the west of the garage in order to provide sufficient space for a turning circle in the proposed bedroom as well as bathing facilities and a room to store essential equipment which is needed for the care of the applicants daughter. This extension would be stepped away from the rear elevation of the property by 2 metres in order to allow a side entrance into the property with sufficient width for a wheelchair. The side extension will have a total width of 4.4 metres, a total length of 5.4 metres together with a pitched roof with a total height of 3.85 metres. A ramp and safety handrail will be situated to the west of this extension.
- 3.5 It is also proposed to extend the property by 3.05 metres to the rear to provide an extended kitchen/dining room as well as a bedroom for the applicants/carers of their daughter. This bedroom is required in order to maintain 24 hour care of the applicants daughter now and in the future. This extension will have a total width of 11.5 metres and a total ridge height of 3.9 metres.

## **4. Summary of Representations**

- 4.1 Six letters of objection have been received during the consultation period. The objections consider that the proposal: would lead to over development of the site; would create a precedent; would lead to unsatisfactory living conditions for occupiers of surrounding properties; would extend beyond the building line of the property; would not be for domestic purposes due to the number of rooms the extension is creating; could cause highway safety issues and would not be in keeping with the scale of the surrounding residential properties. The letters of objections also raise concerns that no dimensions are specified on the submitted plans, question why a site notice wasn't put up, indicate that the plans are not that different to the plans submitted under the previous application and allege that the property cannot be extended by more than 50%.
- 4.2 As reported at the last meeting a petition had also been received. The main objections in the petition related to over development of the site, potential traffic uses and concerns that the development would create a precedent. The signatures on the petition have been presented separately to the concerns as such it is unclear whether those signatures were aware of the covering letter.

In such an instance Members were advised to give little weight to the petition.

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

**Cumbria County Council - (Highway Authority):** no objection;

**Northern Gas Networks:** no objection subject to an advisory note regarding construction works.

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

### **Assessment**

6.1 The relevant planning policies against which the application is required to be assessed are Policies CP5 and H11 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:

#### **1. Impact On The Living Conditions Of Neighbouring Residents**

6.2 The residential property located to the west (No.31 Mallyclose Drive) is situated at a lower level to the application site. This property has several windows on the eastern gable which face No.33 Mallyclose Drive. The rear windows on this gable are obscured by a 2 metre (approx) high fence. The remaining bedroom window (the southern most window on this elevation) faces a fence with a reduced ridge height. The proposed side extension has been amended from the original plans submitted under application (11/0108) so that it is now stepped away from this bedroom window. It is therefore not considered that the proposed side extension (with no windows on the gable) would have an adverse impact upon the living conditions of the occupiers of the property to the west of the site through loss of light, loss of privacy or over-dominance.

6.3 The proposed rear extension will only have windows situated on the north elevation and will be hipped away from the east and western boundaries of the site. The existing boundary treatment along the western periphery will obscure the majority of this extension from No.31 Mallyclose Drive. The rear extension will be located 0.15 metres from the eastern boundary which is delineated by a 1.5 metre (approx) high fence. The property located to the east has french windows situated approximately 1 metre from this boundary. As the proposed rear extension will have a hipped roof sloping away from the east and western boundaries of the site the impact of the proposal on residential properties either side of the site is gradually diminishing. Given the orientation of the application site and design of the proposal it is not considered that the proposed development would cause loss of light, over dominance or loss of privacy to occupants of surrounding residential properties sufficient to warrant refusal of the application on these grounds. Members should however be aware that the proposed development is only 0.5 metres longer than what could be built under householders permitted development rights.

#### **2. Whether The Proposal Is Appropriate To The Dwelling**

- 6.4 The scale and height of the proposed extensions are comparable to the existing property and appear to be subservient. The extensions would be constructed from materials to match the existing dwelling, and would employ similar detailing. Accordingly, it is considered that the proposed development would complement the existing dwelling in terms of design and materials to be used.

### 3. Impact Of The Proposal On The Highway

- 6.5 As stated above, the proposal involves the conversion of the existing garage. Concerns have been raised by occupiers of neighbouring properties with regard to impacts of the proposal on the surrounding highway. The relevant Highway Authority has been consulted on the proposal and has raised no objections. It is therefore considered that a refusal of the application on the grounds of potential impacts on highway conditions could not be justified.

## Conclusion

- 6.6 In overall terms it is considered that the scale and design of the proposed extension is acceptable. The proposal 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 considered to be compliant with the objectives of the adopted Local Plan policies and approval is recommended.

## 7. Planning History

- 7.1 The available planning records indicate that planning permission was granted for the property on 13th March 1962 (ref:35182) with no conditions attached removing the applicant's permitted development rights. A first floor extension above the existing garage to provide a bedroom and bathroom was added to the property in 1980 (ref:80/0857).
- 7.2 In February 2011 an application was received (ref: 11/0108) seeking full planning permission for the erection of a single storey side and rear extension to provide 2no. bedrooms, bathroom and extended kitchen and lounge. The application was withdrawn prior to determination.

## 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 Planning Application Form received 21st April 2011;
2. The Site Location Plan received 21st April 2011;
3. The Block Plan received 21st April 2011 (Drawing No. AM/EXT/SBP Rev B);
4. The Existing And Proposed Floor Plans received 21st April 2011 (Drawing No. AM/EXT/003 Rev B);
5. The Existing Elevations received 21st April 2011 (Drawing No. AM/EXT/001 Rev B);
6. The Proposed Elevations received 21st April 2011 (Drawing No. AM/EXT/002 Rev B);
7. the Notice of Decision; and
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no additional windows shall be inserted on the east and west elevations without the prior consent of the local planning authority.

**Reason:** In order to protect the privacy and amenities of residents in close proximity to the site and to ensure compliance with Policy H11 of the Carlisle District Local Plan 2001-2016.

---

**LR**

TITLE NUMBER  
**CU203193**

**CUMBERA : CARLISLE**



ORDINANCE SURVEY MAP REFERENCE:

SP48802

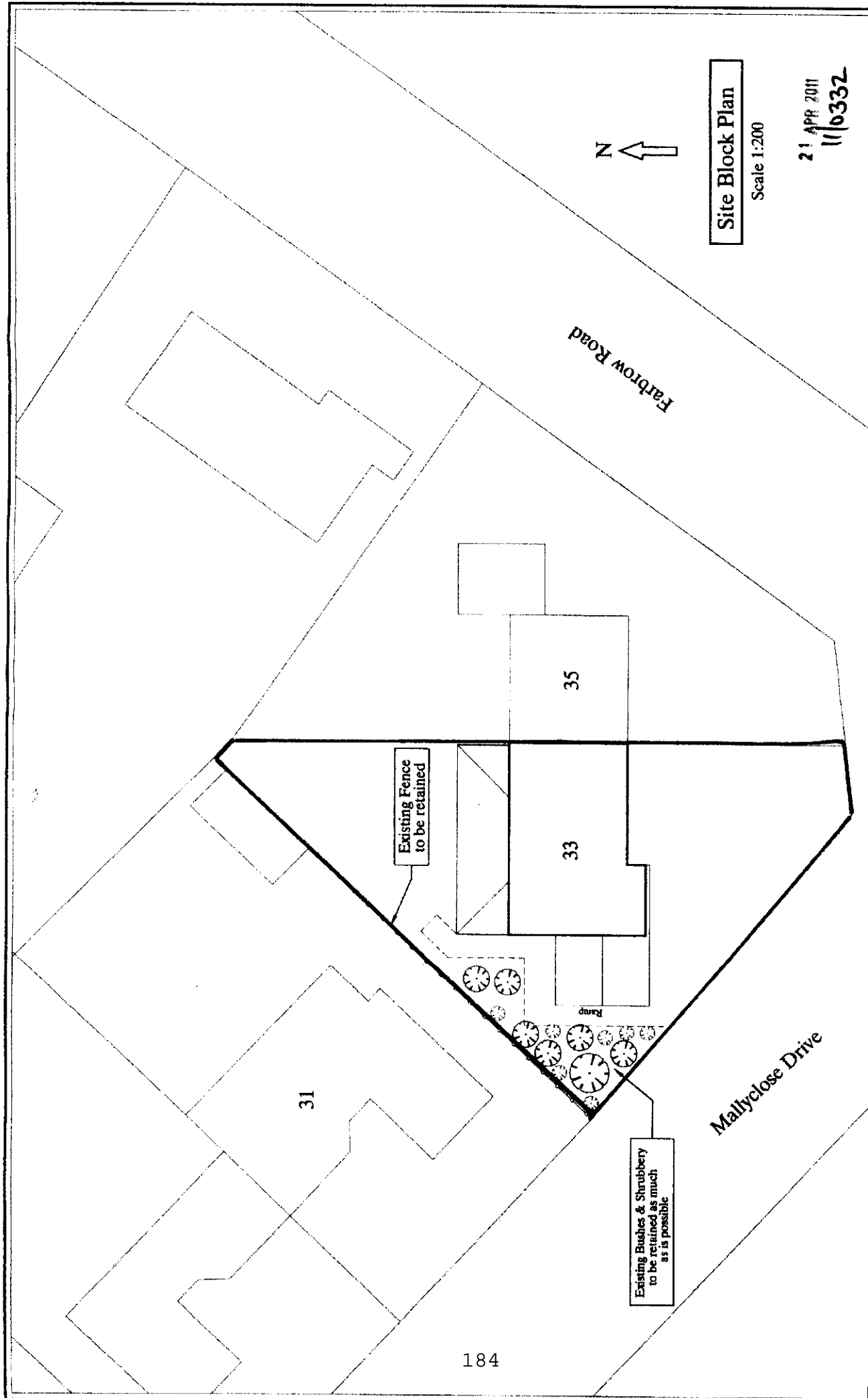
SCALE 1"=200'

REPRODUCED BY THE U.S. GOVERNMENT FROM THE ORIGINAL MAPS OF THE LAND OFFICE, GEORGIA. REPRODUCTION OF THIS MAP IS PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE LAND OFFICE, GEORGIA. (50) 57720.



8 FEB 2011  
1110108

AM/EXT/  
SLP  
SITE LOCATION  
PLAN.



Site Block Plan

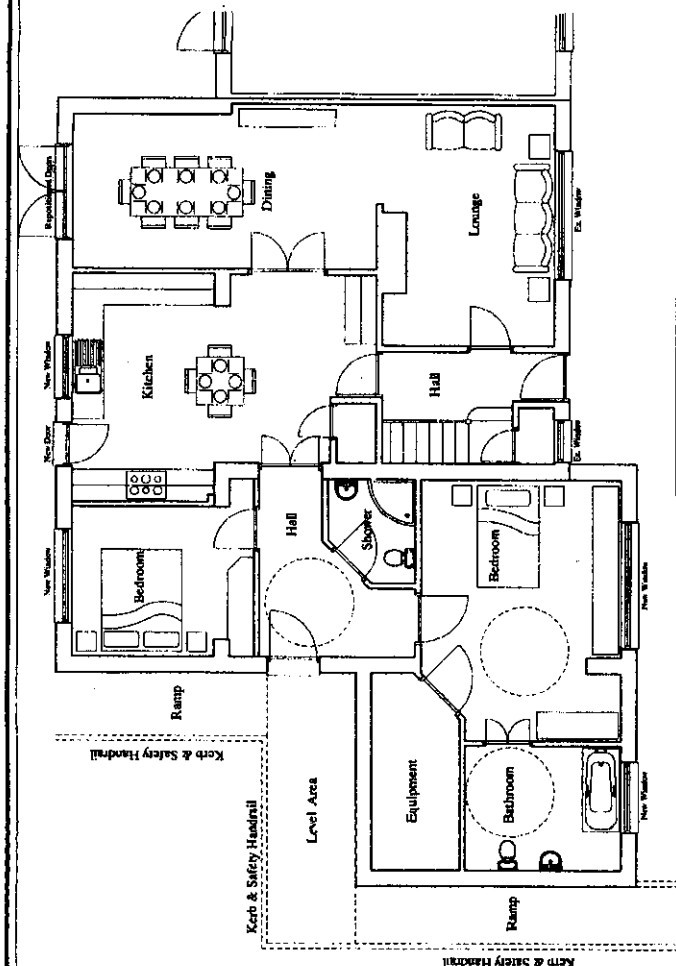
Scale 1:200

21 APR 2011  
11/0332

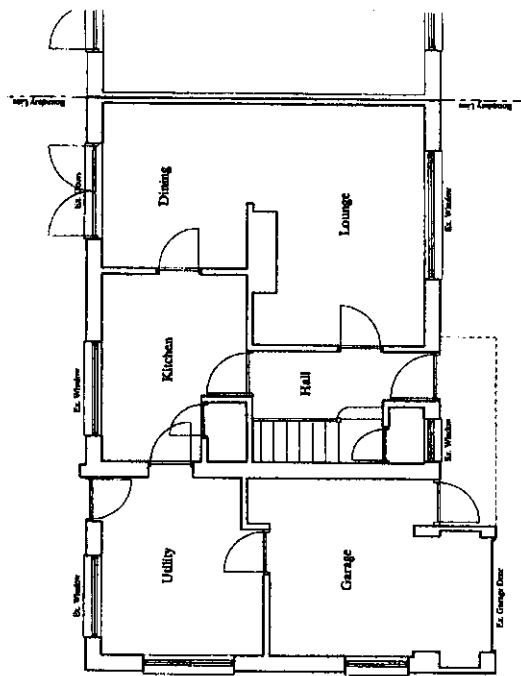
Drawn By	G.T
Scale	1:200
Date	1st February 2011
Drawing No	AM / EXT/ SBP
Rev B	

