

SCHEDULE A: Applications with Recommendation

19/0244

Item No: 03

Date of Committee: 14/01/2022

Appn Ref No:
19/0244

Applicant:
Citadel Estates Ltd

Parish:
Burgh-by-Sands

Agent:
Sam Greig Planning

Ward:
Dalston & Burgh

Location: Land at field 3486, Monkhill Road, Moorhouse, Carlisle

Proposal: Erection Of 14no. Dwellings

Date of Receipt:
22/03/2019 11:00:46

Statutory Expiry Date
21/06/2019 11:00:46

26 Week Determination
06/12/2021

REPORT

Case Officer: Barbara Percival

1. Recommendation

- 1.1 It is recommended that this application is approved subject to legal agreement. If the legal agreement is not completed within a reasonable time, then Authority to Issue is requested to Corporate Director of Economic Development to refuse the application. The Section 106 Agreement to consist of the following obligation:
- a) the provision of on-site intermediate 2no. two bedroom dwelling (Plots 6 and 7) for low cost homes ownership at 30% discounted rate of market value.

2. Main Issues

- 2.1 Principle of development
- 2.2 Impact of the proposal on the adjacent listed buildings and their settings
- 2.3 Scale and design of the dwellings
- 2.4 Affordable housing provision
- 2.5 Education provision
- 2.6 Impact of the proposal on archaeology
- 2.7 Impact of the proposal on the living conditions of neighbouring residents
- 2.8 Impact of the proposal on highway safety
- 2.9 Proposed methods for foul and surface water drainage
- 2.10 Impact of the proposal on trees and hedgerows

- 2.11 Impact of the proposal on biodiversity
- 2.12 Other matters

3. Application Details

The Site

- 3.1 The application site, equating to approximately 0.8 hectares, is located in the centre of Moorhouse to the south of the junction of Monkhill Road with the B5307 county highway. The application site is bounded to the south and west by residential properties with agricultural fields to the north and east together with a children's play area to the south east.

Background

- 3.2 The application site has a varied planning history as highlighted in section 7 of this report. The most relevant planning history determined against planning policies in the current local plan are summarised below.
- 3.3 In 2016, Members of the Development Control Committee granted outline planning permission for the erection of nine dwellings at its meeting on the 8th July 2016. The decision, following the expiration of the consultation period, was subsequently issued on the 13th July 2016.
- 3.4 In 2019, Members of the Development Control Committee granted planning permission for the erection of 9no. dwellings (reserved matters pursuant to outline application 16/0387) (application reference 19/0535).
- 3.5 In 2020, an application to discharge conditions 6 (foul & surface water); 7 (surface drainage scheme); 8 (surface water drainage system); 9 (surface water management plan); 10 (groundwater levels investigation report) and 11 (infiltration tests) of previously approved application 16/0387 was approved (application 20/0135).
- 3.6 In 2021, an application for the removal of hedgerows to facilitate the future development of the residential allocation was refused (application reference 21/0001/HDG).
- 3.7 Also in 2021, an application to discharge of conditions 5 (archaeological work); 13 (highway details); 14 (ramp details); 18 (access during construction); 20 (tree & hedgerow protection); 21 (method statement for root protection areas) & 27 (boundary treatments) of previously approved application 16/0387 was approved (application reference 21/0611).
- 3.8 The development for 9no. dwellings subject of outline and reserved matters applications (application references 16/0387 and 19/0535 respectively) were lawfully implemented on the 7th September 2021 by virtue of Section 56 (d) of the Town and Country Planning Act 1990 i.e. any operation in the course of laying out or constructing a road or part of a road.

The Proposal

- 3.9 As some Members may recall, this application was first presented to Members at the Development Control Committee on the 19th July 2019. The proposal before Members sought full planning permission for 17no. dwellings which consisted of a mix of dwelling types, sizes and tenures. Vehicular access to the proposed development would have been taken from Monkhill Road with the proposed dwellings arranged around internal access roads. A feature stone wall was to be constructed to frame the entrance to the site with the existing hedgerows enclosing the application site retained except for the section required to widen the proposed vehicular access of the site.
- 3.10 Members at that time gave consideration of the proposal with the discussions primarily centring on: the recommended imposition of pre-commencement conditions in respect of surface water drainage; scale and design; impact on biodiversity; identification of any archaeological findings; and clarification on the listing details for nearby listed buildings. Members resolved that determination of the application be deferred in order that the Officer's report be updated on a number of issues along with additional information in relation to the proposed drainage and design, and that a further report be submitted to a future meeting of the Committee. Following the deferral of the application by Members in July 2019, the application remained current with no additional or revised details submitted.
- 3.11 In October 2020; however, the scheme was subsequently revised by the applicant. The revised scheme reduced the number of dwellings from 17no. to 14no. which again included a mix of dwelling types, sizes and tenures. The layout sought permission for a shared vehicular access to serve Plots 2, 4, 5, 6, 7, 8, 9 and 10 taken from Monkhill Road. Plots 1, 2, 13 and 14 were proposed to be served by their own individual access again onto Monkhill Road. Plots 11 and 12 would be served by individual accesses onto the B5307 county highway. The existing roadside hedges along the eastern and southern boundaries were to be removed and replaced with 1.2 metre high dry stone walls with another dry stone wall framing either side of the main entrance into the development. The existing northern and southern hedgerows would be retained with native hedgerows delineating each of the plots. Trees of varying species and maturity were also proposed to be planted within the proposed development.
- 3.12 This application was due to be presented to Members of the Development Control Committee at its meeting in February 2021 but was withdrawn from discussion. The application report was withdrawn from discussion at the meeting to consider issues raised relating to various aspects of the reports content and be reported at a future meeting of the committee.
- 3.13 The scheme before Members is in respect of further revised details received in May and June 2021. The revised proposals still seek full planning permission for the erection fourteen dwellings consisting of a mix of dwelling types, sizes and tenures consisting of:

Plots 1, 2, 4, 5 and 10 - 'The Grasmoor (2)' detached bungalow with attached garage. The dimensions of the proposed dwelling would have a maximum length (including the attached garage) of 12.589 metres by a maximum width (including the sunroom) of 14.380 metres with a ridge height of 5.9 metres. The accommodation would comprise of a lounge, dining/kitchen, sunroom, hall, 1no. ensuite bedroom, 1no. bedroom and garage.

Plots 1 and 4 would be finished in a scraped texture render with Plots 2, 5 and 10 finished in facing brickwork with feature string course/zipper courses to corners and rear/gable window heads. The rendered properties would have red colour natural stone cills, heads and mullions as would the front windows of the brick finished properties. All plots would have timber/render detailing to the front gable elevations and have dark grey interlocking slate appearance roofs. Windows would be anthracite wood grain effect uPVC with leaded lights to upper window panels in the front elevation of the dwellings with a hardwood timber front door. The garage door would be a one piece up and over timber door.

Plots 3 and 13 - 'The Pillar (4)' detached bungalow with a detached single garage. The dimensions of the proposed dwelling would have a maximum length (including the sunroom) of 15.965 metres by a maximum width of 12.477 metres with a ridge height of 5.9 metres. The accommodation would comprise of a lounge, dining/kitchen, sunroom, bathroom, utility, hall, 1no. ensuite bedroom, 2no. bedrooms and garage.

The proposed dwellings would be finish in facing bricks with feature string course/zipper courses to corners and rear/gable window heads. The front windows would have red colour natural stone cills, heads and mullions. Both plots would have timber/render detailing to the front gable elevations and have dark grey interlocking slate appearance roofs. Windows would be anthracite wood grain effect uPVC with leaded lights to upper window panels in the front elevation of the dwellings with a hardwood timber front door. The garage door would be a one piece up and over timber door.

Plots 6 and 7 - 'The Grisdale' two storey semi-detached dwellings. The dimensions of the proposed semi-detached dwellings would have a maximum length of 8.6 metres by a maximum width (excluding the porches) of 9 metres with a ridge height of 7.8 metres. The accommodation of each of the dwellings would comprise of a lounge/dining, kitchen and w.c. with 2no. bedrooms and bathroom above.

The proposed dwellings would be finished in a facing brickwork, red natural stone cills, headers, timber porch with a dark grey interlocking slate appearance roof. Windows would be anthracite wood grain effect uPVC with a hardwood timber front door.

Plots 8, 9, 11. 12 and 14 - 'The Pillar (2)' detached bungalow with attached garage. The dimensions of the proposed dwelling would have a maximum length of 12.590 metres by a maximum width (including the sunroom) of 15.852 metres with a ridge height of 5.9 metres. The accommodation would comprise of a lounge, dining/kitchen, sunroom, utility, bathroom, hall, 1no.

ensuite bedroom, 2no. bedrooms and garage.

Plots 8, 11 and 12 would be finished in a scraped texture render with Plots 9 and 14 finished in facing brickwork with feature string course/zipper courses to corners and rear/gable window heads. The rendered properties would have red colour natural stone cills, heads and mullions as would the front windows of the brick finished properties. All plots would have timber/render detailing to the front gable elevations and have dark grey interlocking slate appearance roofs. Windows would be anthracite wood grain effect uPVC with leaded lights to upper window panels in the front elevation of the dwellings with a hardwood timber front door. The garage door would be a one piece up and over timber door.

- 3.14 Vehicular access to the proposed development would be taken from Monkhill Road with the proposed dwellings arranged around internal access roads. All dwellings would be served by in-curtilage parking spaces and garages with the exception of Plots 6 and 7 which would have 2no. parking spaces adjacent to the dwellings.
- 3.15 A feature stone wall would be constructed to frame the entrance to the site with specimen trees (Cut leaf Common Alder) planted either side of the entrance. A further 14 trees of varying species and maturity would also be planted within the development site. The existing hedgerows enclosing the application site would be retained except for the proposed vehicular access/exit to the site. The submitted landscaping schedule also includes the planting of nature hedgerows to separate the proposed dwellings.

4. Summary of Representations

- 4.1 This application was initially advertised by the direct notification of sixteen neighbouring properties and the posting of site and press notices. In response to the originally submitted scheme and the subsequent revisions, the occupiers of 29 neighbouring properties have raised objections which have been reproduced in full for Members.
- 4.2 In summary, the representations identify the following issues:
 - 1. the original application sought outline planning permission for 9 dwellings this application is for 17;
 - 2. inappropriate increase in the size of the village which has limited service provision;
 - 3. unacceptable overdevelopment of the site;
 - 4. the submitted drainage statement refers to the 2016 outline planning application for 9 dwellings;
 - 5. potential to exacerbate existing surface water drainage issues within the vicinity due to high water table;
 - 6. potential to exacerbate existing foul drainage issues;
 - 7. positive that there is 3no. affordable units within the scheme; however, most are large, detached dwellings on relatively small plots;
 - 8. there is no public transport serving the village, therefore, development

- would increase reliance on private vehicles;
- 9. detrimental impact on highway safety;
- 10. detrimental impact on archaeological remains;
- 11. loss of privacy;
- 12. potential light pollution on adjacent dwellings from car headlights entering or leaving the site;
- 13. potential noise pollution during development phase;
- 14. trees within the site have already been felled;
- 15. the existing unmanaged hedge surrounding the site is dangerous to users of the adjacent pavement;
- 16. loss of a valuable green space within village;
- 17. loss of a view;
- 18. an earlier application determined under the previous local plan was rejected;
- 19. questions accuracy of details within the submitted Heritage Statement;
- 20. lack of school places within the locality;
- 21. potential increase in surface water from the development may structurally damage adjacent properties;
- 22. removal of hedges along Moorhouse Road and Monkhill Road would detrimentally changes the nature and character of the surrounding area;
- 23. removal of hedges would lead to loss of privacy for surrounding properties;
- 24. removal of hedgerow would have a detrimental impact on the setting of nearby heritage assets;
- 25. proposal contrary to Policy GI6 (Trees and Hedgerows) of the Carlisle District Local Plan 2015-2030;
- 26. questions if hedgerows are protected by the Hedgerow Regulations;
- 27. removal of hedgerow unnecessary to facilitate widening of footpath;
- 28. detrimental impact on biodiversity from loss of hedgerows;
- 29. contrary to previous approval which included conditions retaining hedgerows enclosing site;
- 30. no detailed surface water drainage details to serve the proposed development has been received;
- 31. increase in housing numbers contrary to previous approval;
- 32. detrimental impact on the living conditions of neighbouring residents;
- 33. question location of the affordable units;
- 34. questions adequacy of parking provision to serve the scheme;
- 35. electric vehicle charging points should be provided within the development;
- 36. succession of applications causing unnecessary stress to local residents;
- 37. disruption within village from building works.
- 38. question adequacy of existing watercourse to accommodate development;
- 39. question details of submitted drainage strategy.

4.3 The Ward Councillor, Councillor Allison, has also made two representations which have been reproduced in full. In summary the issues raised are:

- 1. DC Committee deferred application for 17 units. The parish council accept 9no. dwellings but strongly objection to 14no,. units which is an increase of 56% increase above the outline permission;
- 2. increased density requires removal of hedgerows to provide access which

- is contrary to Policy GI6 of the local plan;
3. removal of hedgerow would have a detrimental impact on heritage assets, character of the village and biodiversity;
 4. existing hedgerow and verge has been allowed to encroach on footpath;
 5. detrimental impact on highway safety and increase in vehicular accesses;
 6. potential to exacerbate surface water flooding
 7. suggests alternative layout.

4.4 Representations from the Council for the Protection of Rural England (Friends of the Lake District) have also been received. The most recent has been reproduced below:

The CPRE Previously objected to 19/0244 and to 21/0001/HDG based on concerns relating to the removal of the hedgerows at this site. This included concerns about the impacts of this on landscape, biodiversity, and local character as well as the relationship between the proposed removal and the previously clear and long-standing position of the City Council of retaining these hedgerows.

As such, the CPRE very much welcome the fact that the hedgerows are now proposed to be retained and, if the application is approved, it is imperative that this is secured by condition.

Retaining the hedge, equates to an avoidance of harm/loss in relation to the hedge and so other measures will be needed across the site to ensure the development meets the requirement in the NPPF and the forthcoming Environment Bill for biodiversity net gain. These should also be conditioned in any approval.

It follows that a reduced number of houses, in line with the previous proposal may be necessary to enable appropriate net gain to be achieved as the building of the additional 5 houses is at the expense of space that was to be gardens and other green space. A reduced number would also better reflect what the local plan says about the site page 246 R 12:. a modest increase of 10 houses over the plan period is considered acceptable for the size and scale of the village and in turn, better respect village character.

The CPRE withdraw its objection on grounds relating to the loss of the hedgerow. However, remain aware of a number of outstanding issues of concern to the local community, sharing in particular those relating to biodiversity and the impact of this scale of development on the settlement character of Moorhouse.

