

# **Development Control Committee Supplementary Schedule**

This schedule contains information received since the distribution of the main schedule of applications.

22<sup>nd</sup> October 2021



**Michelle Little**

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**From:** Stephen Daniel  
**Sent:** 11 October 2021 17:01  
**To:** Michelle Little  
**Subject:** 21/0314 - Orton Road  
**Attachments:** 2066\_001.pdf

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**From:** Cllr James Bainbridge [REDACTED]  
**Sent:** 11 October 2021 09:41  
**To:** Stephen Daniel [REDACTED]  
**Subject:** Planning application 22/0314 Orton Road

Dear Stephen  
Thank you for the update.

Please find attached a copy of a letter received from SH over the issue of plots 7,8 and 9.

My intention is to raise this issue with the planning committee on the 22nd and request plots the plots are allocated as 2 bungalow units instead. This is an issue outlined in my original submission.

I have tried to raise this with SH, and the DC committee are my only option left. I would be grateful if a copy could be included in the additional correspondence.

James Bainbridge

Carlisle City Councillor for Sandsfield and Morton West

[REDACTED]



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Kingmoor Business Park  
Carlisle, Cumbria, CA6 4SL

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Councillor J Bainbridge

Our Reference: 20054

Your Reference: 21/0314

*Please ensure you quote Our Reference in all correspondence*

27 September 2021

Dear Councillor Bainbridge

**RE: Story Homes planning application on land at Orton Road, Carlisle, reference 21/0314**

Thank you for your letter received 17 September 2021 setting out a planning concern relating to our application on land at Orton Road, Carlisle.

I have duly reviewed your well-considered letter with the team. I understand the area of concern relates to a perceived domination impact of our proposed two storey Harper block, plots 7-9, upon the existing residents in the bungalows behind at no.s 14, 15 and 16 St Edmunds Park.

As you are aware, the scheme has been through a number of design iterations. These have been made in an attempt to respond, as best as possible, to comments made before and during the planning application. In making our plans, we have to balance the competing interests of all parties, but essentially our plans need to comply with planning policies and these are always at the forefront of our considerations.

I note regarding no.s 14, 15 and 16 St Edmunds Park, that an off-set distance of 19.0m was originally proposed, but this is now enhanced to 21.2m, beyond the Council's 21m recommended policy guidance.

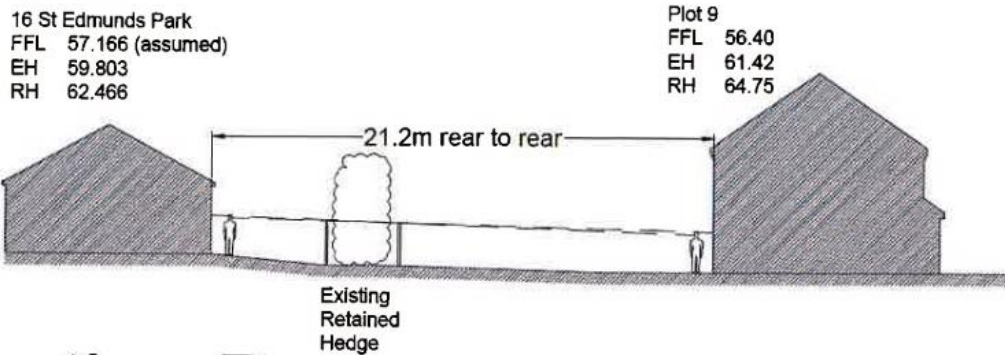
In case you may not have seen, we have provided a section plan to show the relationship between the existing and proposed properties – please see an extract on the following page:

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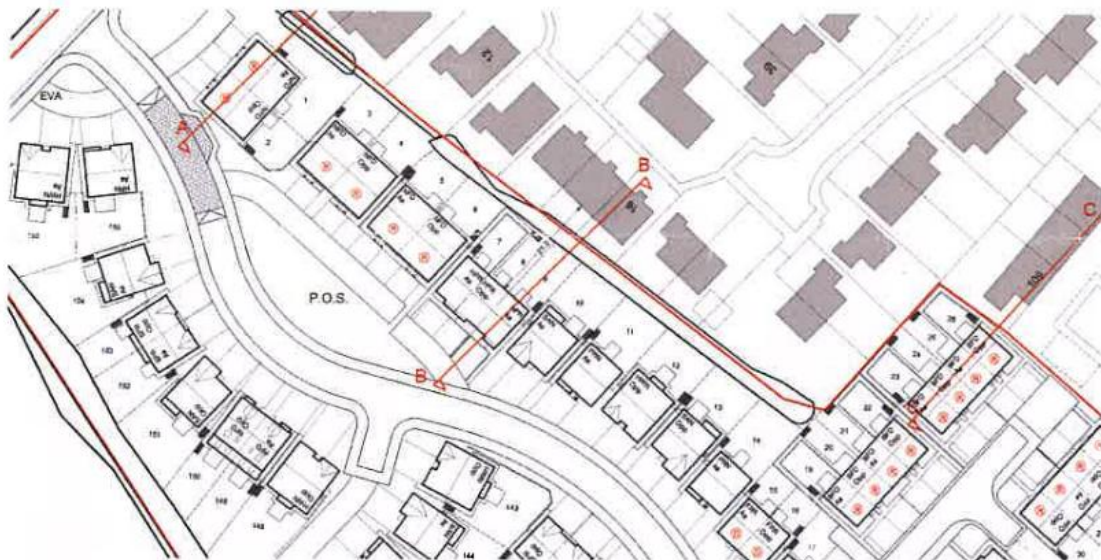
STORY HOMES LTD

Registered in England No. 2275441

Registered Office:  
Story House, Lords Way  
Kingmoor Business Park  
Carlisle, Cumbria, CA6 4SL



## Section B



You will see that our proposals include the retention of the existing substantial boundary hedgerow on our side. We do feel that this, along with the separation distance and favourable ground level differences, shall help reduce the perceived domination impact to that ordinarily expected in an urban edge environment.

I acknowledge your proposal to make further improvements, including the substitution of the Harper three block with two new bungalows. I have considered this with the team and note that our bungalows have a 2m deeper footprint than the two storey block, and would therefore encroach closer to the Edmonds Park properties and less than the policy guidance. We note the concerns raised by residents, but on this occasion, I am afraid we do not agree to making further changes as we feel to have got the planning balance right on the approach taken.

I hope the above reassures neighbouring residents that their concerns have been given due consideration and the proposal has been designed to mitigate against the potential for properties to be over dominated. This of course shall be for the Council as Local Planning Authority to decide.

We thank you for taking the time to relay the concerns.

Yours sincerely



Colin Wood  
Chief Executive Officer



8383

56.4m Opportunity for connectivity



**KEY**

- Access Road / Footway - Bituminous Macadam
- Minor Access Road - Bituminous Macadam
- Minor Access Road - Block Paving
- Ramp - Tarmac Setts
- Private Footpath/Paths - Paving Slabs
- Private Shared Drive - Block Paving
- Attractive - Discounted
- Attractive - Rental
- Residential / Visitor Parking Spaces
- Part Bin Storage Areas