Proposed Single Storey Disabled Extension to the Side Elevation  
and Single Storey Rear Extension  
No33 Mallyclose Drive, Carlisle, Cumbria for Mr A. Miah

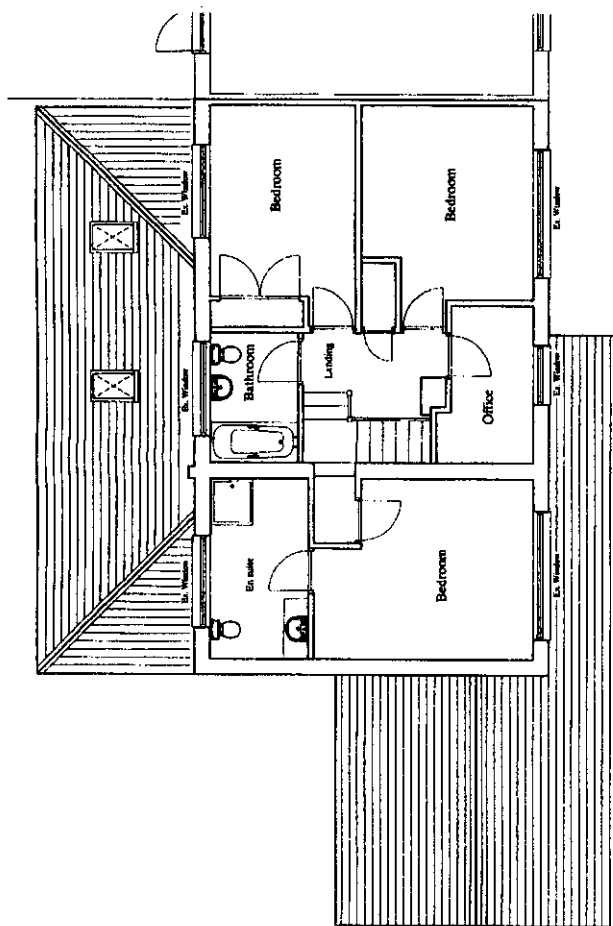
Rev.	Date	Description
B	02/04/11	Amended
A	01/02/11	Original Issue



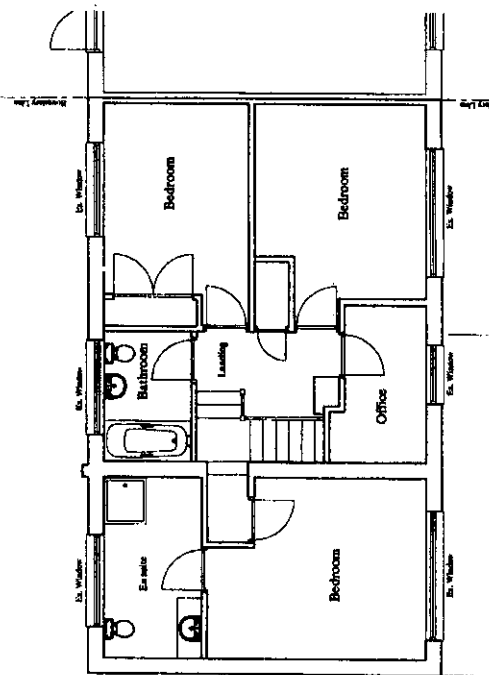
Proposed Ground Floor Plan



Existing Ground Floor Plan



Proposed First Floor Plan



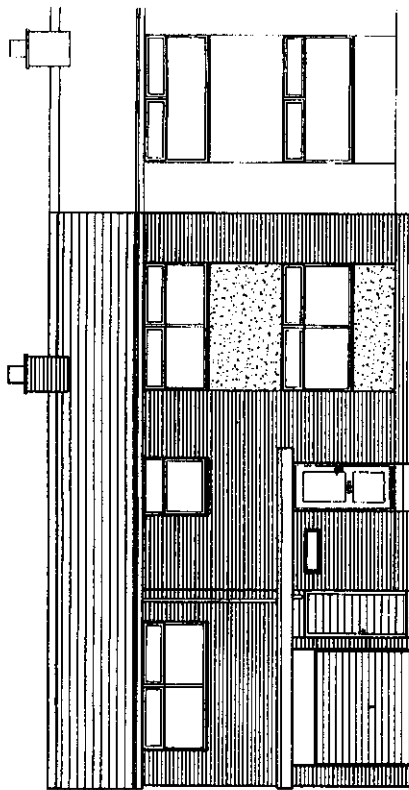
Existing First Floor Plan

21 APR 2011  
11/0332

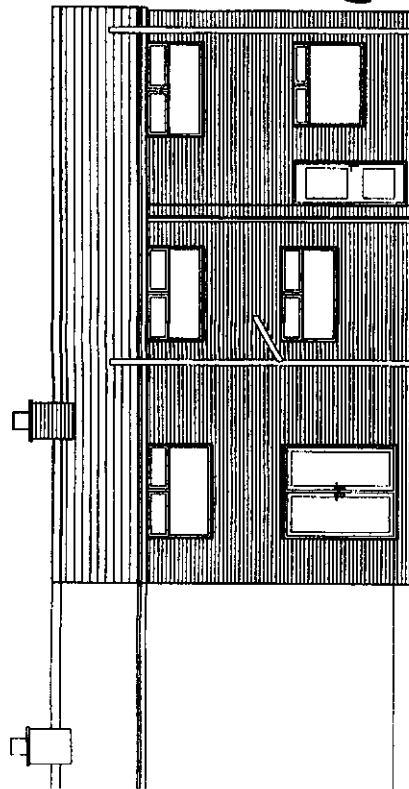
Proposed Single Storey Disabled Extension to the Side Elevation  
and Single Storey Rear Extension  
No33 Malliclose Drive, Carlisle, Cumbria for Mr A. Miah

B	02/04/11	Amended
A	01/02/11	Original Issue
Rev.	Date	Description

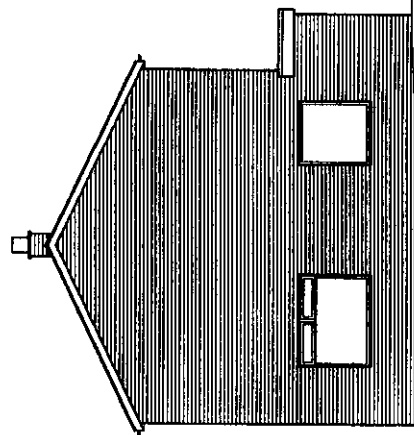
Drawn By	G.T
Scale	1:100
Date	1st February 2011
Drawing No	AM / EXT / 003
Rev	Rev B



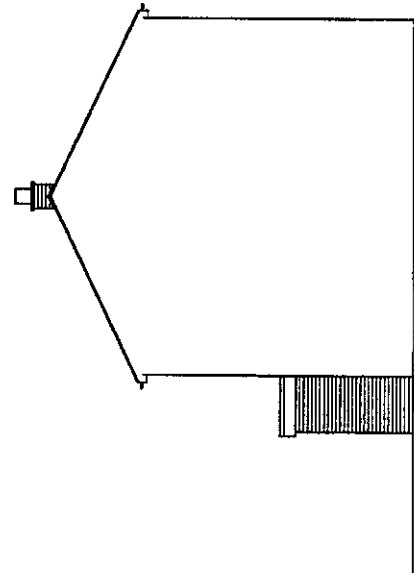
Existing Front Elevation



Existing Rear Elevation



Existing Side Elevation



Existing Side Elevation

21 APR 2011  
11/0332

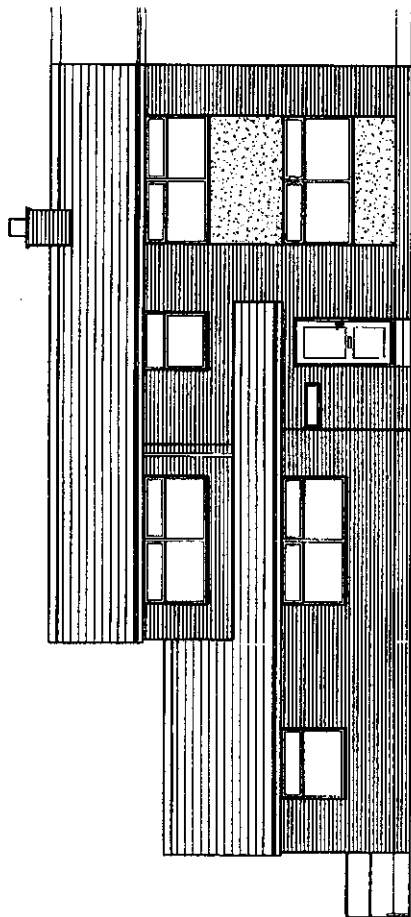
All dimensions to be checked on site

Rev.	Date	Description
B	02/04/11	Amended
A	01/02/11	Original Issue

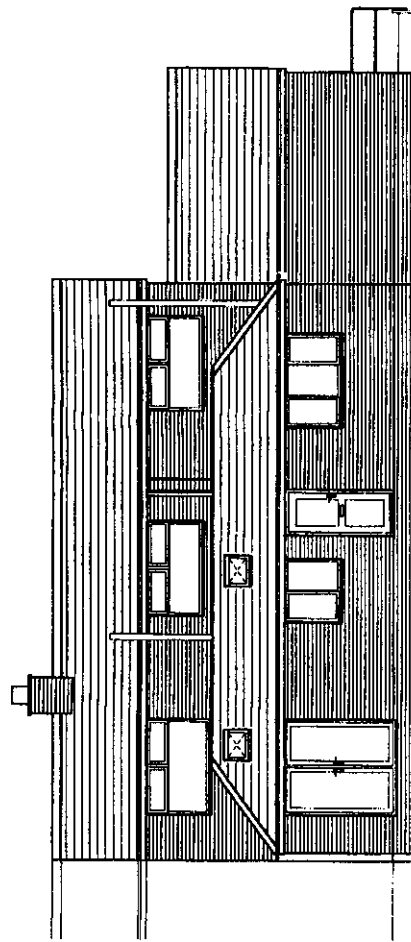
Proposed Single Storey Disabled Extension to the Side Elevation  
and Single Storey Rear Extension  
No33 Malliclose Drive, Carlisle, Cumbria for Mr A. Miah

Drawn By	G.T
Scale	1:100
Date	1st February 2011
Drawing No	Rev B
AM / EXT / 001	

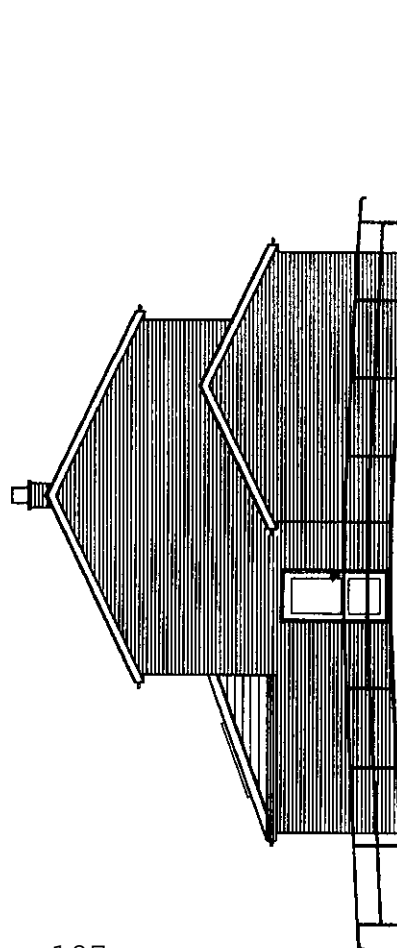




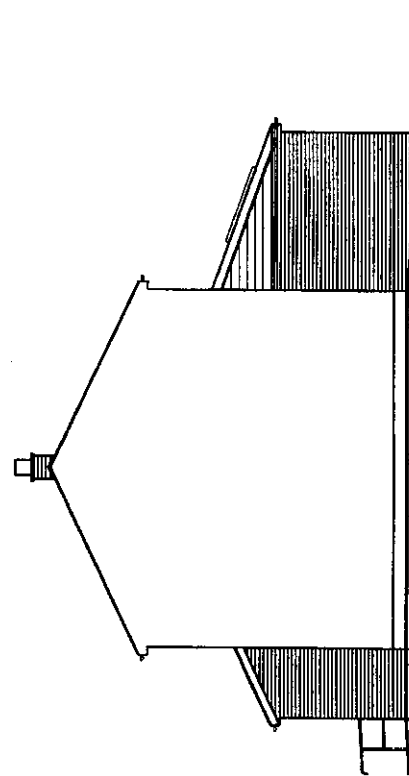
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

All dimensions to be checked on site

Rev.	Date	Description
B	02/04/11	Amended
A	01/02/11	Original Issue

Proposed Single Storey Disabled Extension to the Side Elevation  
and Single Storey Rear Extension  
No33 Malliclose Drive, Carlisle, Cumbria for Mr A. Miah

Drawn By	G.T
Scale	1:100
Date	Date
Drawing No	AM / EXT/ 002
	Rev B

21 APR 2011  
110332

## SCHEDULE A: Applications with Recommendation

11/0481

**Item No: 12**

Date of Committee: 15/07/2011

**Appn Ref No:**  
11/0481

**Applicant:**  
Mr G Ferguson

**Parish:**  
Carlisle

**Date of Receipt:**  
21/06/2011

**Agent:**

**Ward:**  
Castle

**Location:**

30 Newtown Road, Carlisle, Cumbria, CA2 7JH

---

**Proposal:** Change Of Use From Dentist To 1No. Dwelling

---

### REPORT

**Case Officer:** Stephen Daniel

#### 1. Recommendation

- 1.1 It is recommended that this application is approved.