5. Summary of Consultation Responses

As detailed in the report this application has been subject of several revisions and upon which the statutory consultees have responded accordingly. Members can view these consultations on the council's website; however, the most recent consultation responses to the current proposals from statutory consultees have been reproduced below:

Cumbria County Council - (Highways & Lead Local Flood Authority): -
Highway Authority Response - within the previous Highways Authority response to this application dated 29 July 2021 several concerns were raised with regards to the layout of the proposed development and an apparent narrowing of the carriageway of Monkhill Road.

The applicant has confirmed that the current site plan proposed is drawing number 18/07/937 with the position and visibility splays unchanged from those which were approved as part of the reserved matters application 19/0535. The site plan illustrates a singular access point for the 14 dwellings onto Monkhill Road with the internal access carriageway to remain in private ownership and maintained by a management company. It is noted that the pre-commencement conditions associated with the reserved matters application have been discharged through the planning application 20/0135 and 21/0611. As the layout and access into the development site have been previously agreed the Highways Authority have no objections with regards to the layout proposed as part of the current application.

An issue also previously raised was with regards to the consideration for bin collection points for plots 3 to 7 and 11 to 14. The applicant has considered this point and confirmed that refuse vehicles can enter and leave the site in a forward gear. This enables the refuse vehicles to be within 15 metres of all the dwellings which is acceptable to the Highways Authority.

Considering the above, the Highways Authority have no objections with regards to the approval of planning permission subject to a series of conditions being applied to any approval.

Lead Local Flood Authority Response - the surface water discharge from the development of 14 dwellings at Monkhill Road, Moorhouse, Carlisle is proposed to discharge into the culverted ordinary watercourse which is located within Monkhill Road. It is noted that within the previous planning approval 20/0135 that the surface water drainage schematic associated with the development of 9 dwellings on the same site was agreed by the LLFA. The method and maximum discharge rate of the approval 20/0135 is unchanged from that which is proposed as part of the current application. However following on from these planning approvals, a number of flooding events have been noted downstream of the site in Moorhouse and the highway at the location of the new access; therefore the LLFA have reviewed the previously agreed design and assumptions.

Camera Survey - in the previous response to this application the LLFA requested that a camera survey was undertaken on site to determine the presence of a suspected culvert beneath the site and whether or not it connects into the existing culverted ordinary watercourse on Monkhill Road. Following on from this comment the applicant has undertaken a camera survey on site in September 2021. The camera survey was abandoned after 1.3m from MH01 due to a change in the diameter of the culvert and proceeded no further towards the development site. The camera survey report submitted and site investigations did not establish the presence of a culvert flowing through the development site. A series of trenches were also

created on site at the possible locations of the culvert within the site which determined that the site was virgin ground and that there is no culvert flowing through the site. The LLFA have reviewed this information and conclude that the camera survey did not extend into the development site, and as such it is not possible to determine whether or not the culverted watercourse enters the site or not. The current investigation casts doubt on whether the site drains to the culverted ordinary watercourse, as such the applicant is to undertake the survey again.

Surface water discharge method and attenuation - in accordance with the hierarchy of drainage options as stated within the Cumbria Development Design Guide the applicant undertook a series of infiltration tests on site in accordance with the BRE 365 method. The LLFA have reviewed the results of the infiltration testing and agree with the conclusions of the drainage strategy that soakaways are not a viable method of surface water disposal. This does not mean however that the applicant should not be utilising sustainable drainage techniques such as permeable paving for the road of which storage can be obtained. The applicant has calculated that the QBar greenfield runoff rate for the site is 2.1l/s and this is to be the discharge rate for the development site into the culverted ordinary watercourse. The applicant has submitted detailed Micro Drainage calculations in Appendix H of the Drainage Strategy to demonstrate that sufficient attenuation is provided on site to accommodate a 1 in 100 year plus 40% to account for climate change storm event. The LLFA have reviewed the calculations and the attenuation provided on site does provide sufficient attenuation for a 1 in 100 year plus 40% to account for climate change storm event; however it is noted that the maximum discharge rate for the site during this storm event is 2.3l/s.

The discharge rate of 2.3l/s is above the greenfield runoff rate for the development site of 2.1l/s detailed within the Drainage Strategy. Therefore, the attenuation provision on site is to be increased to take into consideration the lower discharge rate and revised plans / calculations submitted to the LLFA for comment prior to any approval.

Exceedance routes - following on from the previous response to this application the applicant has submitted details of the exceedance routes for the site in the event of a failure of the proposed drainage network. The LLFA have reviewed the exceedance route plan and note that at manhole S5 that surface water is directed towards plots 13 and 14. This is not acceptable as surface water exceedance is to be directed away from dwellings and into open space where it can be attenuated. It is also noted on the exceedance plan that the levels are pre-construction so therefore it is not possible to be able to verify the exceedance flow paths. As such revised exceedance route plans are required prior to any approval from the LLFA.

Contributing area plan - within the previous LLFA response to this planning application it was requested that a contributing areas plan was to be submitted to inform the drainage design. The applicant is to take into account that off site flows will continue to enter the development site post development and that any drainage schematic is to accommodate these flows to prevent flooding to the proposed dwellings. It is noted that no further

information has been submitted regarding a contributing areas plan and this is required prior to any approval from the LLFA.

Treatment of surface water - the applicant has stated that the runoff from the roofs and drives are to be treated via permeable paving and the road drainage is directed via gullies and into the attenuation tanks on site. In addition, further information is required for the construction of the permeable paving, due to the impermeable nature of the soils, and how surface water is to enter into the attenuation tanks from the permeable paving. The applicant should note that for a surface water discharge into an ordinary watercourse that two stages of treatment are required prior to discharge.

The LLFA determines that insufficient information has been submitted to the local planning authority to be able to recommend this application for approval.

Conclusion: - inadequate information has been submitted to satisfy the local planning authority that the proposal is acceptable in terms of:

- a. Camera Survey extending into the site
- b. Treatment of surface water for internal roads
- c. Contributing areas plan
- d. Maximum discharge rate into the culverted ordinary watercourse
- e. Update to drainage calculations
- f. Attenuation provided on site
- g. Details of exceedance routes with levels

Burgh-by-Sands Parish Council: - have the following objections and request a site visit:

The Parish Council recognise that although a Formal Drainage Plan has now been submitted to the Planning Authority there are still outstanding questions to be addressed prior to any building on this site. These need to be monitored particularly during this process. There are photographs and video footage available showing existing problems over the last few years and as this present plan will only add run off from hard landscaping. In the newly presented Drainage Plan 3.2.3 states that there is scope to discharge water via the highway drain west of the site and ultimately drain to a watercourse, discharge to a combined sewer has not been considered further in this Drainage Strategy. The Plan at present will not mitigate the negative impact of a greater flood risk outside the development boundary as it will drain into Great Hill Beck. This at present regularly floods gardens and land to the north behind those properties adjacent to The Royal Oak Pub. This beck is not a viable watercourse and we suggest that United Utilities and Planning Officers meet for a site visit with the residents and owners of these properties to see if Great Hill Beck can be made into a viable and maintained watercourse if this drainage strategy is to be accepted. It is also noted that infiltration has not been viable for removing surface water (Appendix D) and that UU note that 'the highway drains are not owned by them. Prior to any discharge to this point the necessary third part agreements will need to be gained.

The Site - This site is in the Historic heart of the village and 14 dwellings will have a negative impact on a small site that does not preserve or enhance the

adjoining conservation area. This proposed development should be in sympathy with the density and physical characteristics of the area. Any new development needs to reflect the character of the local area. Although there are a mixture of 2,3 and 4 bedroom bungalows with some Affordable Housing these bungalows will appeal to a more mature buyer in a village with only two buses a day and no shops or village hall to provide social interaction .

Highway considerations - the revised plan has 2 dwellings directly exiting onto the busy B5307 with restricted vision to the right as well as 4 bungalows exiting onto the narrow Monk hill Rd plus 8 from the main entrance/exit to the site. There is potential for parking on the roadside and emerging vehicles will be a hazard to all traffic and pedestrians, particularly KS3 children gathering to be bussed to school and younger children and parents/carers accessing the Playground. Although this development will be within a 30mph limited area there have been recorded accidents from vehicles emerging onto the B5307 as the road is so narrow that it is almost impossible the turn out whilst keeping to the nearside of the road. This creates a hazard considering the amount of speeding traffic. Access to Bungalows 11 and 12 will create a further hazard for Pedestrians and school children.

Drainage - Drainage system is already overloaded and struggles to cope due to lack of maintenance especially in heavy rain. This will be worsened by this addition of 14 houses.

Hedge bordering the B5307 - the previously approved development retained and enhanced the hedge to the height of 1.8 m. There are wildlife issues with this being removed as it is a recorded habitat for a variety of wildlife. This hedge contributes positively to this area and has Historic value. To replace this with a wall would be intrusive as the hedge with no entrances and exits would blend into the Green space of the adjoining Common Land. The hedge has not been maintained by the Developer as requested in the past and therefore has become overgrown with careful management this could be saved as the removal of the hedge will have an impact on drainage of the site and the width of the foot way doubled therefore making it safe for pedestrians and children alike.

Street Lighting - darkness is characteristic of rural areas and so we ask that any lighting within the site be discreet.

References

Burgh by Sands Design Statement pg 11

Style of new developments should be related to the Locality and setting

Style and Materials should be in keeping with the existing traditional Buildings and character of the surrounding area.

Wall and Plot Boundaries pg 12

Existing hedgerows and trees should be incorporated within new developments wherever possible

New property boundaries in keeping with locally natural materials (indigenous hedging plants)

Carlisle District Plan

Cumbria County Council - (Archaeological Services): records indicate that the site lies in an area of some archaeological potential. The application site is in the centre of Moorhouse which has medieval origins, with documentary records of it dating to the mid-fifteenth century. Furthermore, several cropmark complexes are indicative of Iron Age and Romano-British settlements and agricultural practices are located around the village, including in the field immediately north of the application site. It is therefore considered that there is the potential for the site to contain buried archaeological assets and that these would be disturbed by the construction of the proposed development. Accordingly, if planning consent is granted and in line with the requirements of condition 5 attached to previous permission 16/0387, the application site should be subject to an archaeological investigation and recording in advance of any development. This work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a condition in any planning consent;

Local Environment - Waste Services: - no objections;

Historic England: do not wish to offer any comments;

Cumbria County Council - (Education): - no change to previous response. This being that the County Council's Planning Obligation Policy Document (POPD), sets out that contributions towards the provision of education capacity would only normally be sought from development that will result in a net increase of 15 or more dwellings in settlements like Moorhouse which are not a key service centre. As set out below, whilst there are some circumstances where we may see a capacity contribution for schemes that are below the threshold where there is a bespoke issue, this is not considered to be one of those cases.

Based on the dwelling-led pupil yield calculation set out in the POPD, this development proposal is estimated to yield 3 school children (2no. primary age and 1no. secondary age). As previously set out, these numbers are considered to be negligible. Furthermore, it is noted that a large proportion of the dwellings proposed are bungalows and are therefore likely to attract a smaller number of family forming households than your average housing development. It is considered that there is sufficient flexibility within the admissions system for any children that may be yielded by this development to be accommodated within local schools.

United Utilities: - In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. No objections subject to the imposition of conditions which would require the submission of further details in respect of the proposed surface water drainage scheme and that foul and surface water are drained on separate systems.

6. Officer's Report

Assessment

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed is the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and Policies SP2, SP6, SP7, HO1, HO4, IP3, IP4, IP6, CC5, CM4, CM5, HE2, HE3, GI1, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 are relevant. The City Council's Supplementary Planning Documents 'Achieving Well Designed Housing', 'Affordable and Specialist Housing', 'Burgh-By-Sands Parish Design Guide' and 'Trees and Development Sites' are also material planning considerations. Historic England has also produced a document entitled 'The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (Second Edition)'.
- 6.3 The proposal raises the following planning issues:

1. Principle Of Development

- 6.4 Paragraph 11 of the NPPF outlines that: *"at the heart of the NPPF is a presumption in favour of sustainable development"*. In respect of the delivery of a sufficient supply of homes paragraph 60 of the NPPF highlights that: *"to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, and the needs of groups of specific housing requirements are addressed and that land with permission is developed without unnecessary delay"*. Paragraph 69 of the NPPF expands by stating that: *"small and medium sized sites can make an important contribution to meet the housing requirement of an area and are often built-out relatively quickly ..."*. To maintain supply and delivery of new housing paragraph 74 of the NPPF details that local authorities should: *"identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies ..."*.
- 6.5 The aims of the NPPF is reiterated in Policies SP2 (Strategic Growth and Distribution) and HO1 (Housing Strategy and Delivery) of the local plan. Policy SP2 of the local plan outlines that sufficient land will be identified to accommodate 9,606 net new homes between 2013 and 2030 including a minimum annualised average of: 478 net new homes between 2013 and 2020; and 626 net new homes between 2020 and 2030 (adjusted to have regard to delivery in the 2013-2020 period). Policy HO1 highlights that planning permission will be granted for housing proposals that will: *"deliver the allocation set out in this Policy and contribute towards achieving the Plan's housing target ... in bringing forward allocations, developers will need to demonstrate that their proposals contribute to the overall mix of dwelling*

types, sizes and tenures which help meet identified local housing need and the development of mixed and sustainable communities".

- 6.6 The principle of development of the site has been established as it is identified under Policy HO1 of the local plan as Allocated Site 'R12 - land east of Monkhill Road'. Sites identified under this policy seek to ensure delivery of allocated sites with an overall mix of dwelling types, sizes and tenures in order to contribute to achieving the Plan's housing target.
- 6.7 By way of background, outline planning permission and reserved matters approval for the erection of 9no. dwellings were granted by Members of the Development Control Committee in July 2016 and October 2019 respectively (application references 16/0387 and 19/0535). As highlighted earlier in the report, these permissions were lawfully implemented on the 7th September 2021 by virtue of Section 56 (d) of the Town and Country Planning Act 1990 i.e. any operation in the course of laying out or constructing a road or part of a road.
- 6.8 The revised proposal before Members seeks full planning permission for the erection of 14no. dwellings which exceeds the ten dwellings outlined within Policy HO1 and Appendix 1. However, as Members will be aware, the yield figure is indicative only with the aim of the site profile details outlined within Appendix 1 to provide identification together with some of the main issues associated with allocated sites. Furthermore, the external amenity space and parking provision reflects that of the existing properties which front onto Monkhill Road. To put this into context, the development site would have a density of 17.5 dwellings per hectare whilst the properties opposite, 1 to 6 Monkhill Road, have a density of 27.34 dwellings per hectare.
- 6.9 In overall terms, the application site is in the centre of Moorhouse flanked by existing residential properties to the south and west, is well-related to the form of the village and would not encroach into open countryside. The village has a limited level of services or facilities i.e. a public house, a private former Quaker burial ground, children's play area and a post box; however the village is part of a cluster of villages including Thurstonfield, Monkhill, Great Orton, Burgh by Sands and Kirkbampton (the last village is in Allerdale District). The latter three of which have primary schools, the development of this allocated site within Moorhouse could help sustain services in this village cluster, in line with paragraph 79 of the NPPF.
- 6.10 In light of the foregoing and given that the application site has an implemented permission for the erection of 9no. dwellings, the application supports the strategies contained within the NPPF and the local plan. Accordingly, the principle of housing on this site is deemed acceptable.

2. Impact Of The Proposal On The Adjacent Listed Buildings And Their Settings

- 6.11 Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 highlights the statutory duties of local planning authorities whilst exercising of their powers in respect of listed buildings. The section states

that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

- 6.12 Members, therefore, must give considerable importance and weight to the desirability of preserving the adjacent listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.13 Protecting and enhancing the historic environment is also an important component of the National Planning Policy Frameworks drive to achieve sustainable development. Paragraph 189 highlights that: *"heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"*.
- 6.14 Paragraph 195 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. Local planning authorities should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.15 In considering potential impacts on heritage assets, paragraph 200 of the NPPF seeks to ensure that: "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification ...".
- 6.16 The aims of Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and the NPPF are reiterated at a local level. Policy HE3 of the local plan seeking to ensure that listed buildings and their settings are preserved and enhanced. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweigh the harm.
- 6.17 In light of the foregoing it is considered that Members need to have cognizance of: a) the significance of the listed buildings, Fairfield and Hall Farm, and their contribution made to that significance by their settings; and then assess b) the effect of the proposal on the listed buildings and their settings (inclusive of their significance and on the appreciation of that significance).

- a) the significance of the listed buildings and the contribution made by their settings

6.18 The southern boundary of the application site, separated by the county highway, is located approximately 20 metres north of Fairfield and 33 metres north west of Hall Farm. By way of background, there are around 400,000 listed buildings within England which are categorised as Grade I, Grade II* and Grade II. Grade I are of exceptional interest, sometimes considered to be internationally important, only 2.5% of Listed Buildings are Grade I. Grade II* Buildings are particularly important buildings of more than special interest, 5.8% of listed buildings are Grade II*. The final tier of listed buildings are Grade II listed buildings which are of special interest warranting every effort to preserve them. Over 90% of all listed buildings are in this class and it is the most likely grade of listing for a homeowner.

6.19 When considering any Listed Buildings in the context of planning applications the local planning authority refer to the statutory list which is provided by Historic England and is maintained by them. Should there be any changes to the list entries in terms of revisions or removal/additions, then these are confirmed by Historic England. A large scale exercise was undertaken in the 1980s when a significant number of buildings were added to the list. Both of the listed buildings were listed by Historic England (formerly English Heritage) as Grade II Listed Buildings on 19th September 1984. The official listing details taken from Historic England's website for Fairfield and Hall Farm (List Entry Numbers 1040026 and 1087461 respectively) are as follows:

Fairfield - "House. Late C18. Painted rendered walls, graduated green slate roof, C19 end brick chimney stacks. 2 storeys, 3 bays, flanking single-storey 2-bay extension to left, single bay to right. 6-panel door in plain painted stone surround. Sash windows with glazing bars, 2-pane sash window over entrance, all in plain painted stone surrounds".

Hall Farm - "Farmhouse. Late C17 with C19 alterations. Whitewashed rendered clay walls, graduated Welsh slate roof with lower courses of sandstone slates, ridge brick chimney stacks. 2 storeys, 7 bays. 2 C20 doors in plain painted stone surrounds; 2- and 3- casement windows in C19 plain painted stone surrounds; 2 first floor Yorkshire sash windows on extreme right are probably in original painted surrounds".

6.20 Historic England acknowledges that: *"with over 400,000 entries on the National Heritage List for England many of which are over 20 years old, we realise that there may be a number of minor errors ..."*. Historic England in respect of describing the limitations of the list entry and how much weight should be attached to actual list descriptions highlights that: *"the answer will depend on the description in question, but in general the entry should not be relied upon for a detailed assigning of special interest. The description may be a useful starting point for understanding the claims to special interest, but it will not be the last word. Originally, list entries were brief and intended to help with identification. In recent decades, particularly since the start of post-war listing, greater efforts have been made to explain the history of a*

building and to outline its claims to special interest. Modern List entries (since around 2005) are thus fuller than earlier ones, and it is fair to say that the more recent the description, the more helpful it is likely to be".

- 6.21 Due to the descriptive nature of the list, Historic England's listing details describes the grade II listed building directly opposite the application site, Fairfield, as a late 18th Century dwelling. The accuracy of Historic England's listing description has previously been questioned by a third party however no revisions to the listing description have been provided by Historic England. For further details it would be the case that a statement of significance can be undertaken with Historic England to confirm the details and the historic relevance of different parts of the listed buildings.
- 6.22 In the case of Fairfield, later research on clay dabbin buildings found in the publication 'The building of the clay dabbins of the Solway Plain' undertaken by Nina Jennings considers the property to be 17th century. Clay Dabbin buildings are of a diminishing resource in the Solway Plain and Nina Jennings is notable in her work on identifying the remaining buildings in the area.
- 6.23 Without the endorsement of Historic England in terms of the description of the Listed Building it would be difficult to confirm the significance of the claims that the listed building description is incorrect. It should however be noted that the work of Nina Jennings is a material consideration and has been referenced by conservation experts in the area who deal with clay dabbin buildings. Nina Jennings publication is also referenced within the submitted Heritage Impact Assessment.
- 6.24 Therefore, for members consideration it would be advisable to take account of the clay dabbin references as well as the descriptive listing when considering the impact on Fairfield and its setting. The overall appearance of Fairfield is that of a typical local Georgian dwelling with rendered walls and slate roof with small sliding sash windows. The dwelling is set back within its plot, partially screened from the roadside by tall hedging, beyond which are lawned gardens.
- 6.25 Hall Farm is a late 17th Century farmhouse with adjoining barn and 19th Century alterations. Its appearance is that of a Cumbria longhouse with rendered clay dabbin walls with sandstone verges/slate roof. The single or paired small window openings are either casement or sliding sash with stone surrounds. A 1.5 metre stone wall fronts the highway with an intervening concrete forecourt separating the boundary wall from the dwelling.
- 6.26 The listed buildings are visually important features within the street scene; however, they are discretely housed within their plots, Fairfield behind tall hedging and lawned gardens and Hall Farm, to the south west of the application site, behind a 1.5 metre high stone wall and concrete forecourt. In such a context, neither Fairfield nor Hall Farm, rely on the aspect of space afforded by the application site. The settings of the listed buildings have also evolved over the years by the introduction of modern street furniture, pedestrian footways and relatively recent development within the immediate vicinity. As such, views of both listed buildings are localised and are read in

the context of the street scene when travelling through the village.

- b) the effect of the proposed development on the listed buildings and their settings

- 6.27 Section 66 (1) requires that development proposals consider not only the potential impact of any proposal on a listed building but also on its setting. Considerable importance and weight need to be given to the desirability of preserving the adjacent listed buildings and their settings when assessing this application. If the harm is found to be less than substantial, then any assessment should not ignore the overarching statutory duty imposed by section 66(1).
- 6.28 As highlighted earlier in the report, when considering potential impacts of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 199 of NPPF). Paragraph 200 of the NPPF outlining that *"any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification ..."*. Paragraph 202 expanding by stating that: *"where a proposed development would lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.
- 6.29 Historic England has produced a document entitled 'The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (Second Edition)' (TSHA). The document sets out guidance, against the background of the NPPF and the related guidance given in the PPG, on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
- 6.30 The TSHA document details the definition of the setting of a heritage asset as that contained within Annex 2: Glossary of the NPPF as: *"the surroundings in which heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive and negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*.
- 6.31 The document acknowledging that conserving or enhancing heritage assets by taking their settings into account need not prevent change and recommends a staged approach to proportionate decision taking. The TSHA stating that: *"all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of*

the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis".

- 6.32 As highlighted earlier in the report, the application site is identified under Policy HO1 of the local plan as Allocated Site 'R12: Land east of Monkhill Road, Moorhouse'. The Heritage Assessment for the site undertaken and contained in Appendix 1 of the local plan outlines: *"Grade II listed building (Fairfield) opposite southern boundary of the site. Any development on this site will be expected to minimise any adverse impact on the listed building and its setting. Prehistoric remains survive adjacent to the site. An archaeological desk-based assessment and field evaluation will be required at the planning stage".*
- 6.33 As Members will be aware, the local plan has evolved through extensive research and consultations with the relevant statutory consultees including Historic England. The Inspector during the examination of the local plan was fully aware of all the allocated sites and their main constraints; however, did not see fit to remove the application site from the list of allocated sites. Historic England did not raise any objections or comment during the local plan process in respect of this allocated site.
- 6.34 When entering Moorhouse from the east, there is no vernacular with a mix of single and two storey dwellings many of which are of relatively modern appearance. In this part of Moorhouse, dwellings on the southern side of the B5307 are set back from the county highway, many partially screened by high hedges, within their own defined plots with former agricultural buildings forward of the building line fronting onto the pavement. The properties on the northern side of the county highway are predominantly closer to or front onto the pavement. Two grade II listed buildings, Fairfield and Hall Farm, are of significant visual importance in this part of Moorhouse. Two relatively recently constructed dwellings, Peterdale and The Gables are located to the west and north west of Fairfield respectively. The western extent of Moorhouse; however, has a more traditional character and form with buildings either directly fronting the road or separated by low stone walls. The traditional character is further emphasised as this part of Moorhouse has a large cluster of listed buildings. There are also several detached dwellings of non-traditional construction within the immediate vicinity.
- 6.35 This assessment is further supported in the Burgh-By-Sands Design Statement which states: *"... the village as a whole lacks the visual cohesion of some of the other villages within the parish, largely on account of the presence of a busy public road, a good deal of modern infill development and the intermittent nature of the visual links provided by walls, hedgerows and associated tree groups".*
- 6.36 Historic England has been consulted on the revised proposals and advise

that it does not wish to offer any comments on the application. The council's Urban Design/Conservation Officer has not commented on the revised details before Members. Nevertheless, Members should be mindful that the application site is an allocated site within the local plan and that the dwellings subject of this current proposal reflects some of the designs of the 9no. dwellings approved by Members in October 2019 (application reference 19/0535).

- 6.37 Objections have been raised by third parties to the proposal as they consider it would have an adverse impact on the character and settings the adjacent heritage assets by virtue of the scale, design, layout, and lack of details in respect of surface water drainage. A further issue raised was that the application site being formerly tied by ownership to Fairfield and was sold for agricultural use at some time in the 19th century. The third party is of the opinion that the field significantly enhances the setting of Fairfield and that Fairfield's visual attractive aspect will be eliminated by the proposed development. The parish council in its most recent representation of objection outlines that: *"the site is in the historic heart of the village and 14 dwellings will have a negative impact on a small site that does not preserve or enhance the adjoining conservation area"*. Reference to the adjoining 'conservation area' it is assumed is a drafting error and should read: "does not preserve or enhance the adjoining heritage assets" as Moorhouse has no designated conservation area.
- 6.38 Moorhouse was identified in the Carlisle District Local Plan (adopted September 1997) as a potential future conservation area; however, subsequent local plans (2001-2016) and the current local plan do not make specific reference to Moorhouse. As Members are aware, the application must be assessed under current planning policy. Furthermore, Burgh-By-Sands Parish Design Statement (adopted November 2003) omitted the application site, Monkhill Road and properties located in the eastern extent of Moorhouse from the recommended conservation area. The Design Statement outlining that: *"the village possesses some good surviving examples of traditional buildings, of which 15 are listed as being of architectural or historic interest. These range from a restored late 17th century cruck cottage with thatched roof at the western end of the village to the nearby mid-18th century Moorhouse Hall with its painted stucco walls and raised painted quoins. It is considered that this grouping of buildings with their associated tree groups at the western end of the village, including some sensitive 20th century infill development at 'The Courtyard', possess a sufficient degree of visual unity to form the basis of a conservation area"*.
- 6.39 When assessing the proposal, the proposed application site is located within an area of Moorhouse which has no particular vernacular and has a mix of single and two storey dwellings many of which are of relatively modern appearance. In this part of Moorhouse, dwellings on the southern side of the B5307 are set back from the county highway, many partially screened by high hedges including Fairfield, within their own defined plots with former agricultural buildings forward of the building line fronting onto the pavement. The properties on the northern side of the county highway are predominantly closer to or front onto the pavement. Most of the dwellings would be of single

storey construction with the semi-detached two storey dwellings located adjacent to the northern eastern boundaries of the application site. The design and materials of the single storey properties reflecting those of the single storey dwellings of the implemented permission for 9no. dwellings (application reference 19/0535). Furthermore, the proposed development, although located on the northern side of the county highway, would also retain most of the existing hedgerows which surround the site except for the section to provide access for the proposed development. Should Members approve the application, a condition is recommended which would seek to retain the hedgerows at a height of 1.6 metres when measured from the existing ground level and that they be enriched through the planting of a double rows of native hedgerow plants in gaps exceeding 250mm.

- 6.40 In overall terms, the retention of the hedgerow and that the development would largely consist of bungalows would mitigate for any perceived potential impact on the adjacent listed buildings and their settings. Accordingly, the proposal will have a less than substantial harm to the significance of the heritage assets and their settings.
- 6.41 In accordance with the objectives of NPPF, PPG, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant local planning policies, this less than substantial harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use.
- 6.42 In the context of the foregoing, the benefits of the proposal would: a) contribute to achieving the council's housing targets through the development of an allocated housing site; b) provide 2no. on-site affordable units where none exist currently; c) provide 12no. bungalows providing an opportunity to provide accommodation for those people looking to 'down size' while freeing up family accommodation for younger households; and d) provide an opportunity for Moorhouse and the surrounding villages which have more service provision the opportunity to grow and thrive.
- 6.43 Accordingly, the benefits of the proposal clearly outweigh any perceived harm to the listed buildings and their settings.

3. Scale And Design Of The Dwellings

- 6.44 Policies seek to ensure that development proposals are appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing.
- 6.45 Specific to Moorhouse is the SPD 'Burgh-By-Sands Parish Design Statement' (adopted November 2003). The policies identified within Appendix 1 of the

Design Statement relate to the 1997 local plan have been superseded by the Carlisle District Local Plan 2015-2030. Elements of the Design Statement, particularly those that relate to design principles do, however, still carry some weight. The parish council in its consultation response also references the SPD.