#### 2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle  
2.2 Impact on The Living Conditions Of The Occupiers Of Neighbouring Properties

#### 3. Application Details

##### The Site

- 3.1 The application site is located within the middle of a terrace of residential properties, which front onto Newtown Road. Residential properties are also located to the front and rear of the application site.

##### Background

- 3.2 The site was last used as a dental surgery but has been vacant since 2009.

##### The Proposal

- 3.3 The proposal is seeking to change the use of a former dental surgery to a dwelling. The new dwelling would have a lounge, dining room and kitchen on the ground floor and three bedrooms and a bathroom on the first floor.

#### **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 - (Highway Authority): - no objections;  
Northern Gas Networks: - comments awaited.

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

##### **Assessment**

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies H1, H2 and CP5 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues:
1. Whether The Proposal Is Acceptable In Principle
- 6.2 The application site is located within a Primary Residential Area and sits within a terrace of residential properties. The proposal is, therefore, acceptable in principle.
2. Impact on The Living Conditions Of The Occupiers Of Neighbouring Properties
- 6.3 The proposal is seeking to change the use of a dental surgery into a dwelling. A dwelling in this location would have less impact on the occupiers of the neighbouring properties than the previous use.

##### **Conclusion**

- 6.4 The proposal is acceptable in principle and would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties. In all aspects the proposal would be compliant with the objectives of the relevant Local Plan policies.

#### **7. Planning History**

- 7.1 There is no planning history relating to this site.

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

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

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

2. The approved documents for this Planning Permission comprise:
  1. the submitted planning application form, received 7 June 2011;
  2. Location Plan, received 7 June 2011 (Drawing No. A4);
  3. Block Plan, received 21 June 2011 (Drawing No. A3);
  4. Proposed Ground Floor Plan, received 21 June 2011 (Drawing No. A1);
  5. Proposed First Floor Plan, received 21 June 2011 (Drawing No. A2);
  6. the Notice of Decision; and
  7. any such variation as may subsequently be approved in writing by the Local Planning Authority.

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

---

ANCE SURVEY  
REFERENCE

NY 3856

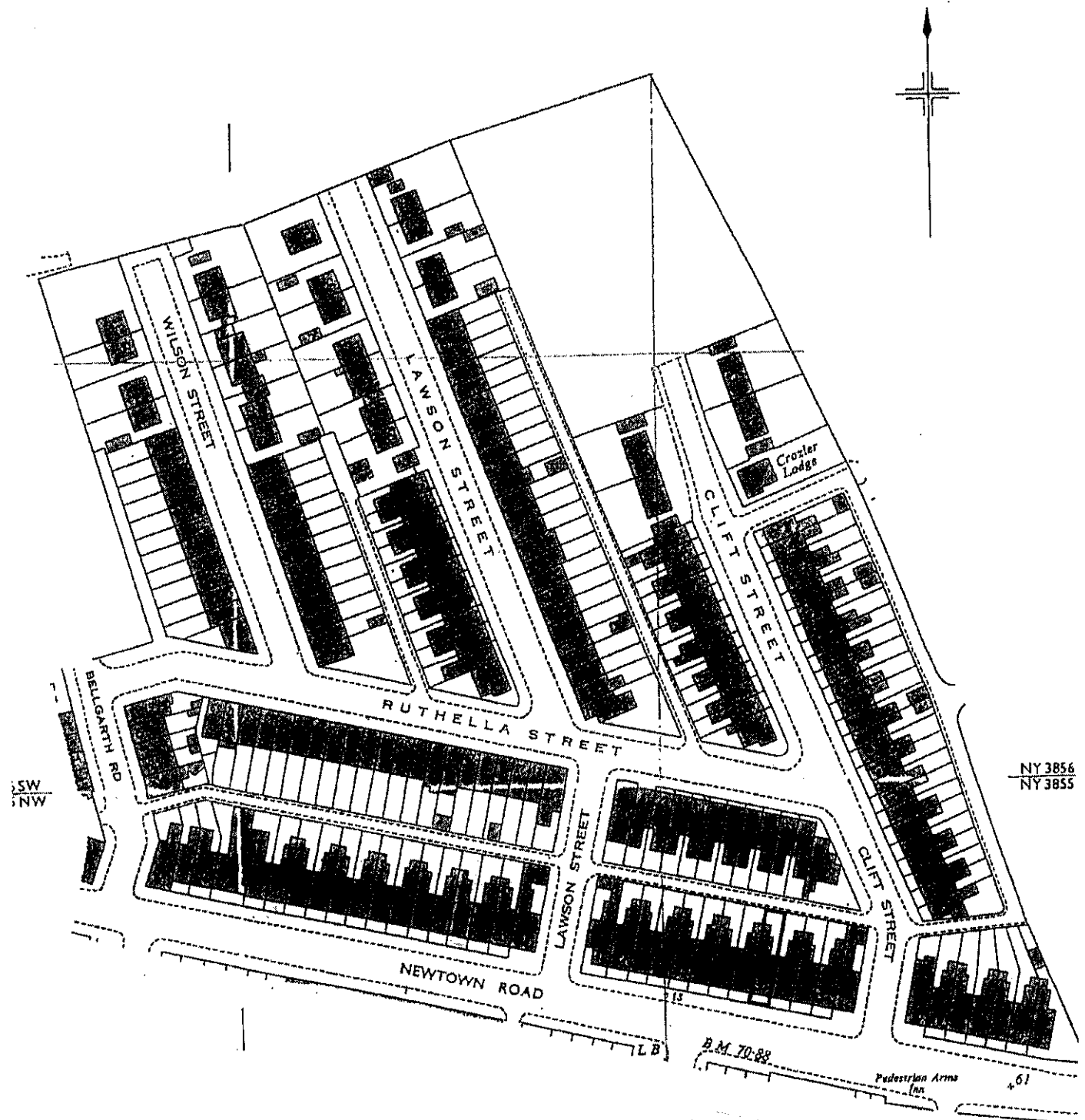
SECTION A

Scale  
1/1250

TY CUMBRIA

DISTRICT CARLISLE

© Crown copyright 1980



30 NEWTOWN ROAD  
CARLISLE  
CA2 7JH  
DRAWING NUMBER A4  
LOCATION PLAN

RECEIVED  
07 JUN 2011  
1110481

21 JUN 2011

CERTIFICATE COPY C  
\* H. M. L. A.  
11  
198



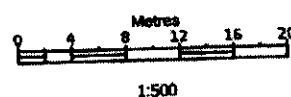
STANF RDS



Produced 17 Jun 2011 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown Copyright 2011.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