6.46 In respect of new buildings the Design Statement seeks to ensure that:

- there should be a consistent theme and /or style within new development which is related to the locality and setting
- new development should generally be single or two storey in height
- building styles and materials should be in keeping with the local vernacular and reflect and respect the nearby colours, textures, materials, shapes, styles and proportions of existing traditional buildings and the character of the surrounding area
- where garden walls and outbuildings are present in new development, these should utilise the same materials as the main building
- local distinctive features, such as date-stones, decorative brickwork and gate posts, might be used to enhance new buildings.

6.47 The Design Statement, in respect of walls and plot boundaries seek to ensure that:

- existing hedgerows and trees should be incorporated within new developments, wherever possible
- new property boundaries should be in keeping with the locality, preferably using local natural materials (indigenous hedging plants, stone, brick etc) rather than timber fencing

6.48 The parish council, ward councillor and third parties also raise objections to the proposal. The full contents of these representations have been made available to Members. In summary, the objections appear to centre on: increase in numbers and overdevelopment of site; detrimental impact on the character of the village; and increase in the number of dwellings within the village.

6.49 When assessing the character of this part of Moorhouse, it is evident that there is no particular vernacular and that there are a variety of properties of differing ages and styles within the immediate vicinity. The Burgh-By-Sands Parish Design Statement reiterating this assessment by stating: "*... the village as a whole lacks the visual cohesion of some of the other villages within the parish, largely on account of the presence of a busy public road, a good deal of modern infill development and the intermittent nature of the visual links provided by walls, hedgerows and associated tree groups*". As outlined above in paragraphs 6.46 and 6.47, the Design Statement seeking to ensure that new development respects and harmonises with its environs. Ensuring that new property boundaries are in keeping with the locality preferably using natural materials and incorporating existing hedgerows and trees wherever possible.

6.50 The application site is identified within the local plan as an allocated housing

site and has an implemented permission for the erection of 9no. dwellings, therefore, are material planning considerations in respect of this application. Nevertheless, the application must be considered on its own merits. The proposal seeks full planning permission for the erection of 14no. dwellings which would result in a housing density of 17.50 houses per hectare. To put this into context, the properties opposite, numbers 1 to 6 Monkhill Road, have a density of 27.34 dwellings per hectare. Most of the dwellings would be of single storey construction with the exception of the semi-detached two storey dwellings located adjacent to the north eastern boundaries of the site. The design and materials of the single storey properties reflecting those of the approved single storey dwellings of the implemented permission. All of the proposed dwellings with the development site would also achieve adequate external space and parking provision to serve each of the dwellings. Native species hedgerows would delineate the plots with specimen trees of varying species and maturity planted throughout the development.

- 6.51 In overall terms, the housing density of the scheme would be lower than that of other developments within this part of Moorhouse. The proposed scale, design, and palette of materials of the proposed dwellings would respect and reflect the existing properties within this part of Moorhouse. Furthermore, adequate external space and parking provision to serve each of the dwellings would be achieved. The Agent has advised that the proposed dwellings would be heated by air source heat pumps. No details have been provided; therefore, a condition is recommend requiring the location and size of the units. The single storey dwellings within the development together with the provision of 2no. on-site affordable housing units would also respond to housing needs in the Strategic Housing Market Assessment.
- 6.52 In overall terms, the proposal would respond to the local context and would not be disproportionate or obtrusive within the street scene. Accordingly, the proposal accords with the objectives of the NPPF, local plan policies and SPDs.

4. Affordable Housing Provision

- 6.53 The application site is identified in the local plan as being within Affordable Housing Zone B. As such Policy HO4 of the local plan is relevant and require all sites of eleven units or over to provide 20% of the units as affordable housing. Policy HO4 of the local plan stipulates that the affordable housing provision should be 50% affordable/ social rent (usually through a Housing Association) and 50% intermediate housing (usually discounted sale at a 30% discount from market value through the Council's Low-Cost Housing Register).
- 6.54 The City Council's Housing Development Officer has been consulted and confirms that: "the applicant's Affordable Housing Statement offers to provide 2 no. 2-bed semi-detached houses for affordable housing (plots 6 and 7). This equates to the 20% affordable housing requirement in Affordable Housing Zone B (rounded down to the nearest whole unit). The council would usually look for 50% of the affordable units to be for social/ affordable rent, but that wouldn't be practical here, as the Housing Associations would

not be interested in acquiring a single unit, so this would be considered acceptable. The affordable units have a gross internal area of 64.6 m², which more or less complies with the recommended affordable space standard for a 2-bed house of 65 m², included in the Council's Affordable and Specialist Housing Supplementary Planning Document. The applicant's affordable housing proposals are therefore considered acceptable and in accordance with local plan policy HO4 Affordable Housing".

- 6.55 The provision of on-site intermediate 2no. two-bedroom dwelling (Plots 6 and 7) for low cost homes ownership at 30% discounted rate of market value, should Members approve the application, would be secured by a Section 106 Agreement.

5. Education Provision

- 6.56 Policy CM2 of the local plan highlights that to assist in the delivery of additional school places, where required, to meet the needs of development, contributions will be sought. In terms of primary school provision, Cumbria County Council, as Education Authority, advises that the County Council's Planning Obligation Policy Document (POPD), sets out that contributions towards the provision of education capacity would only normally be sought from development that will result in a net increase of 15 or more dwellings in settlements like Moorhouse which are not a key service centre. As set out below, whilst there are some circumstances where we may see a capacity contribution for schemes that are below the threshold where there is a bespoke issue, this is not considered to be one of those cases.
- 6.57 Based on the dwelling-led pupil yield calculation set out in POPD, this development proposal is estimated to yield 3 school children (2no. primary age and 1no. secondary age). As previously set out, these numbers are negligible. Furthermore, it is noted that most of the dwellings proposed are bungalows, therefore, likely to attract a smaller number of family forming households than your average housing development. As such, it is considered that there is sufficient flexibility within the admissions system for any children that may be yielded by this development to be accommodated within local schools.

6. Impact Of The Proposal On Archaeology

- 6.58 Cumbria County Council's Historic Environment Officer outlines that comments outlined in its previous responses are still appropriate. These being that its records indicate that the site lies in an area of some archaeological potential. The application site is located in the centre of Moorhouse which has medieval origins, with documentary records of it dating to the mid-15th century. Furthermore, several cropmark complexes indicative of Iron Age and Romano-British settlements and agricultural practices are located around the village, including in the field immediately north of the application site.
- 6.59 Accordingly, there is the potential for the site to contain buried archaeological assets and that these would be disturbed by the construction of the proposed

development. Consequently, the Historic Environment Officer recommends that should the application be approved a condition is imposed requiring an archaeological investigation be undertaken prior to commencement of any development.

- 6.60 It should be noted; however, that a Written Scheme for Investigation of an Archaeological Evaluation has been submitted and part discharged under application reference 21/0611 in respect of condition 5 attached to application reference 16/0387. It has been part discharged as points ii) and iii) requires the results of the evaluation to determine whether any further archaeological work would be required to record any archaeological assets disturbed by construction of the development approved under application reference 16/0387. Accordingly, it is recommended that the condition be reimposed in respect of this current application should Members approve the application.

7. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Neighbouring Residents

- 6.61 Development should be appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. The living conditions of the occupiers of adjacent residential properties should not be adversely affected by proposed developments. This is echoed and reinforced in local plan policies and SPDs, which importantly requires that the suitability of any development proposal be assessed against the policy criteria.
- 6.62 The City Council's SPD 'Achieving Well Designed Housing' outlines where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (12 metres between any wall of a building and a primary window). The layout of the proposed development is such that the proposed dwellings have been so orientated to achieve the minimum distances outlined in the SPD.
- 6.63 Objections have been raised to the development citing loss of privacy, noise and disturbance during construction works and car headlights illuminating properties directly opposite the proposed development. The proposal satisfies the minimum distances as outlined in the council's SPD 'Achieving Well Designed Housing' in respect of loss of privacy. Given that there is an existing streetlight on Monkhill Road, the proposal should not exacerbate the current situation to warrant a refusal of the application on this basis.
- 6.64 In overall terms, given the location of the application site in relation to neighbouring residential properties, the proposal would not have a detrimental impact on the living conditions of the occupiers of those properties based on unacceptable loss of light, overlooking or over dominance. Furthermore, to mitigate for any unacceptable noise and disturbance during construction works a condition is suggested which would

limit construction hours.

8. Impact Of The Proposal On Highway Safety

- 6.65 The application site would be served by a vehicular access taken from Monkhill Road. Cumbria County Council, as Highways Authority, has been consulted and raise no objections to the proposal as the layout and access into the development site has been previously agreed. Furthermore, refuse vehicles can enter and leave the site in a forward gear. This enables the refuse vehicles to be within 15 metres of all the dwellings which is acceptable to the Highways Authority. The Highway Authority recommends that the current application be subject to the imposition of a series of conditions in respect of: highway construction; visibility splays; provision of ramps; access gates; and the submission of a construction phase management plan. Third parties and the parish council have raised objections in respect of highway safety; however, in light of the comments received from the Highways Authority it would be difficult to substantiate a refusal of the application on highway safety grounds.

9. Proposed Methods For Foul And Surface Water Drainage

- 6.66 There is a clear policy requirement to provide adequate provision for foul and surface water facilities to ensure that sufficient capacity exists prior to commencement of any development. The submitted documents illustrating that foul drainage from the proposed dwelling would enter the mains sewer with surface water attenuated prior to entering a watercourse.
- 6.67 The parish council, ward councillor and third parties have raised objections in respect of the proposed methods for the disposal of foul and surface water. Both United Utilities (UU) and Cumbria County Council, as the Lead Flood Authority (LLFA), have been consulted as statutory drainage consultees. UU as statutory consultee for foul drainage raise no objections to the proposed method for the disposal of foul drainage from the development site subject to the imposition of a condition ensuring that foul and surface water are drained on separate systems.
- 6.68 In respect of surface water drainage, both UU and the LLFA require the submission of further details in order to ascertain that the development could be adequately served by an appropriate surface water drainage scheme and that there would be no adverse impacts from the development out with the application site. It should also be noted that with regards to third party objections the need for a surface water drainage scheme is also necessary to avoid impacts on neighbouring properties.
- 6.69 Discussions are ongoing between the applicant and the LLFA, therefore, in line with the guidance contained with the Planning Practice Guidance it is recommended that a series of pre-commencement conditions be imposed which would require the submission of: a surface water scheme; the design of the surface water scheme to mitigate for any negative impact of surface water from the development on flood risk outside the development boundary; construction surface management scheme; groundwater level(s) and

infiltration tests.

- 6.70 These details, as with any proposed development on a greenfield site, will ensure that the drainage on the site not only limits the discharge to the existing greenfield run-off rate but also takes into account potential climate change and caters for a 40% increase. Detailed investigations have been undertaken in relation to whether a culvert was contained within the site or outwith the development area which would then be outside the control of the applicant. It is intended to drain the site to the local highway drainage network however additional measures within the site to control the flow would be needed and those details would be subject of the proposed conditions.
- 6.71 The subsequent details required by those planning conditions would be subject to further assessment by the statutory consultees. Should these details prove to be unsatisfactory then the application will stall as a result.

10. Impact Of The Proposal On Trees And Hedgerows

- 6.72 Policy GI6 of the local plan seek to ensure that proposals for new development should provide for the protection and integration of existing trees and hedges. In respect of new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees and hedges. This aim is further reiterated in Policy SP6 of the local plan which requires all developments to take into account important landscape features and ensure the enhancement and retention of existing landscaping.
- 6.73 The City Council's SPD 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting it is important that these issues are considered at the very start of the planning process.
- 6.74 The proposed site plan illustrates the retention of most of the existing hedgerows around the application site with the exception of the widened access/exist point. Further landscaping would also be undertaken within the development site. To protect existing hedgerows during construction works a condition is recommended which would ensure that tree and hedge protection barriers are erected prior to the commencement of any works and remain in situ during construction works. A further condition is also recommended which would require the existing hedgerow to be maintained at a height of no less than 1.6 metres when measured from the existing ground level and that any existing gaps within the hedgerow are reinforced by a double row of new native hedgerow plants. In overall terms, existing and proposed landscaping would help to soften and blend the development into the landscape.

11. Impact Of The Proposal On Biodiversity

- 6.75 The Councils GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England it is unlikely that the proposed development would harm protected species or their habitat. A desk study was included within the scope of a Hedgerow Ecological Assessment Report (HEA) undertaken in respect of a previous revision to the development. The HEA assessed the habitats in the locality and the presence of protected species/species of conservation note from within a 1 kilometre radius of the site. No protected or notable species were observed on site, although detailed survey work for protected/notable species was not undertaken. A depression in the ground, which could possibly be a (blocked) historic badger hole, was found near the eastern hedgerow, and birds nests were observed in the hedgerows.
- 6.76 In respect of the application before Members, the proposed site plan illustrates the retention of most of the existing hedgerows around the application site with the exception of the widened access/exist point. Further landscaping would also be undertaken within the development site. To protect existing hedgerows during construction works a condition is recommended which would ensure that tree and hedge protection barriers are erected prior to the commencement of any works and remain in situ during construction works. A further condition is also recommended which would required the existing hedgerow to be maintained at a height of no less than 1.6 metres when measured from the existing ground level and that any existing gaps within the existing hedgerow are reinforced by double rows of native hedgerow plants. In overall terms, existing and proposed landscaping would help to soften and blend the development into the landscape. To further protect biodiversity and breeding birds, informatives are recommended within the decision notice drawing the applicant's attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010 etc.

12. Other Matters

- 6.77 Reference has been made to a previous refusal on the site (application reference 02/0691). As Members are aware, planning policy is not static and that things change both at a local and a national level. The 2002 application was assessed under the policy of the time and was not considered to be acceptable. This was, however; nearly 20 years ago.
- 6.78 The parish council in its early observations outlined that the development would overlook an existing children's play park. There are existing properties and a public telephone box that have views of the play park. In respect of the development site, views of the park would be partially obscured due to the existing hedgerow which is to be retained and the orientation of the proposed dwellings.
- 6.79 A further issue raised is the potential loss of view resulting from the development of the application site. As Members are aware, the loss of a view is not a material planning consideration.

- 6.80 Structural damage to existing properties from surface water run-off from the application site is another issue raised. Currently, surface water run-off from the site is unrestricted; however, should Members approve the application, pre-commencement conditions are recommended to ensure that surface water arising from the application site is managed and maintained. The details to satisfy the pre-commencement conditions would be subject to a further assessments by the LLFA and UU.
- 6.81 Third parties have also raised concerns about the number of revisions to the proposed scheme. The concerns of third parties are noted; however, each application must be determined on its own merits against the most recently submitted details.
- 6.82 The requirement to provide electric car charging points to the proposed dwellings, where possible, has been included by way of a condition.

Conclusion

- 6.83 The application site is an allocated site identified under Policy HO1 of the local plan and has the benefit of an implemented planning permission for the erection of 9no. dwellings. The proposed application site is located within an area of Moorhouse which has no particular vernacular with a mix of single and two storey dwellings many of which are of relatively modern appearance. The housing density of the scheme would be lower than that of other developments within this part of Moorhouse. The proposed development would provide 12no. bungalows together with 2no. two storey semi-detached dwellings which respond to the scale and form of existing properties within Moorhouse. The single storey dwellings within the development together with the provision of 2no. on-site affordable housing units would also respond to housing needs in the Strategic Housing Market Assessment. The proposed palette of materials would also respect and reflect those of the existing properties within Moorhouse together with those approved under the implemented application. The retention and reinforcement of most of the existing hedgerows surrounding the application site together with proposed hard and soft landscaping within the site would also help to soften and blend the proposed dwellings into the street scene. Furthermore, the proposed development would also achieve adequate external space and parking provision to serve each of the proposed dwellings. As such the proposal would respond to the local context and would not be disproportionate or obtrusive within the street scene.
- 6.84 The application would have a less than substantial harm to the significance of the heritage assets and their settings. In line with the objectives of NPPF, PPG, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant local planning policies, this less than substantial harm should be weighed against the public benefits of the proposal including where appropriate, securing its optimum viable use. In such a context, the benefits of the proposal would: a) contribute to achieving the council's housing targets through the development of an allocated housing site; b) provide 2no. on-site affordable units where none exist currently; c) provide 12no. bungalows providing an opportunity to provide accommodation for those people looking

to 'down size' while freeing up family accommodation for younger households; and d) provide an opportunity for Moorhouse and the surrounding villages which have more service provision the opportunity to grow and thrive.

- 6.85 Given the location of the application site in relation to neighbouring residential properties, the proposal would not have a detrimental impact on the living conditions of the occupiers of those properties on the basis of loss of light, overlooking or over dominance. Furthermore, to mitigate for any unacceptable noise and disturbance during construction works a condition imposed within the outline approval restricts construction hours.
- 6.86 Subject to satisfying pre-commencement conditions, the proposal will not have a detrimental impact on highway safety or archaeology. Pre-commencement conditions would also ensure that the proposed drainage methods to serve the development would not have a detrimental impact on existing foul and surface water drainage systems.
- 6.87 In overall terms, the proposal is considered to be compliant under the provisions of the National Planning Policy Framework, the Planning Practice Guidance, Section 66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and relevant policies of the Carlisle District Local Plan 2015-2030 and relevant Supplementary Planning Documents.
- 6.88 The application is therefore recommended for approval subject to the completion of a legal agreement. If the legal agreement is not completed within a reasonable time, then Authority to Issue is requested to Corporate Director of Economic Development to refuse the application. The Section 106 Agreement to consist of the following obligation:
- a) the provision of on-site intermediate 2no. 2 bedroom dwellings (Plots 6 and 7) for low cost homes ownership at 30% discounted rate of market value.

7. Planning History

- 7.1 In 1965, planning permission was refused for erection of dwellinghouses (BA4199).
- 7.2 In 1973, planning permission was refused for residential development (BA7805).
- 7.3 In 2003, full planning permission was granted for erection of 8no. detached dwellings and provision of open space (application reference 02/0691).
- 7.4 In 2016, outline planning permission was granted for erection of 9no. dwellings (application reference 16/0387).
- 7.5 In 2019, planning permission was granted for erection of 9no. dwellings (reserved matters pursuant to outline application 16/0387) (application

reference 19/0535).

- 7.6 In 2020, an application to discharge conditions 6 (foul & surface water); 7 (surface drainage scheme); 8 (surface water drainage system); 9 (surface water management plan); 10 (groundwater levels investigation report) and 11 (infiltration tests) of previously approved application 16/0387 was approved (application 20/0135).
- 7.7 In 2021, an application for the removal of hedgerows to facilitate the future development of the residential allocation was refused (application reference 21/0001/HDG).
- 7.8 Also in 2021, an application to discharge of conditions 5 (archaeological work); 13 (highway details); 14 (ramp details); 18 (access during construction); 20 (tree & hedgerow protection); 21 (method statement for root protection areas) & 27 (boundary treatments) of previously approved application 16/0387 was approved (application reference 21/0611).

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

1. the submitted planning application form received 5th May 2021;
2. the Heritage Impact Assessment (Report 283 (Revised) Updated 4th May 2021) received 5th May 2021;
3. the Contaminated Land Statement received 21st March 2019;
4. the Affordable Housing Statement received 9th October 2021;
5. the External Materials Schedule received 5th May 2021 (Ref: 18/07/937 - EMS/3);
6. the Dwelling Type Schedule received 5th May 2021 (Ref: 18/07/937 - DS);
7. Landscaping Schedule received 5th May 2021;
8. the location plan received 21st March 2019 (Drawing No. 18/07/937 - 01);
9. the proposed site plan received 5th May 2021 (Drawing No. 18/07/937 - 08f);
10. the Grisdale Elevations (Brick) received 5th May 2021 (Drawing No. 18/06/931 - Grisdale);
12. the Grisdale Floor Plans received 5th May 2021 (Drawing No. 18/06/931 - Grisdale);
13. the Grasmoor (2) Elevations (Brick) (LH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Grasmoor (2) (LH Garage) Rev A);

14. the Grasmoor (2) Floor Plan (LH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Grasmoor (2) (LH Garage) Rev D);
15. the Grasmoor (2) Elevations (Brick) (RH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Grasmoor (2) (RH Garage));
16. the Grasmoor (2) Elevations (Render) (RH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Grasmoor (2) (RH Garage));
17. the Grasmoor (2) Floor Plan (RH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Grasmoor (2) (RH Garage));
18. the Pillar (2) Elevations (Brick) (LH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Pillar (2) (LH Garage) Rev A);
19. the Pillar (2) Floor Plan (LH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Pillar (2) Rev D);
20. the Pillar (2) Elevations (Brick) (RH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Pillar (2) (RH Garage));
21. the Pillar (2) Elevations (Render) (RH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Pillar (2) (RH Garage));
22. the Pillar (2) Floor Plan (RH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Pillar (2) (RH Garage));
23. the Pillar (4) Elevation (Brick) (RH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Pillar (4) (RH Garage));
24. the Pillar (4) Floor Plan (RH Garage) received 5th May 2021 (Drawing No. 18/06/931 - Pillar (4) (RH Garage));
25. the Notice of Decision; and
26. any such variation as may subsequently be approved in writing by the local planning authority.

Reason: To define the permission.

3. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

This written scheme will include the following components:

- i. an archaeological evaluation;
- ii. an archaeological recording programme the scope of which will be dependent upon the results of the evaluation;
- iii. where significant archaeological remains are revealed by the programme of archaeological work, there shall be carried out within one year of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the LPA: a post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store approved by the LPA, completion of an archive report, and submission of the results for publication in a suitable journal.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination and recording of such remains in accordance with

Policies SP7 and HE2 of the Carlisle District Local Plan
2015-2030.

4. The carriageway, footways, footpaths 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. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

5. Development shall not be begun until a Construction Phase Traffic Management Plan (CPTMP) has been submitted to and approved in writing by the local planning authority. The CPTMP shall include details of:
1. details of proposed crossings of the highway verge
 2. retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development
 3. retained areas for the storage of materials
 4. cleaning of site entrances and adjacent public highway
 5. details of proposed wheel washing facilities for vehicles leaving the site
 6. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway
 7. construction vehicle routing
 8. construction hours
 9. implementation of noise mitigation measures i.e. use of noise attenuation barriers, storage/unloading of aggregates away from sensitive receptors, use of white noise reversing alarms where possible
 10. provision and use of water suppression equipment
 11. covering of 'dusty' materials

Reason: To protect the living conditions of the occupiers of the adjacent residential properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

6. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to and approved in writing by the local planning authority for approval before development commences. Any details so approved shall be constructed as part of the development.

Reason: To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

7. Prior to the commencement of any development hereby permitted full details

of a surface drainage scheme shall be submitted to and approved in writing by the local planning authority. The drainage system shall be designed such that no flooding will occur on any part of the site for a 1 in 30 year event unless designed to do so, flooding will not occur to any dwelling hereby permitted in a 1 in 100 year event plus 40% to account for climate change, and flows resulting from rainfall in excess of a 1 in 100 year 6 hour rainfall event are directed to flow in suitably designed conveyance routes. No dwelling hereby permitted shall be occupied until the surface water drainage scheme is fully implemented in accordance with the approved dwellings.

Reason: To manage flood risk within the development that results from surface water to minimise the risk to people and property in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

8. Prior to the commencement of any development details to confirm the design of the surface water drainage system will mitigate any negative impact of surface water from the development on flood risk outside the development boundary should be agreed in writing with the local planning authority.

Reason: To safeguard against negative impact outside the development boundary to people and property in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

9. Prior to the commencement of any development a construction surface water management plan should be approved in writing by the local planning authority which should include inspection and maintenance of below ground storage facilities identifying the responsible organisation.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of the water table and to ensure the surface water system continues to function as designed in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

10. Prior to the commencement of any development a groundwater level(s) investigation and report shall be carried out and submitted for approval by the local planning authority. The investigation shall ensure that the base of the proposed infiltration component is at least 1 metre above the maximum groundwater level, taking into account seasonal variations. The hereby permitted development shall thereafter be completed in accordance with the approved investigation/report.

Reason: To ensure the surface water system continues to function as designed in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

11. Prior to the commencement of any development infiltration tests should be carried out in accordance with Bettress (1996) based on the design

approach in BRE.

Reason: To ensure the surface water system continues to function as designed in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

12. Prior to commencement of any development, details for how foul and surface water shall be drained on a separate system shall be submitted to and approved in writing by the local planning authority. The development thereafter shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory means of foul and surface water disposal and in accordance with Policies IP6 and CC5 of the Carlisle Local Plan 2015-2030.

13. The development shall not commence until visibility splays as illustrated on drawing no. 18/07/937 - 08e) have been provided at the junction of the access roads with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

14. Before development commences a scheme of tree and hedge protection of those trees and hedges to be retained shall be submitted to and approved in writing by the local planning authority. The scheme shall show the position and type of barriers to be installed. The barriers shall be erected before development commences and retained for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

15. Within the tree protection fencing approved by Condition 14:

1. No equipment, machinery or structure shall be attached to or supported by a retained tree or by the tree protection barrier.
2. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.
3. No alterations or variations to the approved tree and hedge protection schemes shall be made without prior written consent of the local planning

authority.

4. No materials or vehicles shall be stored or parked within the fenced off area.
5. No alterations to the natural/existing ground level shall occur.
6. No excavations will be carried out within the fenced off area.
7. The tree and hedge protection fencing must be maintained to the satisfaction of the Local Planning Authority at all times until completion of the development.

Reason: To protect trees and hedges during development works in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented and maintained, in the interests of public and environmental amenity, in accordance with Policies SP6 and GI 6 of the Carlisle District Local Plan 2015-2030.

17. The existing hedgerows to be retained to the northern and eastern boundaries of the site as indicated on Drawing Number 18/07/937 - 08f) shall be retained at a height of not less than 1.6 metres as measured from the existing ground level. The existing hedgerows shall be enriched through the planting of a double row of staggered hawthorn plants in gaps exceeding 250mm. All planting shall be carried out in the first planting season following the occupation of the ninth dwelling and maintained thereafter to the satisfaction of the council. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of privacy and amenity in accordance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

18. No work associated with the construction of the residential units hereby approved shall be carried out before 0730 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1300 hours on Saturdays (nor at any times on Sundays or statutory holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

19. Notwithstanding any description of the boiler details on the submitted drawings, details and location of the air source heat pumps prior to their use as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority. The development shall then be undertaken in strict accordance with the approved details.

Reason: Satisfactory details of the air source heat pumps have not yet been provided, therefore further information is necessary to ensure that air source heat pumps to be used are acceptable visually in accordance with Policies SP6 of the Carlisle District Local Plan 2015-2030.

20. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

21. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

Reason: To ensure that the access roads are defined and laid out at an early stage in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

22. No dwelling 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 in accordance with Policies IP2 and IP3 of the Carlisle District Local Plan 2015-2030.

23. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

Reason: To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

24. Prior to the occupation of the dwelling, a 32Amp single phase electrical supply shall be installed to allow future occupiers to incorporate an individual electric car charging point for the property. The approved works for any dwelling shall be implemented on site before that unit is first brought into use and retained thereafter for the lifetime of the development.

Reason: To ensure the provision of electric vehicle charging points for each dwelling in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

25. 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, 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 Policy CM5 of the Carlisle District Local Plan 2015-2030.

No.	Date	Revision			Initial

ALPHA DESIGN

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Architectural Technologists

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Project

FIELD 3486,
MONKHILL ROAD,
MOORHOUSE,
CARLISLE

Client

CITADEL HOMES (CUMBRIA) LTD.

Drawing

LOCATION PLAN

Scale 1:2500 @ A3 Drawn GB

Checked Date DEC. 2018

Drawing No.

18/07/937 - 01

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.





No.	Case	Findings	Initial
1	34/5/7/2	Placental amnion severely inflamed with chorionic vasculitis and fetal membranes intact.	28
2	34/5/7/2	Variable villous vascularity (1/2) 6-24 villi with normal villi (1/2) Low 1.5 times normal in 1/2 and high 2.5 times normal in 1/2 No placental deceleration	28
3	28/6/2/11	Placental deceleration Normal villous vascularity Normal umbilical cord Additional lesions (2/2) in 1/2 Normal membranes	32
4	1/3/1/10	Onset of RPR within 48 hours of delivery Normal villous vascularity Normal membranes Normal placental deceleration	40
5	30/1/8/2	Normal villous vascularity Normal membranes Normal placental deceleration	40
6	2/6/6/10	Had a normal birth despite pre-eclampsia (100 mmHg) Normal villous vascularity Normal membranes Normal placental deceleration	42

ALPHA DESIGN

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Appendix

FIELD 3486,
MONKHILL ROAD,
MOORHOUSE,
CARLISLE

Client

CITADEL HOMES (CUMBRIA) LTD.