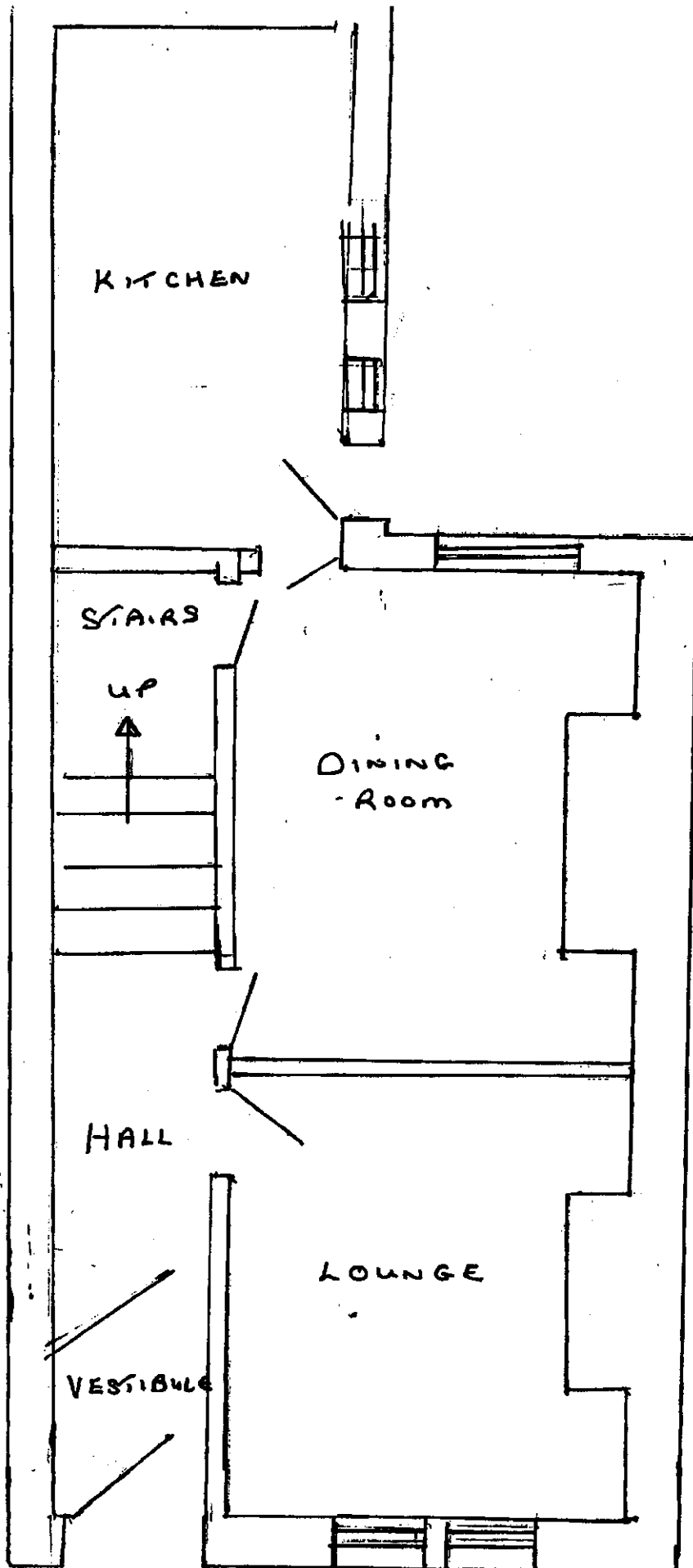


30 NEWTOWN ROAD  
CARLISLE  
CA2 7JH

Supplied by: Stanfords  
Reference: 01278184  
Centre coordinates: 338623 555957

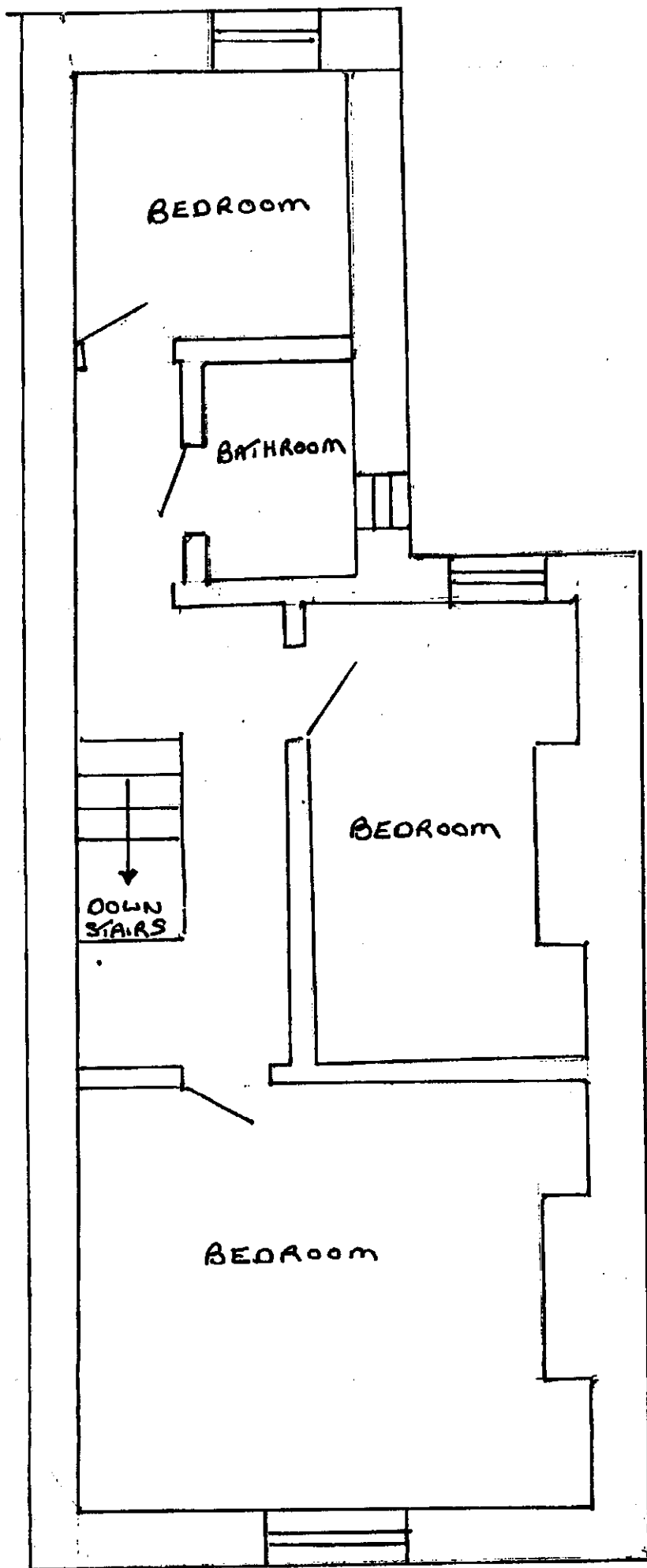
BLOCK PLAN  
DRAWING NUMBER A

21 JUN 2011  
11/0487



21 JUN 2011  
11/0487

30 NEWTOWN ROAD
CARLISLE
CA2 7SH
GROUND FLOOR
SCALE 1:50
20 <sup>th</sup> JUNE 2011
DRAWING N <sup>o</sup> A1



21 JUN 2011  
116481

30 NEWTOWN ROAD
CARLISLE
CA2 7SH
FIRST FLOOR
SCALE 1:50
20 <sup>th</sup> JUNE 2011
DRAWING A2



SCHEDULE B

SCHEDULE B

SCHEDULE C

SCHEDULE C

## SCHEDULE C: Applications Determined by Other Authorities

---

**Item No: 13**

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/9009

**Applicant:**

Edward Wannop Ltd

**Parish:**

Hayton

**Date of Receipt:**

04/04/2011

**Agent:**

Cumbria County Council

**Ward:**

Hayton

**Location:**

Faugh No. 2 Sand Pit, Heads Nook, Brampton CA8  
9EG

**Grid Reference:**

351073 554911

**Proposal:** Section 73 Application For Time Extension To Extend The Operation Of  
The Site Until 30 September 2014

**Amendment:**

### REPORT

**Case Officer:** Richard Maunsell

### City Council Observations on the Proposal:

**Decision:** City Council Observation - Observations

**Date:** 26/04/2011

**Decision of:** Cumbria County Council

**Decision Type:** Grant Permission

**Date:** 22/06/2011

A copy of the Notice of the decision of the Determining Authority is printed following the report.

---

**CUMBRIA COUNTY COUNCIL**

**TOWN AND COUNTRY PLANNING ACT, 1990  
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2010**

**NOTICE OF PLANNING CONSENT**

To: Edward Wannop Ltd  
Garth Head  
Castle Carrock  
Brampton  
Carlisle

In pursuance of the powers under the above Act and Order the Cumbria County Council as local planning authority hereby **permit** the development described in your application and on the plans/drawings attached thereto received on 23 March 2011.

**viz: Section 73 Application for time extension to extend the operation of the site until 30 September 2014**

**Faugh No 2 Sand Pit, Heads Nook, Brampton, Carlisle, Cumbria, CA8 9EG**

Subject to due compliance with the following conditions:

**TIME LIMITS**

1. This permission shall be for a limited period only expiring on 31 December 2012, by which date the operations hereby permitted shall have ceased. All buildings, plant and machinery, including foundations and hardstandings shall have been removed from the site, and the site shall have been restored in accordance with the approved scheme by 30 September 2013.

*Reason: To secure the proper restoration of the site following the approved period in accordance with Policy R47 of the Cumbria and Lake District Joint Structure Plan 2001-2016 (Structure Plan) and Policy DC16 Minerals and Waste Development Framework*

**APPROVED OPERATIONS PROGRAMME**

2. The site shall be worked and progressively restored in accordance with the application statement dated 10 September 1990, the agent's letter dated 3 December 1990 and the approved plans ref FGH.1.4/JAR (dated November 1990), FGH.1.5/JAR and FGH.1.7/JAR which were approved under planning permission 1/90/0992.

Any amendment to the approved scheme shall be submitted to the Local Planning Authority for approval prior to being carried out. When approved the development shall only take place in accordance with the amended scheme.

*Reason: To ensure the site is worked and restored in accordance with the approved scheme.*

3. The hours of operations permitted at the site shall be restricted to between:

0730 to 18.00 on Mondays to Fridays

0800 to 13.00 on Saturdays

No working on Sundays or Public Holidays.

This condition shall not, however, operate so as to prevent the carrying out, outside these working hours, of essential maintenance to plant and machinery used on site.

*Reason: To ensure that no operations hereby permitted take place outside normal working hours which would lead to an unacceptable impact upon the amenity of local residents, in accordance with Policy DC 2 of the Minerals and Waste Development Framework.*

4. Notwithstanding the provisions of the Town and Country Planning Development Management Procedure (England) Order 2010 (or any other revoking and re-enacting that order), no buildings, fixed plant or machinery shall be erected, altered or extended without the prior approval of the County Planning Officer.

*Reason: To maintain control over additional built development on the site in the interest of minimising the visual impact in accordance with Policy DC 2 of the Minerals and Waste Development Framework.*

5. No more than 50,000 tonnes of mineral shall be transported from the site in any calendar year.

*Reason: To ensure traffic movements do not exceed current levels in the interest of highway safety in accordance with Policy DC1 of the Minerals and Waste Development Framework.*

## **CONTROL OF NOISE**

- 6 Noise levels attributable to the approved quarrying and any ancillary operations carried out under the terms of these conditions, shall not exceed 55dB(A) (LAeq, 1 hour free field) as measured at any noise sensitive property.

*Reason: To safeguard the amenity of local residents by ensuring that noise generated by the operations hereby permitted does not cause a nuisance outside the boundaries of the site, in accordance with Policy DC 2 of the Cumbria Minerals and Waste Development Framework.*

## **CONTROL OF DUST**

- 7 The operator shall maintain on site at all times a water bowser or other dust suppression system, together with an adequate supply of water and during periods of dry weather shall spray the access road, haul roads, working areas, plant area and stockpiling areas with water to satisfactorily suppress dust to ensure that it does not constitute a nuisance outside the site.

*Reason: To safeguard the amenity of local residents by ensuring that dust does not constitute a nuisance outside the boundaries of the site, in accordance with Policy DC 2 of the Minerals and Waste Development Framework.*

- 8 All vehicles used to transport mineral from the site onto the public highway shall be sheeted so as to not deposit any material upon the highway.

*Reason: To ensure that material is not released into the air or deposited upon the highway in the interest of local amenity and highway safety, in accordance with Policy DC 2 of the Minerals and Waste Development Framework.*

- 9 No vehicle shall leave the site in a condition that would deposit mud slurry or other material on the public highway.

*Reason: To prevent the vehicles carrying material on to the public highway in the interests of highway safety, in accordance with Policy DC 1 of the Minerals and Waste Development Framework.*

### **ACCESS**

- 10 Traffic entering the quarry shall only do so solely by the access at the Cairnbridge/ Faugh road junction and shall leave the site solely via the exit to the north of the quarry onto the Faugh/How Mill road.

*Reason: To ensure that lorry drivers are aware of the agreed vehicle route to and from the site in the interest of highway safety and amenity, in accordance with Policy DC 1 of the Minerals and Waste Development Framework.*

- 11 Vehicles leaving the site from the northern exit shall only turn right onto the public highway no. C1035.

*Reason: To ensure that lorry drivers are aware of the agreed vehicle route to and from the site in the interest of highway safety and amenity, in accordance with Policy DC 1 of the Minerals and Waste Development Framework.*

### **STRIPPING, STORAGE AND USE OF SOILS AND OVERBURDEN**

- 12 The Local Planning Authority shall be given 48 hours prior notice of the commencement of soil stripping operations.

*Reason: To enable the movement of soils to be monitored.*

- 13 All topsoil, subsoil, soil-making material and other overburden which has been stripped or removed shall be stacked separately in accordance with the approved scheme.

*Reason: To secure the satisfactory storage and retention of overburden and soils for restoration.*

- 14 The stripping, movement and replacement of soils shall be restricted to occasions when the soil is in a suitably dry and friable condition and the ground is sufficiently dry to allow passage of heavy vehicles and machinery over it without damage to the soils.

*Reason: To prevent any avoidable damage to the structure of the soils.*

- 15 All topsoil and subsoil shall be retained on the site. After the formation of any soil storage mound the quantity of soil shall be surveyed by the operator and details of the volume and location shall be provided to the Local Planning Authority within 14 days of written request.

*Reason: To ensure that all the available soils are kept for use in the restoration of the site in accordance with Policy DC 16 of the Minerals and Waste Development Framework.*

## **RESTORATION DETAILS**

- 16 No mineral extraction shall take place after 30 September 2011 until a scheme for the stabilisation of the length of western site boundary adjacent to West View has been submitted to the Local Planning Authority for approval. This shall include:

- outline of the engineering design of the stabilisation scheme;
- laboratory results to demonstrate materials used are suitable for the scheme;
- timescale for the works;
- details of the planting / seeding to protect the surface of the works; and
- details of monitoring the success of the scheme.

When approved the works shall be implemented in full within the agreed timescale.

*Reason: To secure the proper restoration of the site in accordance with Policy R47 of the Structure Plan and Policy DC 16 of the Minerals and Waste Development Framework.*

- 17 No mineral extraction shall take place after 30 September 2011 until details of the restoration scheme shown on the approved plan ref no. FGH.1.4/JAR, have been submitted for the approval of the Local Planning Authority. These shall cover the following details:

### Forestry

- a. Site preparation works, including cultivation methods, fertiliser applications and drainage arrangements;
- b. Planting details, including tree mix and proportions of species, locations of different planting, stock type and size details, tree planting spacing, ground cover details and tree protection measures;

### Nature Area

- c. Ground preparation works;
- d. Fencing.

The approved Restoration Scheme shall be implemented in its entirety in the first planting season following completion of restoration

*Reason: To secure the proper restoration of the site in accordance with Policy R47 of the Structure Plan and Policy DC 16 of the Minerals and Waste Development Framework.*

## **AFTERCARE**

- 18 The restored site shall be subject to the requirements of an aftercare scheme under the provisions of Section 72(5) of the Town and Country Planning Act 1990. The scheme shall be submitted for the approval of the Local Planning Authority prior to commencement of restoration on any part of the site. The scheme shall include details of drainage proposals, field water supplies, cropping, weed control measures, secondary cultivation treatments, soil analysis and ongoing soils treatment covering seeding, fertilising and grass utilisation. The aftercare requirements shall be carried out for a period of five years from the completion of restoration operations on each phase.

*Reason: To secure the proper aftercare of the restored land and to allow its return to as high a quality as possible, in accordance with Policy R47 of the Structure Plan and Policy DC 16 of the Minerals and Waste Development Framework.*

- 19 Before 30 September of each year during the aftercare period there shall be a formal review, under the provisions of Section 72(5) of the Town and Country Planning Act 1990, to consider the operations which have taken place on each restored phase and to agree a programme of management for the coming year which shall be adhered to by the operator. The parties to be invited to attend this review shall include the mineral operator, the Local Planning Authority, owners and occupiers of the land and Natural England. At least 2 weeks before the date of each review the operator shall provide all people attending the meeting with a record of the management and operations carried out on each phase during the period covered by the review and a proposed programme of management for the coming year.

*Reason: To secure the proper aftercare of the restored land and to allow its return to as high a quality as possible, in accordance with Policy R47 of the Structure Plan and Policy DC 16 Restoration of the Minerals and Waste Development Framework.*

- 20 All trees or shrubs, planted in accordance with conditions no.16 and 17 which are removed or become seriously damaged or diseased or die within five years of being planted shall be replaced with others of similar size and species, unless otherwise approved in writing by the Local Planning Authority.