1003

14 DWELLINGS

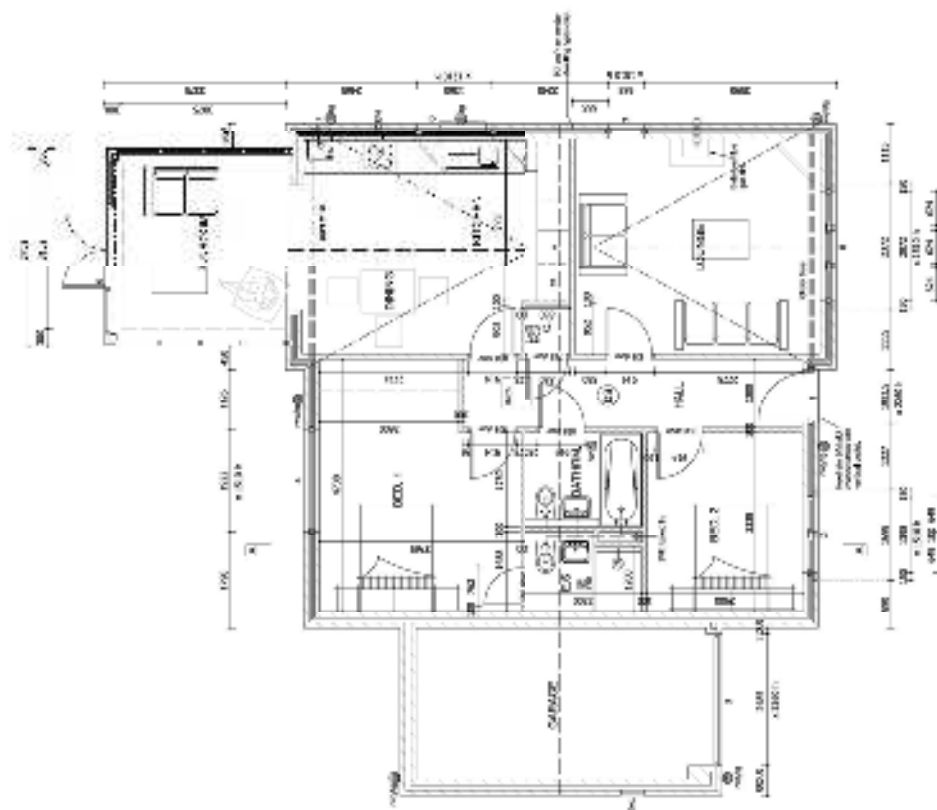
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Checked	Date	Angle
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Contracting No.

10/07/2023 - 00:00

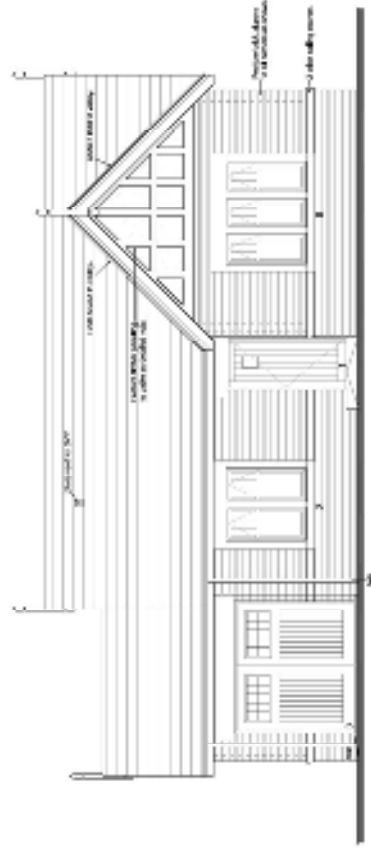
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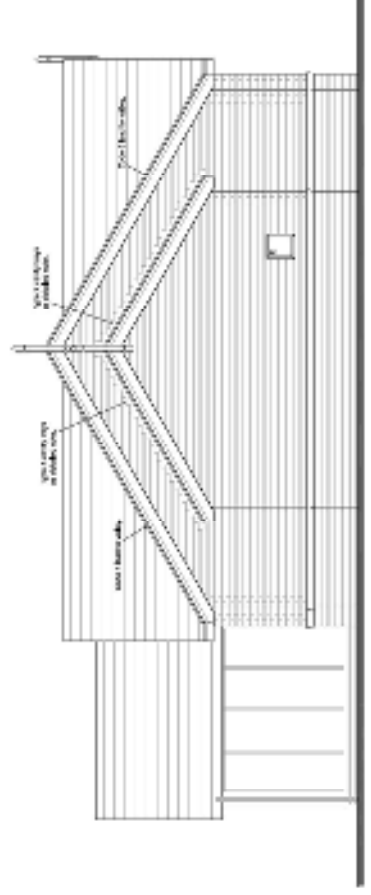
GRASMOOR (2)
2-BED FLOOR PLAN (LH GARAGE)
 TOTAL G.L.A. 94.98m²
 1022 sq.ft.
 plus garage of 15.28m²
 162 sq.ft.

1. ARCHITECT: Alpha Design Ltd. 2. CLIENT: The Grasmoor (2) - Floor Plan (LH Garage) 3. PROJECT: 2-Bed Floor Plan (LH Garage) 4. ADDRESS: 1234 Main Street, London, UK 5. DATE: 15/05/2023	ALPHA DESIGN A & B Design Ltd. 1234 Main Street, London, UK Tel: 020 1234 5678	Project: STANDARD DWELLING TYPES	Client: CITADEL HOMES (LONDON) LTD.
6. DRAWING NO: 2-BED FLOOR PLAN (LH GARAGE) 7. SCALE: 1:50 8. DATE: 15/05/2023	Drawing No: 2-BED FLOOR PLAN (LH GARAGE)	Project: STANDARD DWELLING TYPES	Client: CITADEL HOMES (LONDON) LTD.
9. DRAWING NO: 2-BED FLOOR PLAN (LH GARAGE) 10. SCALE: 1:50 11. DATE: 15/05/2023	Drawing No: 2-BED FLOOR PLAN (LH GARAGE)	Project: STANDARD DWELLING TYPES	Client: CITADEL HOMES (LONDON) LTD.

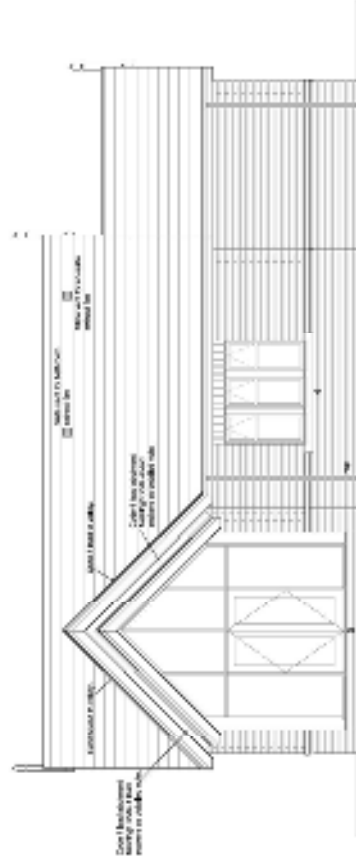
THIS DRAWING AND DESIGN IS THE PROPERTY OF ALPHA DESIGN LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ALPHA DESIGN LTD. ANY UNAUTHORIZED USE OF THIS DRAWING IS A BREACH OF THE COPYRIGHT AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.



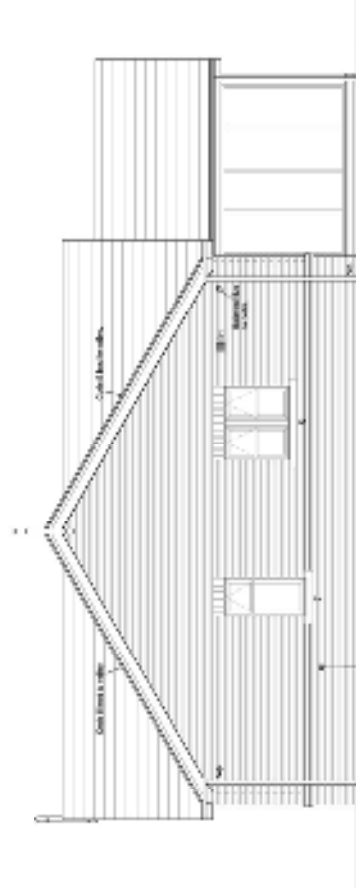
FRONT ELEVATION



SIDE ELEVATION

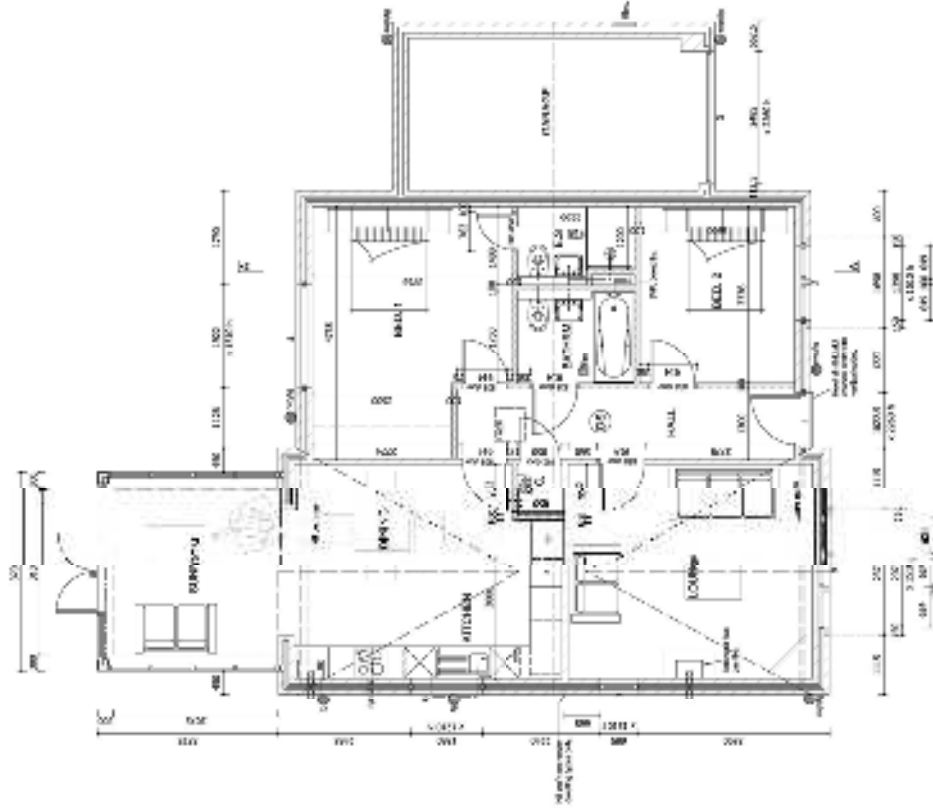


REAR ELEVATION



SIDE ELEVATION

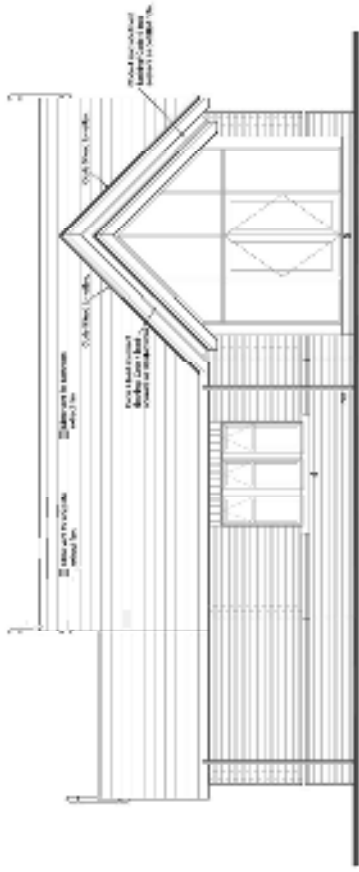
<p>ALPHA DESIGN</p> <p>Architectural Services</p> <p>10000 100th Ave. N.W.</p> <p>Edmonton, Alberta T6E 1K1</p> <p>Phone: (780) 443-1234</p> <p>Email: info@alphadesign.ca</p>	
<p>STANDARD DWELLING TYPES</p> <p>Client: CITADEL HOMES (COLUMBIA) LTD.</p> <p>Project: THE GLENHOLM (2) - BLVD. (14 GARDEN)</p> <p>Scale: 1/8" = 1'-0"</p> <p>Drawn: J. Smith</p> <p>Checked: J. Smith</p> <p>Date: 10/10/2024</p>	
<p>Drawn: J. Smith</p> <p>Checked: J. Smith</p> <p>Date: 10/10/2024</p> <p>Scale: 1/8" = 1'-0"</p> <p>Drawn: J. Smith</p> <p>Checked: J. Smith</p> <p>Date: 10/10/2024</p>	
<p>Drawn: J. Smith</p> <p>Checked: J. Smith</p> <p>Date: 10/10/2024</p> <p>Scale: 1/8" = 1'-0"</p> <p>Drawn: J. Smith</p> <p>Checked: J. Smith</p> <p>Date: 10/10/2024</p>	



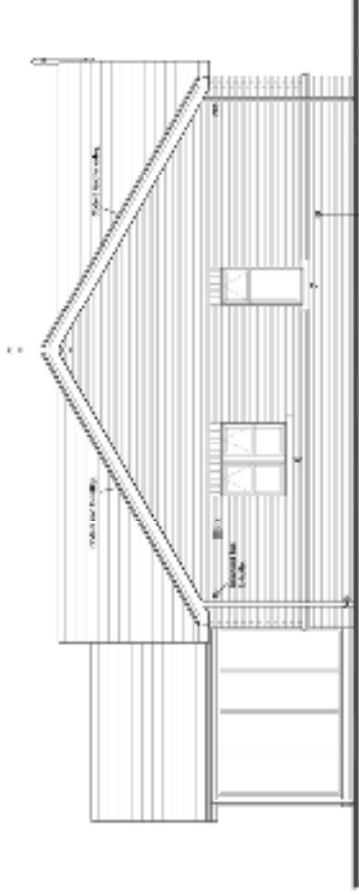
GRASMOOR (2) 2-BED FLOOR PLAN (RH GARAGE)

TOTAL G.L.A. - 91.5sqm
1122 sq.ft.
plus garage @ 15.0 sq.m
127 sq.ft.

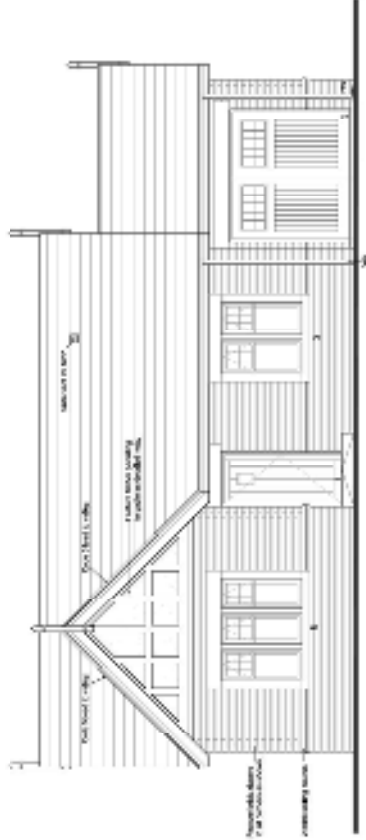
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STANDARD DWELLING TYPES			
Client: CITADEL HOMES (LONDON) LTD.			
Drawing: THE GRASMOOR (2) - FLOOR PLAN (RH GARAGE)			
Scale: 1:200 (A3)			
Checked: Date: 01/11/2022			
Drawing No.: 20000001 - GRASMOOR (2) (RH - GRASMOOR)			
This drawing was prepared in accordance with the requirements of the Building Regulations and the relevant standards. It is the responsibility of the client to ensure that the drawing is used in accordance with the relevant standards and that any changes are made in accordance with the relevant standards.			