*Reason: To secure the satisfactory establishment of the tree planting in the interests of amenity.*

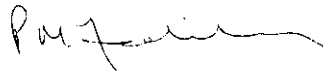
## **SITE MANAGEMENT**

- 21 From the commencement of the development to its completion, a copy of the approved scheme and any other documents subsequently approved in accordance with this permission shall always be available on site for inspection during normal working hours. Their existence and content shall be made known to all operatives likely to be affected by matters covered by them.

*Reason: To ensure that those operating the site are conversant with the approved scheme and are aware of the requirements of the planning permission.*



Dated the 22 June 2011



.....  
Signed: Paul Feehily  
Assistant Director - Planning & Sustainability, Environment Directorate  
on behalf of Cumbria County Council.

**NOTE**

- Where the permission is granted subject to conditions, attention is directed to the attached Appendix/Notes.
- The conditions attached to this permission may override details shown on the application form, accompanying statements and plans.
- Submissions to discharge conditions may require a fee (see Appendix)
- Any approval to be given by the Assistant Director - Planning & Sustainability, or any other officer of Cumbria County Council, shall be in writing.

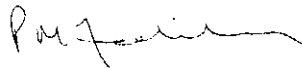
**CUMBRIA COUNTY COUNCIL**  
**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT**  
**PROCEDURE) (ENGLAND) ORDER 2010**

**SUMMARY OF REASONS FOR GRANT OF PLANNING PERMISSION**

**Summary of Reasons For Grant of Planning Permission**

1. This application has been determined in accordance with the Town and Country Planning Acts, in the context of national and regional planning policy guidance and advice and the relevant development plan policies.
2. In summary, the reasons for granting permission are that the County Council is of the opinion that the proposed development is in accordance with the development plan, there are no material considerations that indicate the decision should be made otherwise and that any harm can reasonably be mitigated.

Dated the 22 June 2011



.....  
Signed: Paul Feehily  
Assistant Director - Planning & Sustainability, Environment Directorate  
on behalf of Cumbria County Council.

SCHEDULE D

SCHEDULE D

## SCHEDULE D: Reports on Previously Deferred Decisions

---

**Item No: 14**

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
10/0577

**Applicant:**  
Citadel Estates Ltd.

**Parish:**  
Brampton

**Date of Receipt:**  
22/06/2010

**Agent:**  
Holt Planning Consultancy

**Ward:**  
Brampton

**Location:**  
Tarn End House Hotel, Talkin, CA8 1LS

**Grid Reference:**  
354388 558357

**Proposal:** Removal Of The Effects Of Conditions 2, 3, 4, 5 And 6 Attached To The Grant Of Full Planning Permission Under Application 06/0693 (Conversion To 8no. Holiday Units) To Enable Unrestricted Residential Occupation

**Amendment:**

### REPORT

**Case Officer:** Angus Hutchinson

#### Details of Deferral:

Members will recall at Committee meeting held on 10th June 2011 that authority was given to the Assistant Director (Economic Development) to issue approval subject to the completion of a Section 106 Agreement. The Section 106 Agreement has been completed and approval was issued on 24th June 2011.

**Decision:** Granted Subject to Legal Agreement

**Date:** 24/06/2011

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 hereby approved shall not be carried out otherwise than in complete accordance with the mitigation proposals as identified in Section 7 of the Bat and Barn Owl Survey report from Marshall Ecology (Rev. 4 September 2006), and subsequent details approved under application 09/0534. In particular:
  - i) no work which would result in disturbance to bats (i.e. the removal of the roof, demolition, or any noisy or vibrating construction work) shall commence/take

## SCHEDULE D: Reports on Previously Deferred Decisions

place between mid-November and mid-April;

ii) at least three weeks prior to the commencement of development three bat boxes shall be erected on trees within the grounds of the site at a height of at least 3.5 metres on the south-west, south or south-eastern side of the trees in accordance with details submitted to and approved in writing beforehand by the local planning authority;

iii) a dusk emergence or dawn swarming survey shall be undertaken immediately prior to the commencement of work followed by the exclusion of any bats present undertaken by a licensed bat consultant;

iv) existing holes and gaps at the eaves, in walls and under ridge tiles shall be retained, unless otherwise approved in writing by the local planning authority;

v) in the event that re-roofing is required, the mitigation detailed on page 19 of the aforementioned Bat and Barn Owl Survey report shall be fully followed in accordance with details submitted to and approved beforehand by the local planning authority;

vi) no tree existing on the site shall be felled, lopped, uprooted or layered without the prior consent of the local planning authority. Any request to lop, top, uproot or fell any tree shall be accompanied by a further bat survey undertaken by a licensed bat worker to check for the presence of bats;

vii) any in-situ timber treatment shall use only chemicals which are listed by Natural England as suitable for use in bat roosts and applied at times when bats are not present; and,

viii) if any bats are found during work, all work must stop and Natural England contacted immediately for advice on how to proceed.

**Reason:** In order to avoid any harm to protected species of wildlife in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

3. No tree or hedgerow existing on the site shall be felled, lopped, uprooted or layered without the prior consent in writing of the local planning authority and the protection of all such trees and hedgerows during construction shall be ensured by a detailed scheme to be agreed with the local planning authority.

**Reason:** The local planning authority wishes to see existing hedgerows/trees incorporated into the new development where possible and to ensure compliance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

4. Particulars of height and materials of all screen walls and boundary fences shall be submitted to and approved by the local planning authority prior to the

## SCHEDULE D: Reports on Previously Deferred Decisions

commencement of the development hereby permitted.

**Reason:** To safeguard the character of the area in accord with Policy H8 of the Carlisle District Local Plan 2001-2016.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting that Order), no wall, fence or other means of enclosure shall be erected within any part of the site (other than those shown in any plans which form part of this application), without the approval of the local planning authority.

**Reason:** To ensure that any form of enclosure is carried out in a co-ordinated manner in accord with Policy H8 of the Carlisle District Local Plan 2001-2016.

6. 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 (including the installation of exterior lights) to the units hereby given consent, 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, to safeguard protected wildlife, and the living conditions of the future occupiers of the units in accordance the objectives of Policies CP2 and H8 of the Carlisle District Local Plan 2001-2016.

7. Before the commencement of use/occupation of any unit hereby given consent the proposed cooperate ground source heat pumps shall be installed and fully operational in accordance with details submitted to and approved in writing beforehand by the local planning authority.

**Reason:** In order to insure the effective utilisation of alternative sources of energy in accord with Policy CP9 of the Carlisle District Local Plan 2001-2016.

8. The parking area(s) shall be constructed in accordance with the approved plans before the commencement of use/occupation of any unit hereby given consent and shall not be used except for the parking of vehicles in connection with the development hereby approved.

**Reason:** To ensure adequate access is available for each occupier in accord with Policy T1 of the Carlisle District Local Plan 2001-2016.

## **SCHEDULE D: Reports on Previously Deferred Decisions**

9. No residential unit hereby permitted shall be occupied until the foul drainage works approved under application 09/0902 have been fully constructed and completed in accordance with the approved plans.

**Reason:** To prevent pollution of the water environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

---

SCHEDULE E

SCHEDULE E



## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

10/0993

**Applicant:**

Dobbies Garden Centres  
PLC

**Parish:**

Dalston

**Date of Receipt:**

04/11/2010

**Agent:**

GVA Grimley Ltd

**Ward:**

Dalston

**Location:**

Westwood Garden Centre and Surrounding Land,  
Orton Grange, Carlisle

**Grid Reference:**

335540 551689

**Proposal:** Variation Of Conditions 2 And 3 (Elevation Drawings) Of Previously  
Approved Permission 10/0429 To Enable Minor Material Amendments  
For The Revision Of The External Site Layout, The Elevation Treatment  
And The Repositioning Of The Bus Stop On The South Bound  
Carriageway Of The A595

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

10/1062

**Applicant:**

McKnight & Son Builders

**Parish:**

Wetheral

**Date of Receipt:**

24/11/2010

**Agent:**

HTGL Architects

**Ward:**

Wetheral

**Location:**

Holme Eden Farm, Warwick Bridge, Carlisle,  
Cumbria

**Grid Reference:**

347351 556948

**Proposal:** Renewal Of Unexpired Permission Of Appn Ref: 07/1064 For The  
Conversion Of Existing Redundant Buildings To Form 8 Residential  
Units

**Amendment:**

**Decision:** Grant Permission

**Date:** 13/06/2011

---

Between 28/05/2011 and 01/07/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
10/1130

**Applicant:**  
Eden Rivers Trust

**Parish:**

**Date of Receipt:**  
20/12/2010

**Agent:**

**Ward:**  
Stanwix Urban

**Location:**  
Rickerby Park, Carlisle, Cumbria, CA3 9AA

**Grid Reference:**  
341148 556907

**Proposal:** Erection Of Stone Information Henge  
**Amendment:**

**Decision:** Grant Permission

**Date:** 29/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0096

**Applicant:**  
Mr & Mrs Aston

**Parish:**  
Dalston

**Date of Receipt:**  
07/02/2011 08:00:28

**Agent:**  
Brier Associates

**Ward:**  
Dalston

**Location:**  
Beech House, Stockdalewath, Dalston, Carlisle,  
CA5 7DN

**Grid Reference:**  
338553 545182

**Proposal:** Demolition Of Redundant Outbuildings And Conversion/Change Of Use  
Of 2No. Existing Barns To Provide 1No. Holiday Let, 1No. Commercial  
Office, Private Link Section Between Office And Beech House And New  
Vehicular Site Access

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0097

**Applicant:**  
Mr & Mrs Aston

**Parish:**  
Dalston

**Date of Receipt:**  
07/02/2011 08:00:28

**Agent:**  
Brier Associates

**Ward:**  
Dalston

**Location:**

**Grid Reference:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

Beech House, Stockdalewath, Dalston, Carlisle,  
CA5 7DN

338553 545182

**Proposal:** Demolition Of Redundant Outbuildings And Conversion/Change Of Use Of 2No. Existing Barns To Provide 1No. Holiday Let, 1No. Commercial Office, Private Link Section Between Office And Beech House And New Vehicular Site Access (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0116

**Applicant:**  
Mr & Mrs Cosimini

**Parish:**  
Carlisle

**Date of Receipt:**  
21/02/2011

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Belle Vue

**Location:**  
Land adjacent to 152 Orton Road, Carlisle, CA2  
7HD

**Grid Reference:**  
337911 555341

**Proposal:** Erection Of 1no. Dormer Bungalow

**Amendment:**

**Decision:** Grant Permission

**Date:** 02/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0178

**Applicant:**  
Dixon Retail Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
04/05/2011

**Agent:**  
WPL Design &  
Management Ltd

**Ward:**  
Belah

**Location:**  
Unit D, Kingstown Retail Park, Parkhouse Road,  
Carlisle, CA3 OJR

**Grid Reference:**  
339228 559706

**Proposal:** Installation Of External Condensers In Existing Enclosure

## SCHEDULE E: Decisions Issued Under Delegated Powers

### Amendment:

**Decision:** Grant Permission

**Date:** 21/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0190

**Applicant:**  
Mr Hayton

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
31/03/2011

**Agent:**  
Entrust

**Ward:**  
Dalston

**Location:**  
Peastree Farm, Durdar, Carlisle, CA5 7LJ

**Grid Reference:**  
339725 551491

**Proposal:** Erection Of A 20kw Wind Turbine With A Hub Height Of 20m And Rotor Diameter Of 12.8m And All Associated Site Works

### Amendment:

**Decision:** Grant Permission

**Date:** 07/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0206

**Applicant:**  
Kans & Kandy Properties

**Parish:**  
Carlisle

**Date of Receipt:**  
13/05/2011

**Agent:**  
Ian Belsham Associates

**Ward:**  
Stanwix Urban

**Location:**  
54 Scotland Road, Carlisle, CA3 9DF

**Grid Reference:**  
340032 557269

**Proposal:** Non Material Amendment Relating To Previously Approved Planning Permission 09/0507

### Amendment:

**Decision:** Amendment Accepted with Condition(s)

**Date:** 06/06/2011

---

Between 28/05/2011 and 01/07/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0219

**Applicant:**  
Mr M Walker

**Parish:**

**Date of Receipt:**  
14/04/2011

**Agent:**

**Ward:**  
Currock

**Location:**  
10 Robert Street, Carlisle, Cumbria, CA2 5AW

**Grid Reference:**  
340326 555289

**Proposal:** Change Of Use Of Land To Used Car Sales For Up To 8No. Cars  
(Retrospective)

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0226

**Applicant:**  
System Group Ltd

**Parish:**  
Irthington

**Date of Receipt:**  
21/04/2011

**Agent:**  
Hyde Harrington

**Ward:**  
Stanwix Rural

**Location:**  
System Group Ltd, Carlisle Airport, CA6 4NW

**Grid Reference:**  
347570 560769

**Proposal:** Discharge Of Condition 3 (Archaeological Watching Brief) Of Previously  
Approved Permission 09/0368

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0239

**Applicant:**  
Mr Michael Thomlinson

**Parish:**  
Walton

**Date of Receipt:**  
15/04/2011

**Agent:**  
Jock Gordon

**Ward:**  
Multiple Wards

**Location:**  
The Garth, Town Foot, Walton, Brampton, Cumbria

**Grid Reference:**  
352199 564446

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Erection Of 1No. Dwelling (Outline)

**Amendment:**

**Decision:** Refuse Permission

**Date:** 10/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0248

**Applicant:**  
Mr Workman

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
29/03/2011

**Agent:**  
H & H Bowe Ltd

**Ward:**  
Dalston

**Location:**  
Land Adjacent Newbiggin View, Carleton

**Grid Reference:**  
343172 551111

**Proposal:** Proposed Slurry Lagoon

**Amendment:**

**Decision:** Refuse Permission

**Date:** 17/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0266

**Applicant:**  
Mr Rory Yardley

**Parish:**  
Dalston

**Date of Receipt:**  
14/04/2011

**Agent:**

**Ward:**  
Dalston

**Location:**  
Chapel House, Raughton Head, Carlisle, Cumbria,  
CA5 7DD

**Grid Reference:**  
337944 545531

**Proposal:** Erection Of Detached Double Garage With New Access Together With  
Re-Instatement Of Fence Panels To Top Of Boundary Wall

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0267

**Applicant:**  
William Leech Investments Carlisle

**Parish:**

**Date of Receipt:**  
04/04/2011

**Agent:**  
Howarth Litchfield  
Partnership

**Ward:**  
Castle

**Location:**  
23-25 English Street, Carlisle, Cumbria, CA3 8JW

**Grid Reference:**  
340130 555877

**Proposal:** Internal Alterations Within Existing Retail Unit To Add New Fire Escape Stair And Modify Existing Stair To Improve Fire Escape Provision And Increase Retail Area At Ground Floor; Further Internal Alterations To Remove Non Loadbearing Partitions Along With Fabric Repairs (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0274

**Applicant:**  
Mr A Tuddenham

**Parish:**

**Date of Receipt:**  
01/04/2011

**Agent:**  
Jock Gordon

**Ward:**  
Longtown & Rockcliffe

**Location:**  
13 Arthuret Drive, Longtown, Carlisle, CA6 5SG

**Grid Reference:**  
338084 568288

**Proposal:** Two Storey Rear Extension To Provide Lounge On Ground Floor With En-Suite Bedroom Above

**Amendment:**

1. Reduction in the eaves height of the extension and minor modifications to the internal layout.

**Decision:** Grant Permission

**Date:** 27/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0277

**Applicant:**  
Mr Colin Hebson

**Parish:**  
Wetheral

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
01/04/2011

**Agent:**  
Mr G Tyler

**Ward:**  
Wetheral

**Location:**  
Field 2261, Brackenbank, Wetheral Pasture,  
Carlisle

**Grid Reference:**  
348317 551652

**Proposal:** Discharge Of Conditions 4 (Materials); 5 (Hard Surface Finishes); 6 (Surface Water Drainage Works); 7 (Foul Drainage); 8 (Screen Walls And Boundary Fences); 9 (Landscaping); 12 (Construction And Drainage Details For Access Area) And 13 (Carriageway Crossing) of Previously Approved Permission 10/0600

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0281

**Applicant:**  
Mr Rory Yardley

**Parish:**  
Dalston

**Date of Receipt:**  
14/04/2011

**Agent:**

**Ward:**  
Dalston

**Location:**  
Chapel House, Raughton Head, Carlisle, Cumbria,  
CA5 7DD

**Grid Reference:**  
337944 545531

**Proposal:** Erection Of Detached Double Garage With New Access Together With Re-Instatement Of Fence Panels To Top Of Boundary Wall (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0282

**Applicant:**  
Cubby Construction Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
06/04/2011

**Agent:**  
Rol Design

**Ward:**  
Upperby



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

27 - 29 Lamb Street, Carlisle, CA2 4NF

**Grid Reference:**

341017 553398

**Proposal:** Conversion Of Cart Barns To Provide 1No. 2 Bedroom Dwelling And  
Reconfiguration Of Parking And External Facilities

**Amendment:**

**Decision:** Grant Permission

**Date:** 31/05/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/0283

**Applicant:**

Maris Properties Ltd

**Parish:**

Carlisle

**Date of Receipt:**

07/04/2011

**Agent:****Ward:**

Denton Holme

**Location:**

Elim Court, Graham Street, Carlisle, CA2 5QU

**Grid Reference:**

339788 555010

**Proposal:** Change Of Use From Ground Floor Storage To One Bedroom  
Residential Apartment

**Amendment:**

**Decision:** Grant Permission

**Date:** 02/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/0284

**Applicant:**

Mr Dan Hutton

**Parish:**

Hayton

**Date of Receipt:**

11/04/2011

**Agent:**

Alpha Design

**Ward:**

Hayton

**Location:**

Church View, How Mill, Brampton, Cumbria, CA8  
9JY

**Grid Reference:**

350724 557075

**Proposal:** Erection Of Single Storey Extension To Provide Bedroom, Lounge And  
Shower Room

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 31/05/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0285

**Applicant:**  
T-Mobile UK Ltd

**Parish:**  
Carlisle

**Date of Receipt:**  
11/04/2011

**Agent:**  
WHP

**Ward:**  
Castle

**Location:**  
Civic Centre, Carlisle City Council, Rickergate,  
Cumbria CA3 8QG

**Grid Reference:**  
340157 556265

**Proposal:** T - UK 300mm Dish To Be Replaced With 600mm Dish On Existing  
Rooftop Telecommunications Structure

**Amendment:**

**Decision:** Grant Permission

**Date:** 06/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0287

**Applicant:**  
Richard Quinn

**Parish:**  
Farlam

**Date of Receipt:**  
06/04/2011 08:00:18

**Agent:**  
Ashton Design

**Ward:**  
Multiple Wards

**Location:**  
6 Coal Fell, Hallbankgate, Brampton, CA8 2PY

**Grid Reference:**  
359376 559977

**Proposal:** Demolition Of Single Storey Building And Erection Of Two Storey Side  
Extension To Provide Enlarged Kitchen/Dining Area, Utility Room And  
Store On Ground Floor With 1No. En-Suite Bedroom And Bathroom  
Above

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0288

**Applicant:**  
Mr Andrew Hetherington

**Parish:**

**Date of Receipt:**  
06/04/2011

**Agent:**  
Carlisle City Council

**Ward:**  
Harraby

**Location:**  
19 Whinsmoor Drive, Harraby, Carlisle, CA1 3PU

**Grid Reference:**  
342362 554549

**Proposal:** Erection Of Single Storey Rear Extension To Provide Bedroom And Shower Room

**Amendment:**

**Decision:** Grant Permission

**Date:** 31/05/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0289

**Applicant:**  
Mr Anthony Rooney

**Parish:**  
Carlisle

**Date of Receipt:**  
28/04/2011

**Agent:**

**Ward:**  
Belle Vue

**Location:**  
74 Crown Road, Carlisle, CA2 7QQ

**Grid Reference:**  
337230 555885

**Proposal:** Erection Of Replacement Garage

**Amendment:**

**Decision:** Grant Permission

**Date:** 10/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0292

**Applicant:**  
Mr Trevor Musson

**Parish:**  
Arthuret

**Date of Receipt:**  
27/04/2011

**Agent:**

**Ward:**  
Longtown & Rockcliffe

**Location:**  
6 Netherby Street, Longtown, Carlisle, CA6 5SA

**Grid Reference:**  
337947 568752

**Proposal:** Change Of Use From Office To Hair Salon And Office (Retrospective

## SCHEDULE E: Decisions Issued Under Delegated Powers

Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0293

**Applicant:**  
Orange

**Parish:**  
Carlisle

**Date of Receipt:**  
11/04/2011

**Agent:**  
EC Harris LLP

**Ward:**  
Castle

**Location:**  
47 Scotch Street, Carlisle, CA3 8PD

**Grid Reference:**  
340117 556017

**Proposal:** Installation Of New Shop Front With Ramped Access

**Amendment:**

1. Revised Elevations
2. Revised Elevations

**Decision:** Grant Permission

**Date:** 03/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0294

**Applicant:**  
William Howard School

**Parish:**  
Brampton

**Date of Receipt:**  
19/04/2011

**Agent:**  
Lambert Gill

**Ward:**  
Brampton

**Location:**  
William Howard School, Longtown Road, Brampton,  
Cumbria, CA8 1AR

**Grid Reference:**  
352449 561284

**Proposal:** Walkway Canopies And Flat Roofed Extension To Existing Gymnasium

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 14/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0297

**Applicant:**  
Mr & Mrs I Park

**Parish:**  
Rockcliffe

**Date of Receipt:**  
19/04/2011

**Agent:**  
Mr Christopher Reed

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Marsh View, Rockcliffe, Carlisle CA6 4AD

**Grid Reference:**  
335739 561753

**Proposal:** Part Demolition Of Cottage And Integration Into Adjacent Dwelling  
**Amendment:**

**Decision:** Grant Permission

**Date:** 14/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0299

**Applicant:**  
F.R. Threlkeld & Son

**Parish:**  
Arthuret

**Date of Receipt:**  
20/04/2011

**Agent:**

**Ward:**  
Longtown & Rockcliffe

**Location:**  
Baileytown, Easton, Longtown, CA6 5RR

**Grid Reference:**  
343932 571397

**Proposal:** Erection Of Cubicle Shed For Cows  
**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0300

**Applicant:**  
Thompson Motor  
Company

**Parish:**  
Carlisle

**Date of Receipt:**  
21/04/2011

**Agent:**  
SDA Architects Limited

**Ward:**  
Belah

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

Carlisle Audi, Kingstown Broadway, Kingstown  
Industrial Estate, Carlisle CA3 0HA

**Grid Reference:**

339284 559030

**Proposal:** Display Of Internally Illuminated And Non-Illuminated Signage

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/0302

**Applicant:**

Hayton Village Shop

**Parish:**

Hayton

**Date of Receipt:**

14/04/2011

**Agent:**

Ashton Design

**Ward:**

Hayton

**Location:**

Hayton Stores, Hayton, Brampton, CA8 9HR

**Grid Reference:**

350826 557759

**Proposal:** Change Of Use To Include Cafe In Existing Shop

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/0303

**Applicant:**

Mr Armstrong

**Parish:**

Arthuret

**Date of Receipt:**

27/04/2011

**Agent:**

RodneyJeremiah

**Ward:**

Longtown & Rockcliffe

**Location:**

Part Field 9063, Hunters Holme, Longtown, Carlisle

**Grid Reference:**

342903 567562

**Proposal:** Erection Of Agricultural Worker's Dwelling (Revised Application)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 22/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0305

**Applicant:**  
S & C Asbridge Ltd

**Parish:**  
Brampton

**Date of Receipt:**  
28/04/2011

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Brampton

**Location:**  
Barn 3, Cumcatch Farm, Brampton CA8 2QR

**Grid Reference:**  
354777 561193

**Proposal:** Conversion Of Existing Redundant Barn To 1No. Dwelling With Single Storey Extension To Provide Garage, Car Port And Kitchen

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0306

**Applicant:**  
Mr Hickey

**Parish:**  
Carlisle

**Date of Receipt:**  
19/04/2011

**Agent:**  
Rol Design

**Ward:**  
Castle

**Location:**  
Devonshire House, 61 Warwick Road, Carlisle, CA1 1BB

**Grid Reference:**  
340477 555822

**Proposal:** Replacement Of 6no. Rooflights With 1no. Large Rooflight (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 13/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0309

**Applicant:**  
Mr & Mrs Nicholson

**Parish:**  
Kirklington Middle

**Date of Receipt:**

**Agent:**

**Ward:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

13/04/2011 08:00:19

RodneyJeremiah

Lyne

**Location:**

The Lake, Blackford, Carlisle, CA6 4EW

**Grid Reference:**

341364 564586

**Proposal:** Demolition Of Existing Farmhouse And Erection Of New Farmhouse

**Amendment:**

**Decision:** Grant Permission

**Date:** 07/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/0310

**Applicant:**

S & C Ashbridge Limited

**Parish:**

Brampton

**Date of Receipt:**

13/04/2011

**Agent:**

Architects Plus (UK) Ltd

**Ward:**

Brampton

**Location:**

Barn 3, Cumcatch Farm, Brampton CA8 2QR

**Grid Reference:**

354736 561142

**Proposal:** Conversion Of Existing Redundant Barn To 1No. Dwelling With Single Storey Extension To Provide Garage, Car Port And Kitchen (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 08/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/0314