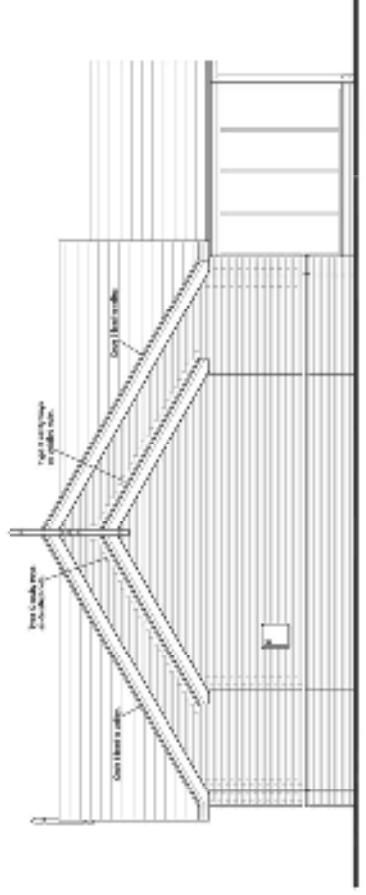
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

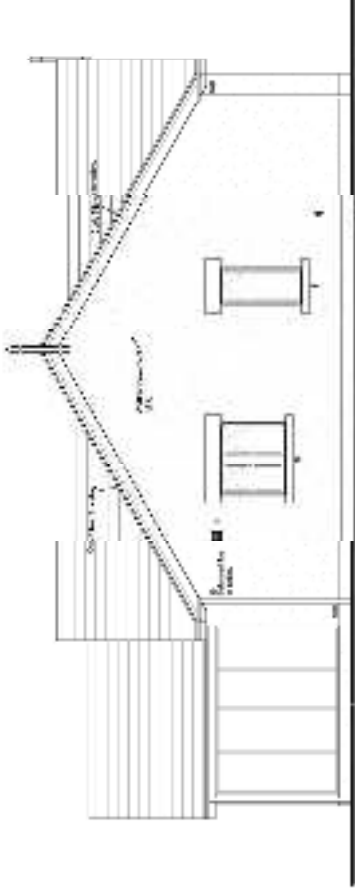


SIDE ELEVATION

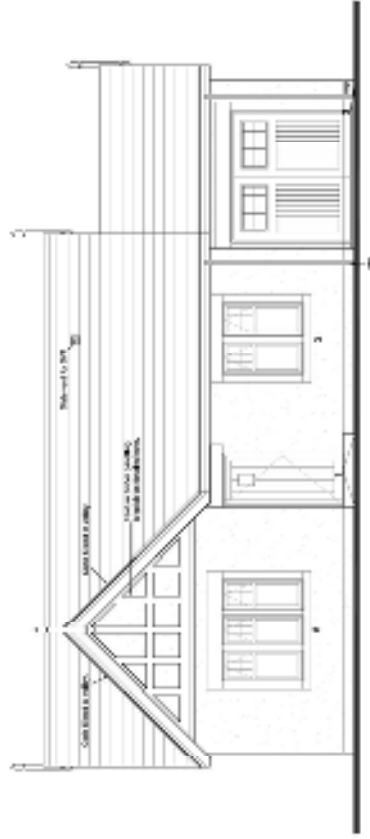
<p>Alpha Design A Division of the Company 1234 Main Street Anytown, USA 12345 Tel: (555) 123-4567 Fax: (555) 987-6543</p>	
Project	STANDARD DWELLING TYPES
Client	CITADEL HOMES (COLUMBIA) LTD.
Drawn	THE GLASHOOR (2) - BRYANTON (BRICK) (100 GARAGE)
Scale	1/8" = 1'-0"
Sheet	100
Drawn	10/10/2010
Checked	10/10/2010
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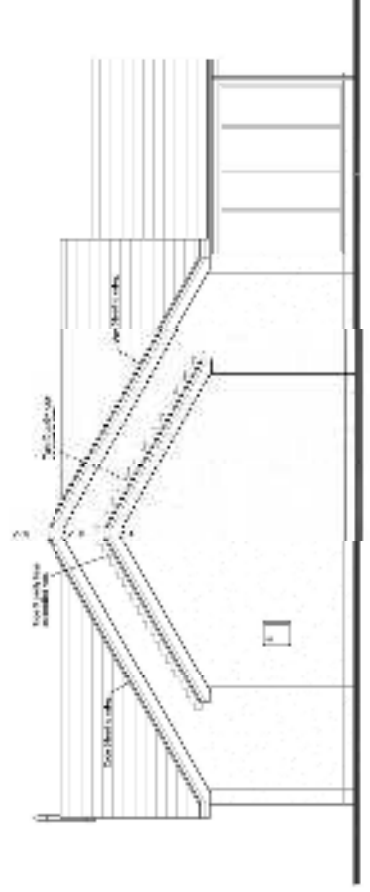
REAR ELEVATION



SIDE ELEVATION

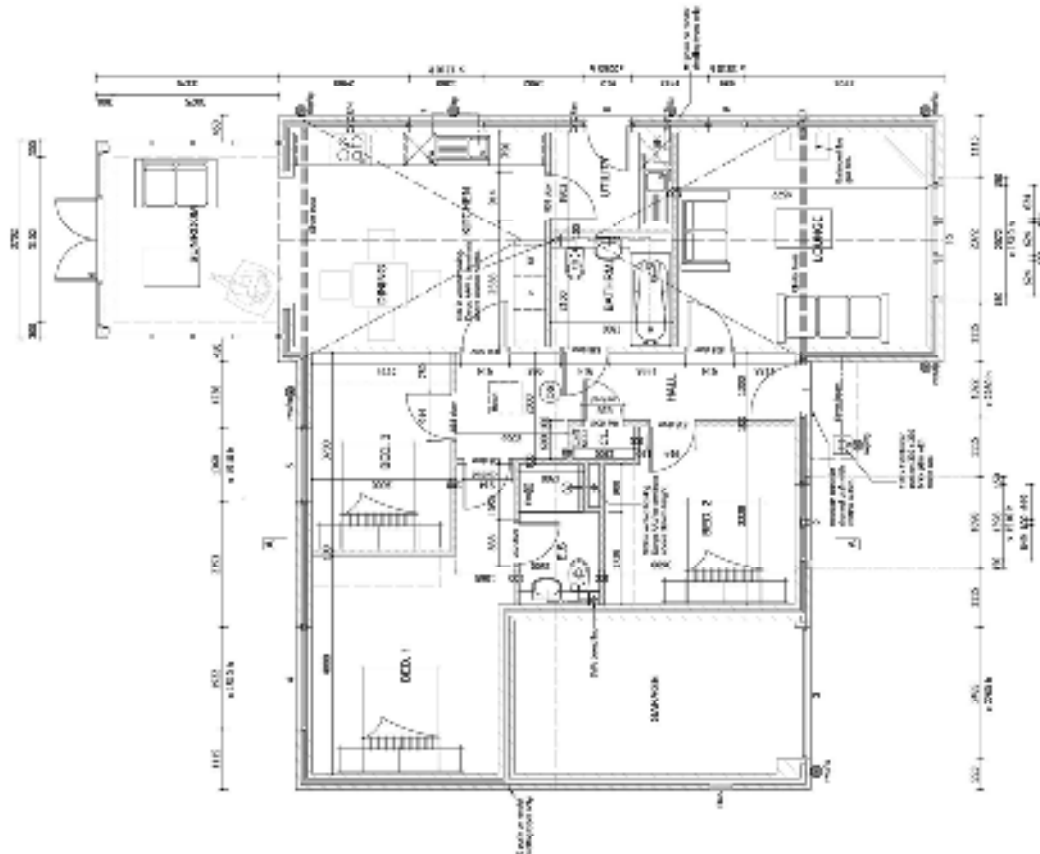


FRONT ELEVATION



SIDE ELEVATION

Project Information	
Project Name	THE GLASSHOOD (2) - ELEVATIONS
Client	CITADEL HOMES (COLUMBIA) LTD.
Architect	STANBROOK ENGINEERING LTD.
Scale	1:50 (1" = 5'-0")
Sheet No.	001
Revision	1
Notes	
1. All dimensions are given in feet and inches and shall be rounded up to the next whole number.	
2. All materials and finishes shall be as specified in the Bill of Materials.	
3. All work shall be in accordance with the Building Regulations.	
4. All work shall be in accordance with the Building Regulations.	
5. All work shall be in accordance with the Building Regulations.	



PILLAR (2)
3-BED FLOOR PLAN (LH GARAGE)
 TOTAL G.L.A. 114,48sqft
 1212 sq.ft.
 plus garage @ 15,18sqft
 167 sq.ft.

1. ARCHITECT: Alpha Design Ltd.	2. CLIENT: The Pillar (2) - Floor Plan (LH Garage)
3. PROJECT: 3-Bed Floor Plan (LH Garage)	4. LOCATION: 1234 Main St, London, UK
5. DATE: 15/05/2023	6. DRAWN BY: J. Smith
7. CHECKED BY: M. Jones	8. SCALE: 1:100
9. PROJECT NO: 123456	10. SHEET NO: 01

ALPHA DESIGN
Alpha Design Ltd.
1234 Main St, London, UK
020 1234 5678
www.alphadesign.co.uk

STANDARD DWELLING TYPES
1. 1-BED
2. 2-BED
3. 3-BED
4. 4-BED
5. 5-BED
6. 6-BED
7. 7-BED
8. 8-BED
9. 9-BED
10. 10-BED

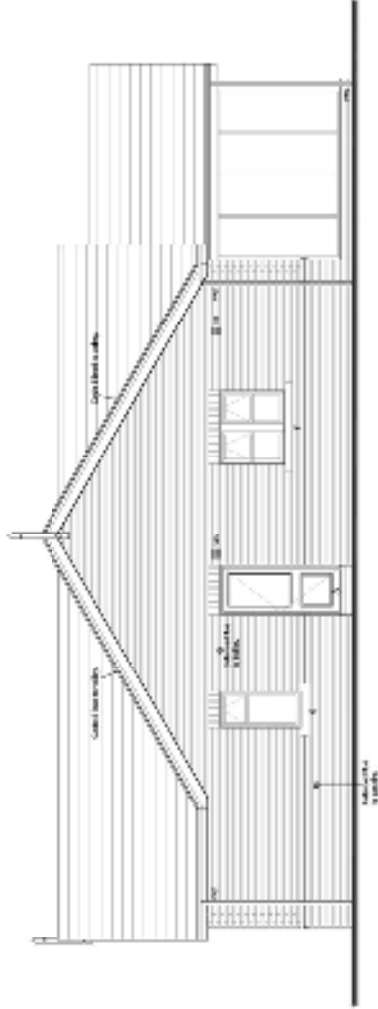
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CITADEL HOMES (LONDON) LTD.
Project:
THE PILLAR (2) - FLOOR PLAN (LH GARAGE)
Location:
1234 Main St, London, UK
Scale:
1:100
Date:
15/05/2023

Drawn by:
J. Smith
Checked by:
M. Jones
Date:
15/05/2023

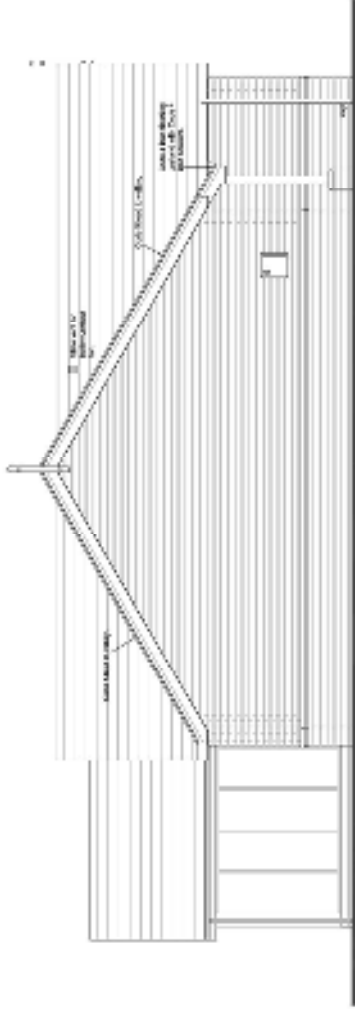
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2. THE CLIENT HAS DESIGNATED THIS PROJECT AS A "PILLAR (2)" PROJECT.
3. THE CLIENT HAS DESIGNATED THIS PROJECT AS A "PILLAR (2)" PROJECT.
4. THE CLIENT HAS DESIGNATED THIS PROJECT AS A "PILLAR (2)" PROJECT.
5. THE CLIENT HAS DESIGNATED THIS PROJECT AS A "PILLAR (2)" PROJECT.
6. THE CLIENT HAS DESIGNATED THIS PROJECT AS A "PILLAR (2)" PROJECT.
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A.1	
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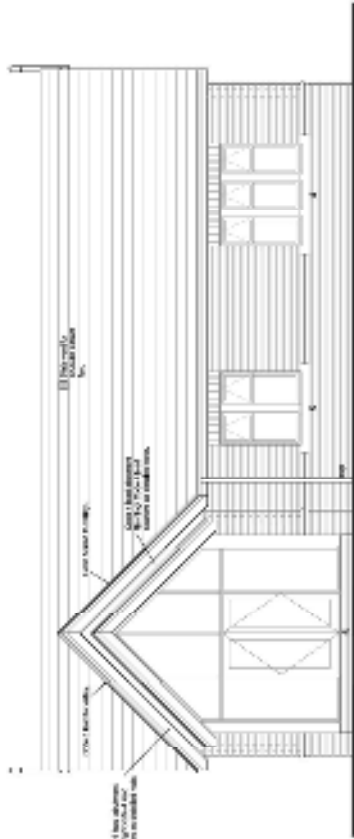
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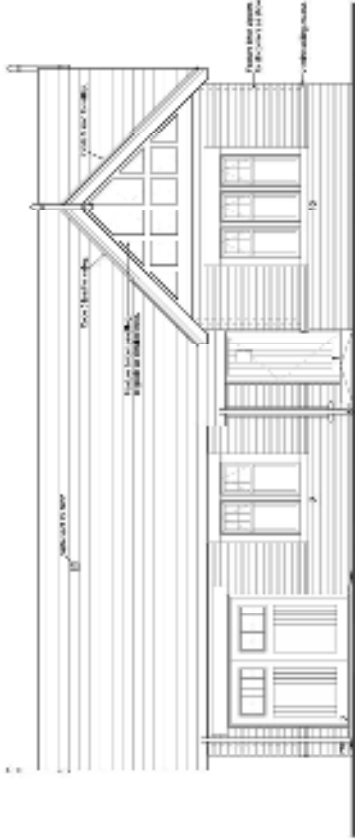
SIDE ELEVATION