**Applicant:**

Mr John H Potts

**Parish:**

Stanwix Urban

**Date of Receipt:**

26/04/2011

**Agent:**

Mrs Margaret V Thompson

**Ward:**

Stanwix Urban

**Location:**

40 Etterby Street, Stanwix, Carlisle, CA3 9JD

**Grid Reference:**

339863 557180

**Proposal:** Replace Existing Suspended Floor To The Front Of The Property (LBC)

**Amendment:**



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 21/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0317

**Applicant:**  
Mr Grant Brown

**Parish:**  
Carlisle

**Date of Receipt:**  
18/04/2011

**Agent:**

**Ward:**  
Stanwix Urban

**Location:**  
Meadow Ash, 167 Brampton Road, Carlisle CA3  
9AX

**Grid Reference:**  
340766 557520

**Proposal:** Demolition Of Existing Garage And Erection Of Granny Annexe And  
Separate Car Port (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 13/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0319

**Applicant:**  
D.I.Donaldson

**Parish:**  
Cummersdale

**Date of Receipt:**  
18/04/2011 16:00:21

**Agent:**  
Hopes Auction Company  
Limited

**Ward:**  
Dalston

**Location:**  
Smallholding, Newby Cross, Carlisle CA5 6JP

**Grid Reference:**  
336392 553152

**Proposal:** Erection Of General Purpose Agricultural Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 13/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0322

**Applicant:**  
Mr William Allen

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
26/04/2011

**Agent:**  
Mr Peter Orr

**Ward:**  
St Aidans

**Location:**  
31 Brunton Avenue, Carlisle, CA1 2AU

**Grid Reference:**  
341327 555789

**Proposal:** Erection Of Conservatory To Rear Elevation  
**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0323

**Applicant:**  
Carlisle City Council

**Parish:**  
Carlisle

**Date of Receipt:**  
27/04/2011

**Agent:**

**Ward:**  
Castle

**Location:**  
Bitts Park Grass Tennis Courts, Mayors Drive,  
Carlisle

**Grid Reference:**  
339839 556405

**Proposal:** Removal Of Condition 6 Relating To Planning Ref: 07/0167 To Allow  
The Airdome To Be Used All Year Round

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0325

**Applicant:**  
Mr Ollie Holt

**Parish:**  
Carlisle

**Date of Receipt:**  
26/04/2011

**Agent:**  
S & H Construction

**Ward:**  
Stanwix Urban

**Location:**  
Site Between 1 Eden Mount and 4 St Georges  
Crescent, Stanwix, Carlisle

**Grid Reference:**  
339944 556874

**Proposal:** Conditions 3 (Materials); 4 (Details of the Existing Wall); 5 (Hard Surface  
Details); 6 (Timber Fencing); 7 (Archaeological Watching Brief); 9 (Foul

## SCHEDULE E: Decisions Issued Under Delegated Powers

and Surface Water Drainage); 13 (Tree Protection) and 14 (Electronic Gates) of application 10/0857

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0326

**Applicant:**  
White Stuff Ltd

**Parish:**

**Date of Receipt:**  
20/04/2011 08:00:21

**Agent:**  
AMD

**Ward:**  
Castle

**Location:**  
27 English Street, Carlisle, CA3 8JW

**Grid Reference:**  
340137 555872

**Proposal:** New Shop Front And Addition Of 1No. Air-Conditioning Condenser To Side Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0327

**Applicant:**  
White Stuff Ltd

**Parish:**

**Date of Receipt:**  
20/04/2011 08:00:21

**Agent:**  
AMD

**Ward:**  
Castle

**Location:**  
27 English Street, Carlisle, CA3 8JW

**Grid Reference:**  
340137 555872

**Proposal:** Display Of 1No. Non Illuminated Fascia Sign And 1No. Non-Illuminated Hanging Sign

**Amendment:**

**Decision:** Grant Permission

**Date:** 15/06/2011

---

## SCHEDULE E: Decisions Issued Under Delegated Powers

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0330

**Applicant:**  
Orange

**Parish:**  
Carlisle

**Date of Receipt:**  
28/04/2011

**Agent:**  
Butterfield Signs Ltd

**Ward:**  
Castle

**Location:**  
Scotch Street, 47 The Lane Shopping Centre,  
Carlisle, CA3 8PY

**Grid Reference:**  
340117 556017

**Proposal:** Display Of Internally Illuminated Fascia Sign And Non-Illuminated  
Projecting Sign

**Amendment:**

1. Revised Signage Detail

**Decision:** Grant Permission

**Date:** 10/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0331

**Applicant:**  
McKnight & Son Builders

**Parish:**

**Date of Receipt:**  
11/05/2011

**Agent:**  
Gray Associates Limited

**Ward:**  
Castle

**Location:**  
Stanley Hall, 129-145 Botchergate, Carlisle, CA1  
1RZ

**Grid Reference:**  
340554 555407

**Proposal:** Change Of Use From 14No. Flats To 4No. Houses Of Multiple  
Occupation

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0333

**Applicant:**  
Dr & Mrs R Nelson

**Parish:**  
Brampton

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
21/04/2011

**Agent:**  
Ecoarc Architects

**Ward:**  
Brampton

**Location:**  
Sandy Knowe, The Sands, Brampton, CA8 1UB

**Grid Reference:**  
353645 561111

**Proposal:** Demolition Of Detached Garage And Rear Extension; Widening Of Existing Access Together With Internal Alterations And Erection Of A Single Storey Rear Extension At Higher Ground Level With A Glazed Link To The Existing Dwelling; Demolition And Rebuilding Of Existing Outhouse And Basement Below Part Of New Upper Level Proposal (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0334

**Applicant:**  
Ian Simpson

**Parish:**  
Carlisle

**Date of Receipt:**  
03/05/2011

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Currock

**Location:**  
L/A Hasell Street, Hasell Street, Carlisle

**Grid Reference:**  
340896 554480

**Proposal:** Removal Of Condition 4 (Cycleway Requirement) Of Previously Approved Planning Permission 03/0789

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0335

**Applicant:**  
Ian Simpson

**Parish:**  
Carlisle

**Date of Receipt:**  
21/04/2011

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Currock

**Location:**  
Hasell Street, Currock, Carlisle CA2 4HB

**Grid Reference:**  
340896 554480

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Discharge Of Condition 12 (Roofing Materials) Relating To Previously Approved Planning Permission 03/0789

**Amendment:**

**Decision:** Grant Permission

**Date:** 31/05/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0337

**Applicant:**  
Ms I Shepherd

**Parish:**  
Carlisle

**Date of Receipt:**  
21/04/2011

**Agent:**  
Mr Gary Tyler

**Ward:**  
Yewdale

**Location:**  
230 Yewdale Road, Carlisle, Cumbria CA2 7SD

**Grid Reference:**  
336899 555327

**Proposal:** Demolition Of Flat Roofed Garage And Erection Of Replacement Pitched Roof Garage  
To Side Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0341

**Applicant:**  
Ms Graham

**Parish:**

**Date of Receipt:**  
26/04/2011

**Agent:**  
CONCEPT

**Ward:**  
Stanwix Rural

**Location:**  
Linkumdoddie, Long Park, Blackford, Carlisle, CA6 4JA

**Grid Reference:**  
342502 562295

**Proposal:** Erection Of Rear Extension To Provide Kitchen/Family Room On Ground Floor And Formation Of First Floor Area To Provide Living Room  
(Revised Application)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 21/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0342

**Applicant:**  
Mr Fitzpatrick

**Parish:**  
Burgh-by-Sands

**Date of Receipt:**  
26/04/2011

**Agent:**

**Ward:**  
Burgh

**Location:**  
The Fold, Shepherds Hill Court, Thurstonfield,  
Carlisle, CA5 6HH

**Grid Reference:**  
331515 556588

**Proposal:** Installation Of Air Source Heat Pump On Side Elevation Of Garage

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0343

**Applicant:**  
Mr Richard Hewson

**Parish:**  
Cumwhitton

**Date of Receipt:**  
26/04/2011

**Agent:**

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Brockleworth Farmhouse, Randlaw Lane, Great  
Corby, Carlisle, CA4 8NL

**Grid Reference:**  
348849 551838

**Proposal:** Erection Of Free Standing Solar Photovoltaic Panels

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0344

**Applicant:**  
Mr Ollie Holt

**Parish:**  
Carlisle

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
26/04/2011

**Agent:**  
S & H Construction

**Ward:**  
Stanwix Urban

**Location:**  
Site Between 1 Eden Mount and 4 St Georges  
Crescent, Stanwix, Carlisle

**Grid Reference:**  
339944 556874

**Proposal:** Discharge Of Condition 4 (Demolition Details Of Wall) Relating To  
Previously Approved Listed Building Consent 10/0930

**Amendment:**

**Decision:** Grant Permission

**Date:** 09/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0345

**Applicant:**  
D'ream windows

**Parish:**  
Carlisle

**Date of Receipt:**  
09/05/2011

**Agent:**

**Ward:**  
Currock

**Location:**  
29 Robinson Avenue, Rose Park, Currock, Carlisle  
CA2 4EU

**Grid Reference:**  
340716 554546

**Proposal:** Erection Of First Floor Side Extension To Provide 1No. Bedroom Above  
Garage

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/07/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0346

**Applicant:**  
Mr Colin McTurk

**Parish:**  
Orton

**Date of Receipt:**  
10/05/2011

**Agent:**

**Ward:**  
Burgh

**Location:**  
Stonerigg, Great Orton, Carlisle, CA5 6NA

**Grid Reference:**  
333177 555384



## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Erection Of Outbuilding And Flue

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0347

**Applicant:**  
Dr & Mrs R Nelson

**Parish:**  
Brampton

**Date of Receipt:**  
21/04/2011

**Agent:**  
Ecoarc Architects

**Ward:**  
Brampton

**Location:**  
Sandy Knowe, The Sands, Brampton, CA8 1UB

**Grid Reference:**  
353645 561111

**Proposal:** Demolition Of Detached Garage And Rear Extension; Widening Of Existing Access Together With Internal Alterations And Erection Of A Single Storey Rear Extension At Higher Ground Level With A Glazed Link To The Existing Dwelling; Demolition And Rebuilding Of Existing Outhouse And Basement Below Part Of New Upper Level Proposal (Revised Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 14/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0348

**Applicant:**  
Mr & Mrs Brodie

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
28/04/2011

**Agent:**  
Jock Gordon

**Ward:**  
Dalston

**Location:**  
11 Wellside Walk, Carlisle, CA1 3TP

**Grid Reference:**  
343019 554169

**Proposal:** Single Storey Rear Extension To Provide Lounge

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0351

**Applicant:**  
Mr & Mrs S R Danson

**Parish:**

**Date of Receipt:**  
03/05/2011

**Agent:**  
Lakes Architect Ltd

**Ward:**  
Lyne

**Location:**  
Dir Tup, Roadhead, Brampton, Cumbria

**Grid Reference:**  
351353 576949

**Proposal:** Change Of Use Of Barns To 3No. Holiday Lets (Revised Application)  
**Amendment:**

**Decision:** Grant Permission

**Date:** 28/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0357

**Applicant:**  
Mr Farish

**Parish:**  
Brampton

**Date of Receipt:**  
09/05/2011

**Agent:**  
Tsada Building Design  
Services

**Ward:**  
Brampton

**Location:**  
Hirta, Tree Road, Brampton, CA8 1TX

**Grid Reference:**  
353531 560763

**Proposal:** Discharge Of Conditions 3 (Materials Samples); 4 (Hard Surface Finishes); 5 (Ground/Floor Levels); 6 (Boundary Treatment); 8 (Surface Water Discharge); 9 (Construction Vehicles); 10 (Visibility Splays) And 11 (Surface Water Disposal) Of Previously Approved Permission  
10/0238

**Amendment:**

**Decision:** Partial Discharge of Conditions  
01/07/2011

**Date:**

---

Between 28/05/2011 and 01/07/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0360

**Applicant:**  
Persimmon Homes  
Lancashire

**Parish:**  
Carlisle

**Date of Receipt:**  
11/05/2011

**Agent:**

**Ward:**  
St Aidans

**Location:**  
Former Watts Storage Depot, London Road,  
Carlisle

**Grid Reference:**  
341230 555082

**Proposal:** Discharge Of Condition 28 (Materials Sample) Of Previously Approved  
Permission 07/0845 In Relation To Plots 21-30, 55-59 And 73-98.

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0362

**Applicant:**  
Mr Francis James Butler

**Parish:**  
Carlisle

**Date of Receipt:**  
09/05/2011

**Agent:**

**Ward:**  
Stanwix Urban

**Location:**  
13 Strawberry Terrace, Carlisle, Cumbria, CA3 9LT

**Grid Reference:**  
339448 557348

**Proposal:** Renewal Of Unexpired Permission Of Appn Ref: 08/0573 For Extension  
Above Existing Two Storey Rear Offshoot To Provide Bathroom And  
Installation Of Dormer Window To Frontage Roof Slope

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0364

**Applicant:**  
Mr & Mrs A & J Riley

**Parish:**  
Stapleton

**Date of Receipt:**  
09/05/2011

**Agent:**

**Ward:**  
Lyne

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Location:**

Whinney Brow Farm, Roweltown, Carlisle, Cumbria,  
CA6 6JJ

**Grid Reference:**

348256 570598

**Proposal:** Change Of Use From Agricultural Buildings To Dog Kennels

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/0365

**Applicant:**

Messrs Baxter

**Parish:**

Solport

**Date of Receipt:**

13/05/2011

**Agent:**

Rodney Jeremiah

**Ward:**

Lyne

**Location:**

Park House, Longtown, Carlisle, CA6 5RS

**Grid Reference:**

345903 572560

**Proposal:** Extension To Existing Silage Barn

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**

11/0368

**Applicant:**

Mrs Rachel Kerr

**Parish:**

Carlisle

**Date of Receipt:**

09/05/2011

**Agent:**

**Ward:**

Multiple Wards

**Location:**

101 Castlesteads Drive, Sandsfield Park, Carlisle,  
Cumbria, CA2 7XD

**Grid Reference:**

336997 555690

**Proposal:** Certificate Of Lawfulness For Use As Childminding Business During The  
Day For Up To 12 Children

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 21/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0374

**Applicant:**  
ASDA Stores Ltd

**Parish:**  
Kingmoor

**Date of Receipt:**  
10/05/2011 16:00:34

**Agent:**  
C & A Design Ltd

**Ward:**  
Stanwix Rural

**Location:**  
ASDA, Chandler Way, Parkhouse, Carlisle, CA3  
0JQ

**Grid Reference:**  
338946 559695

**Proposal:** Display Of Illuminated And Non-Illuminated Signage For Petrol Station  
**Amendment:**

**Decision:** Grant Permission

**Date:** 14/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0378

**Applicant:**  
Mr Stuart Coulthard

**Parish:**  
Stanwix Rural

**Date of Receipt:**  
11/05/2011

**Agent:**  
Clagan Ltd

**Ward:**  
Stanwix Urban

**Location:**  
57 Millcroft, Whiteclosegate, Carlisle, Cumbria, CA3  
0HT

**Grid Reference:**  
341268 557744

**Proposal:** Non Material Amendment Of Previously Approved Planning Application  
09/0491 To Change The Materials From Brick To Render

**Amendment:**

**Decision:** Amendment Accepted  
03/06/2011

**Date:**

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0382

**Applicant:**  
Mr J Mawbray

**Parish:**  
Beaumont

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Date of Receipt:**  
12/05/2011 16:00:17

**Agent:**  
Hopes Auction Company  
Limited

**Ward:**  
Burgh

**Location:**  
Ratlingate Cottage, Ratlingate Lane, Kirkandrews  
on Eden, Carlisle, CA5 6DW

**Grid Reference:**  
335635 557914

**Proposal:** Erection Of Livestock Building

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0386

**Applicant:**  
Mr C Smith

**Parish:**  
Cumrew

**Date of Receipt:**  
23/05/2011

**Agent:**

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Barn 4 Cumrew Farm, Cumrew, Brampton,  
Cumbria, CA8 9DD

**Grid Reference:**  
355082 550387

**Proposal:** Discharge Of Conditions 1 (Material Samples) And 2 (Window And Door  
Details) Of Previously Approved Application 08/1137

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0387

**Applicant:**  
Mr Clarence Smith

**Parish:**  
Cumrew

**Date of Receipt:**  
13/05/2011

**Agent:**

**Ward:**  
Great Corby & Geltsdale

**Location:**  
Barn 4 Cumrew Farm, Cumrew, Brampton,  
Cumbria, CA8 9DD

**Grid Reference:**  
355082 550387

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Proposal:** Discharge Of Conditions 1 (Material Samples) And 2 (Window And Door Details) Of Previously Approved Application 08/1141

**Amendment:**

**Decision:** Grant Permission

**Date:** 17/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0388

**Applicant:**  
Wellburn Care Homes

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
16/05/2011

**Agent:**  
Architects Plus (UK) Ltd

**Ward:**  
Dalston

**Location:**  
Scalesceugh Hall, Carleton, Carlisle, Cumbria, CA4  
0BT

**Grid Reference:**  
344770 549688

**Proposal:** Upgrading The Fire Rating Of Existing Timber Screens And The Installation Of Underfloor Heating (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 20/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0390

**Applicant:**  
Mr & Mrs Robson

**Parish:**  
Hayton

**Date of Receipt:**  
10/06/2011

**Agent:**  
Architectural Design and  
Planning Ltd

**Ward:**  
Hayton

**Location:**  
Gelt House Farm, Hayton, Carlisle, Cumbria, CA8  
9JD

**Grid Reference:**  
350458 559101

**Proposal:** Discharge Of Condition 4 (Level 2 Survey) Of Previously Approved Application 10/0844

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 16/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0391

**Applicant:**  
Mr Smalley

**Parish:**  
Kingmoor

**Date of Receipt:**  
16/05/2011 13:00:25

**Agent:**  
Edenholme Architectural  
Surveyors

**Ward:**  
Stanwix Rural

**Location:**  
11 Edenside, Cargo, Carlisle, CA6 4AQ

**Grid Reference:**  
336913 559437

**Proposal:** Erection Of Sun Room And Utility Room To Rear Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 27/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0392

**Applicant:**  
Mr & Mrs Wilding

**Parish:**

**Date of Receipt:**  
16/05/2011 13:00:41

**Agent:**  
Finesse PVCu Limited

**Ward:**  
Yewdale

**Location:**  
15 Egerton Grove, Carlisle, CA2 6TF

**Grid Reference:**  
337965 555146

**Proposal:** Installation Of Rear Conservatory

**Amendment:**

**Decision:** Grant Permission

**Date:** 24/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0394

**Applicant:**  
Mr Telford

**Parish:**  
Stapleton

**Date of Receipt:**

**Agent:**

**Ward:**



## SCHEDULE E: Decisions Issued Under Delegated Powers

24/05/2011

Rodney Jeremiah

Lyne

**Location:**

High Mossthorn, Roadhead, Carlisle, CA6 6NJ

**Grid Reference:**

351496 573435

**Proposal:** Discharge Of Conditions 5 (Landscaping Works) And 6 (Boundary Treatments) Of Previously Approved Application 11/0003

**Amendment:**

**Decision:** Grant Permission

**Date:** 21/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0397

**Applicant:**  
Mr G Mooney

**Parish:**

**Date of Receipt:**  
17/05/2011

**Agent:**  
Jock Gordon

**Ward:**  
St Aidans

**Location:**

Parkside, 15 St Aidan's Road, Carlisle, Cumbria,  
CA1 1LS

**Grid Reference:**

341085 556072

**Proposal:** First Floor Extension Over Existing Garage To Provide Two Bedrooms

**Amendment:**

**Decision:** Grant Permission

**Date:** 23/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0400

**Applicant:**  
Karen Donaldson

**Parish:**  
Kingmoor

**Date of Receipt:**  
20/05/2011

**Agent:**  
Elaine Alexander

**Ward:**  
Stanwix Rural

**Location:**

The Capita Building, Kingmoor Business Park,  
Carlisle, CA6 4SJ

**Grid Reference:**

338420 560339

**Proposal:** Display Of 1no. Non Illuminated Fascia Sign (Retrospective)

**Amendment:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Decision:** Grant Permission

**Date:** 27/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0404

**Applicant:**  
The Governors

**Parish:**  
Hayton

**Date of Receipt:**  
17/05/2011

**Agent:**  
Philip Turner Associates

**Ward:**  
Hayton

**Location:**  
Hayton C Of E Primary School, Hayton, Brampton,  
CA8 9HR

**Grid Reference:**  
350753 557682

**Proposal:** Proposed Unisex Disabled WC Facility And Store Extension, Erection Of  
2no. Open Fronted Sheds

**Amendment:**

**Decision:** Grant Permission

**Date:** 27/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0405

**Applicant:**  
The Governors

**Parish:**  
Hayton

**Date of Receipt:**  
17/05/2011

**Agent:**  
Philip Turner Associates

**Ward:**  
Hayton

**Location:**  
Hayton C of E Primary School, Hayton, Brampton,  
CA8 9HR

**Grid Reference:**  
350753 557682

**Proposal:** Proposed Unisex Disabled WC Facility And Store Extension, Erection Of  
2no. Open Fronted Sheds (LBC)

**Amendment:**

**Decision:** Grant Permission

**Date:** 27/06/2011

---

Between 28/05/2011 and 01/07/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0409

**Applicant:**  
Mr Malcolm Laidlaw

**Parish:**

**Date of Receipt:**  
18/05/2011

**Agent:**

**Ward:**  
Yewdale

**Location:**  
224 Wigton Road, Morton, Carlisle, Cumbria, CA2  
6JZ

**Grid Reference:**  
337886 554587

**Proposal:** Erection Of Single Storey Side And Rear Extension To Provide Extended Kitchen/Dining Room Together With Workshop

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0411

**Applicant:**  
Dobbies Garden Centre

**Parish:**  
Dalston

**Date of Receipt:**  
19/05/2011

**Agent:**  
Mr Steve Gaffney

**Ward:**  
Dalston

**Location:**  
Dobbies Garden Centre, Westwood Nurseries,  
Orton Grange, Carlisle, CA5 6LB

**Grid Reference:**  
335540 551689

**Proposal:** Display Of Temporary External Road Side Signs (Revised/ Retrospective Application)

**Amendment:**

**Decision:** Grant Permission

**Date:** 27/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0412

**Applicant:**  
Mr Davidson

**Parish:**  
Dalston

**Date of Receipt:**  
19/05/2011

**Agent:**  
Carlisle Window Systems

**Ward:**  
Dalston

**Location:**

**Grid Reference:**

## SCHEDULE E: Decisions Issued Under Delegated Powers

3 Yetlands, Dalston, Carlisle, Cumbria, CA5 7PB

336887 550439

**Proposal:** Erection Of Conservatory To Rear Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 22/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0416

**Applicant:**  
Miss Michelle Watson

**Parish:**  
Carlisle

**Date of Receipt:**  
19/05/2011

**Agent:**  
Private Sector Housing

**Ward:**  
Stanwix Urban

**Location:**  
51 Bowscale Close, Carlisle, Cumbria, CA3 9LJ

**Grid Reference:**  
339485 557419

**Proposal:** Erection Of Shower Room To Front Elevation

**Amendment:**

**Decision:** Grant Permission

**Date:** 27/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0424

**Applicant:**  
Mr Kevin Irving

**Parish:**

**Date of Receipt:**  
01/06/2011

**Agent:**

**Ward:**  
Harraby

**Location:**  
3 High Green Croft, Carlisle, Cumbria, CA1 3HP

**Grid Reference:**  
342534 553447

**Proposal:** Erection Of Rear Conservatory

**Amendment:**

**Decision:** Grant Permission

**Date:** 01/07/2011

---

Between 28/05/2011 and 01/07/2011

## SCHEDULE E: Decisions Issued Under Delegated Powers

**Appn Ref No:**  
11/0471

**Applicant:**  
Mrs Cosimini

**Parish:**  
Wetheral

**Date of Receipt:**  
06/06/2011

**Agent:**

**Ward:**  
Great Corby & Geltsdale

**Location:**  
7 Fieldside, Burnrigg, Heads Nook, Brampton, CA8  
9BP

**Grid Reference:**  
347866 555696

**Proposal:** Non Material Amendment Of Previously Approved Planning Application  
11/0127 To Include Additional Windows

**Amendment:**

**Decision:** Amendment Accepted  
24/06/2011

**Date:**

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/0483

**Applicant:**  
Mr Wilson

**Parish:**  
St Cuthberts Without

**Date of Receipt:**  
09/06/2011

**Agent:**

**Ward:**  
Dalston

**Location:**  
Bankdale Farm, Wreay, Carlisle, CA4 0RS

**Grid Reference:**  
341494 548942

**Proposal:** Discharge Of Condition 6 (Breeding Bird Survey) Of Previously Approved  
Planning Application 10/0780

**Amendment:**

**Decision:** Grant Permission

**Date:** 16/06/2011

---

Between 28/05/2011 and 01/07/2011

**Appn Ref No:**  
11/9101

**Applicant:**  
Cumbria County Council

**Parish:**  
Carlisle

**Date of Receipt:**  
22/03/2011

**Agent:**  
Cumbria County Council

**Ward:**  
Castle

## **SCHEDULE E: Decisions Issued Under Delegated Powers**

**Location:**

Trinity School, Strand Road, Carlisle, CA1 1JB

**Grid Reference:**

340556 556254

**Proposal:** Consultation On An Application For A Non-Material Amendment  
Following A Grant Of Planning Permission 09/9003/CTY

**Amendment:**

**Decision:** City Council Observation - Raise Objection(s)

**Date:** 31/05/2011

---