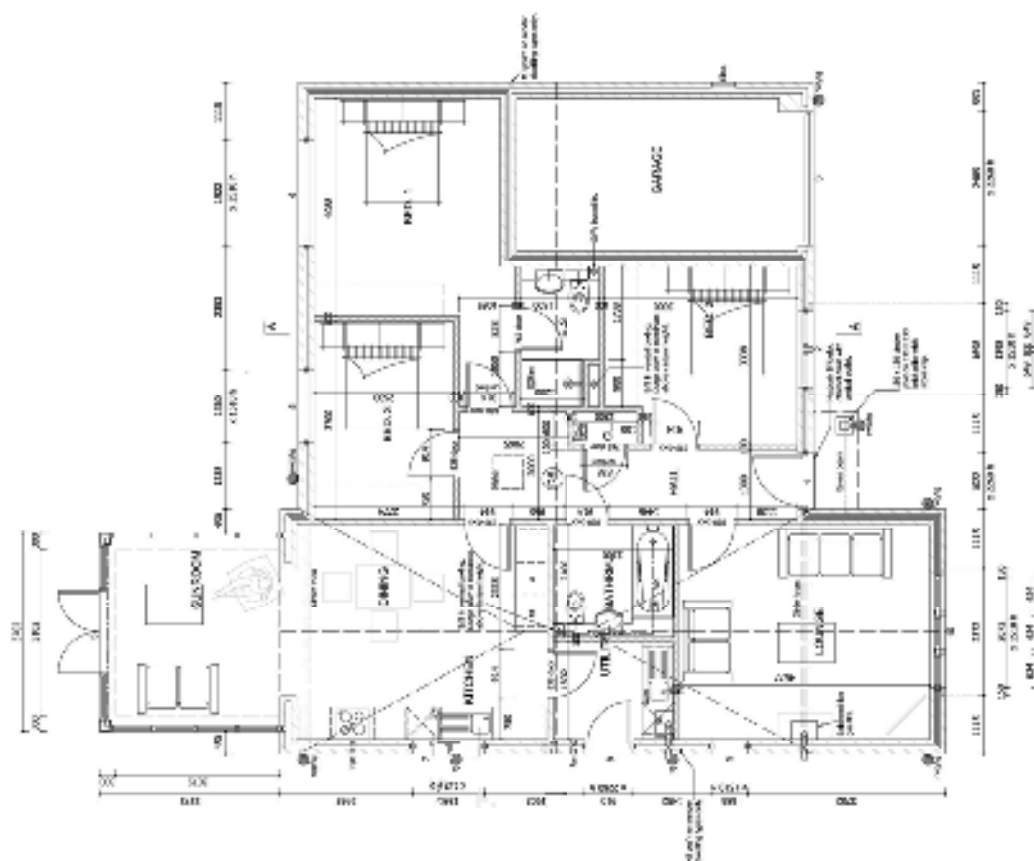


REAR ELEVATION



FRONT ELEVATION

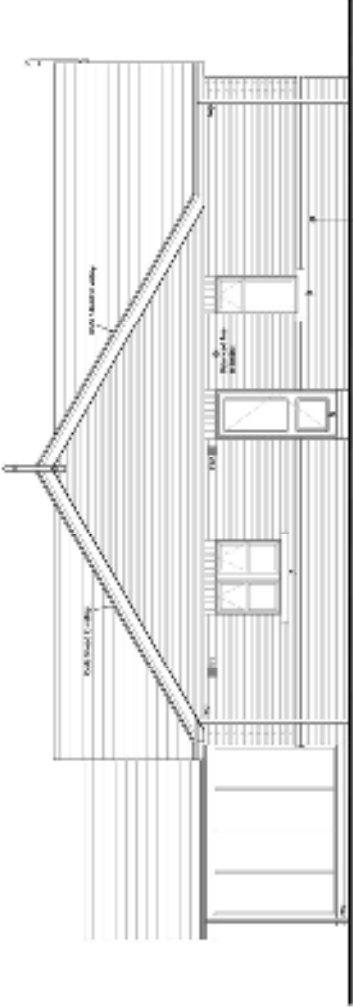




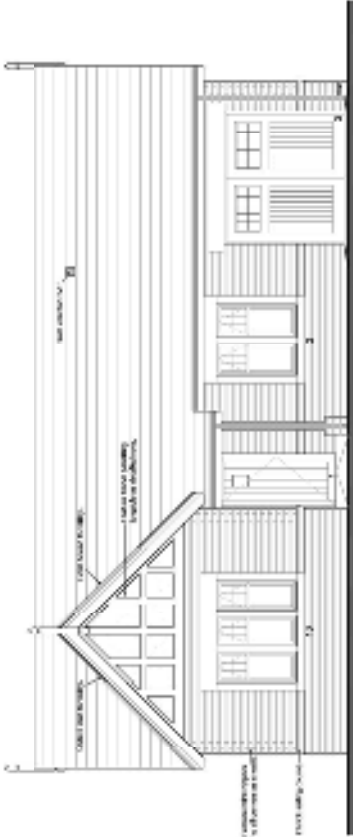
<p> ALPHA DESIGN A Division of the Alpha Group 10000 Alpha Drive, Suite 100 Dallas, Texas 75243 Phone: (214) 343-1234 Fax: (214) 343-1235 Email: info@alphadesign.com </p>	
<p> STANDARD DWELLING TYPES ELEVATIONS (RINDS) (100 GARAGE) SCALE: 1/8" = 1'-0" DATE: 08/20/2011 DRAWN BY: J. D. </p>	<p> PROJECT NO.: CLIENT: CITIZEN HOMES (COLUMBIA) LTD. PROJECT: </p>
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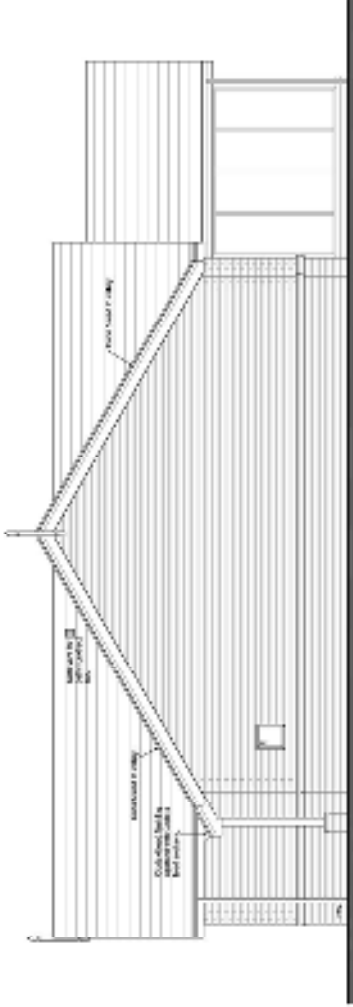
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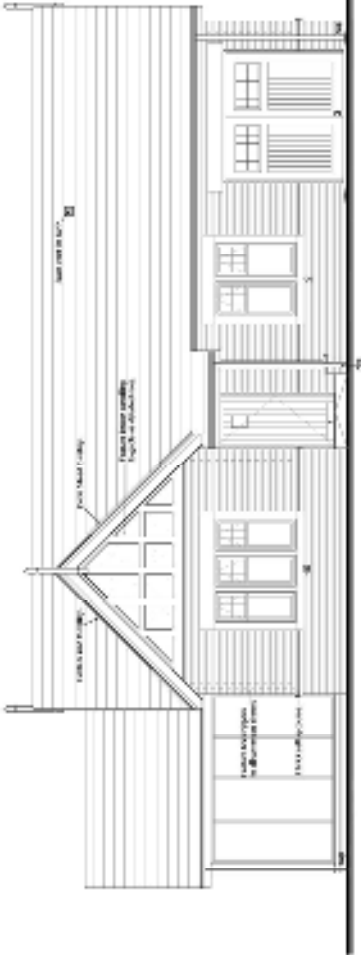


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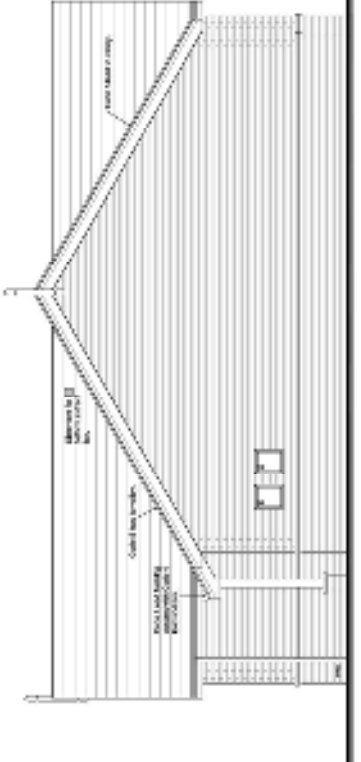


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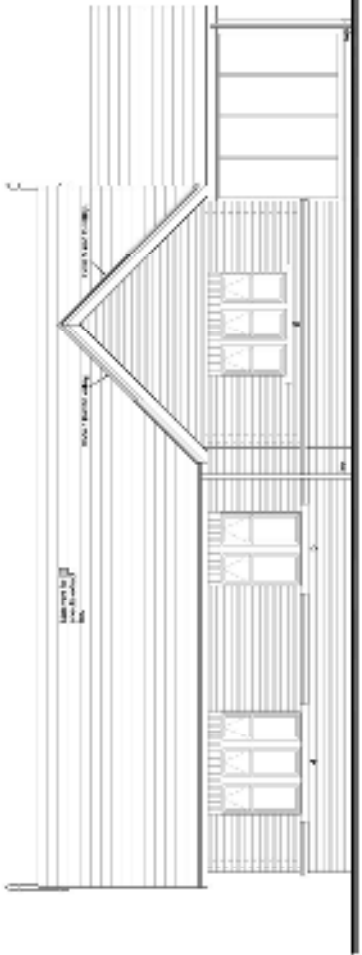
<p>Alpha Design Ltd 10000 Highway 100, Unit 100 Richmond, BC V6V 2G9 Tel: (604) 273-1234 Fax: (604) 273-1235 Email: info@alphadesign.ca Website: www.alphadesign.ca</p>	<p>Project: STANFORD DWELLING TYPES Client: CITADEL HOMES (COLUMBIA) LTD. Drawing No.: 2024-001 Date: 15th May 2024 Scale: 1/8" = 1'-0"</p>	<p>THIS DRAWING AND ALL RIGHTS THEREIN ARE RESERVED BY ALPHA DESIGN LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ALPHA DESIGN LTD.</p>
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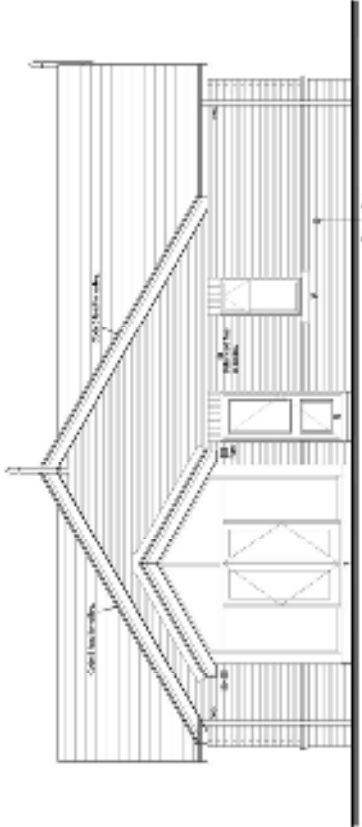
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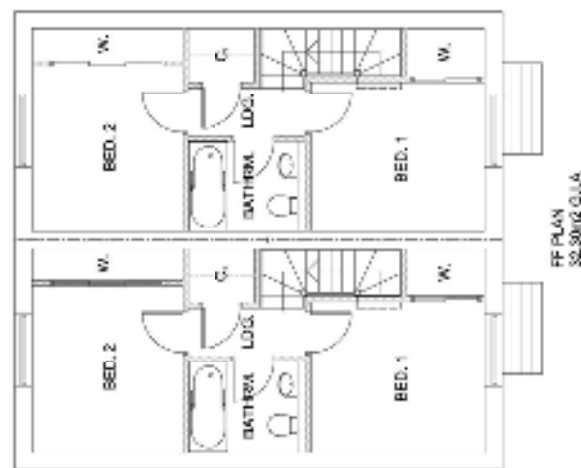
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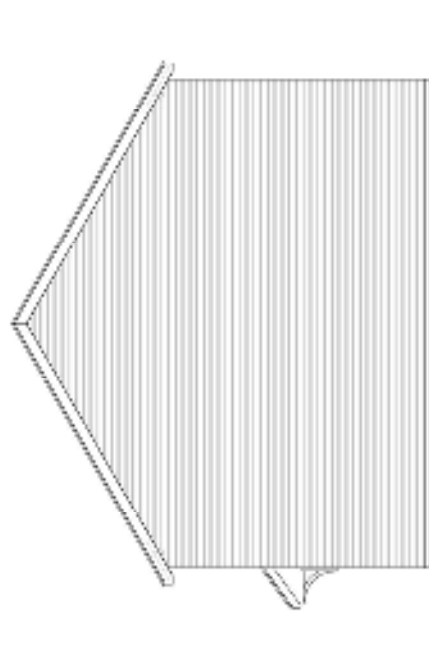


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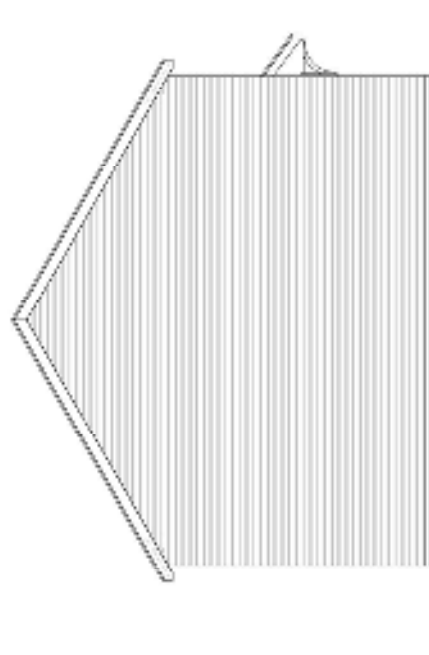


SIDE ELEVATION

[illegible]



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

[illegible]

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