East End

El Sub Sta

BM 56.30m

Opportunity for connectivity

Opportunity for connectivity

Opportunity for connectivity

Dashed line indicates extent of 12m EA easement

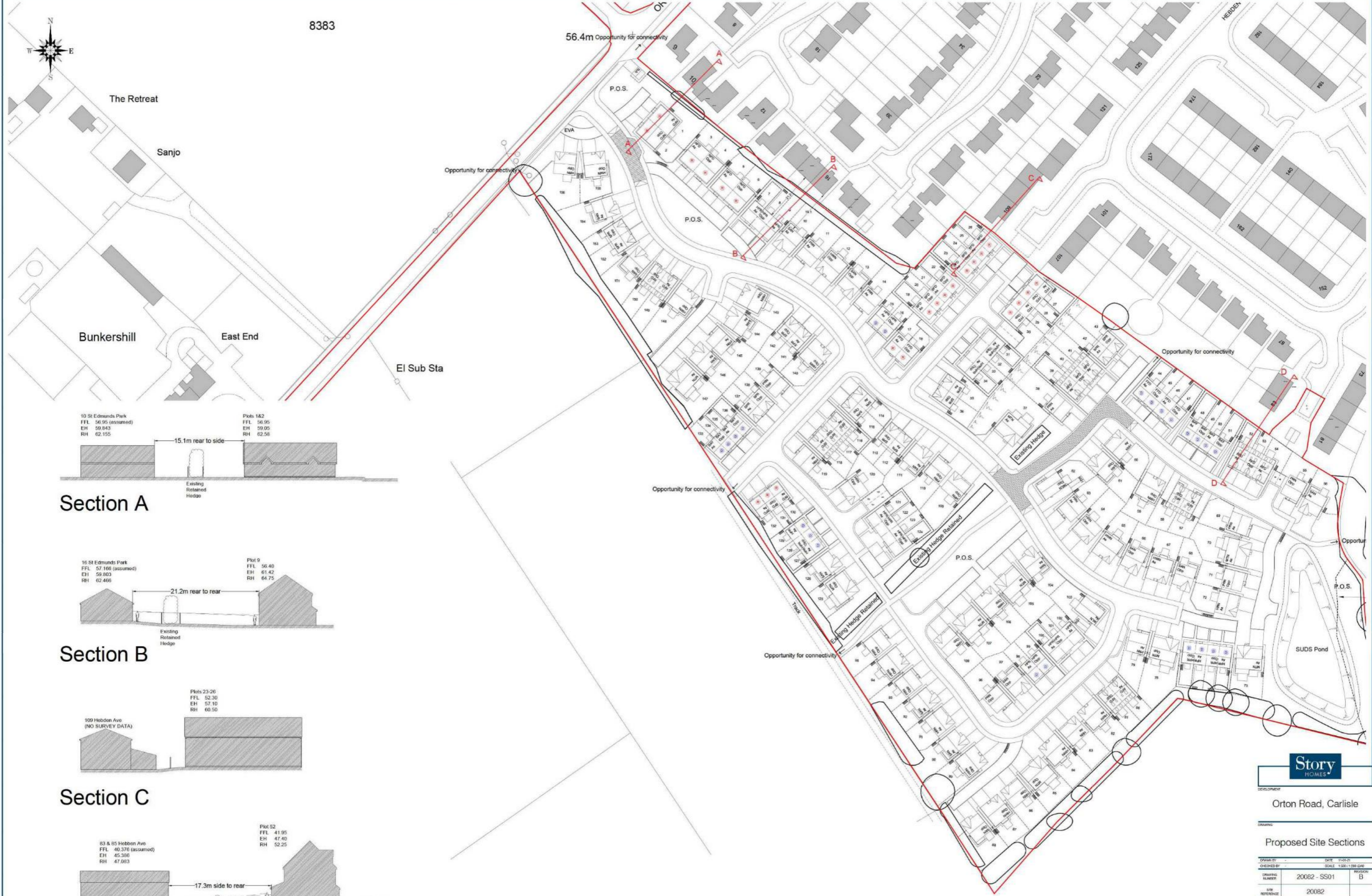
SUDS Pond



Orton Road, Carlisle

Proposed Site Layout

DATE	11.01.21	REVISION	
DRAWN BY		SCALE	1:500/AS
CHECKED BY		DRAWING NUMBER	20082 - PL01
		SITE REFERENCE	20082
REVISION		DATE	
A	Revised in line with LA comments	22-07-21	
B	See correction points added to shared areas where required	05-09-21	
C	Plot 10 added/removed. Path to side of plot 12 amended. Plot 14-17 changed to discounted units. Schedule of accommodation updated.	29-09-21	
D	Units. Please incorporate changes to layout. Various minor and parking layout amendments. CIL/ planning requirements, etc. for final.	28-09-21	
E	Reduced to 0.3m clearance strip to plots 10-14. Notes added to connections. Schedule updated. House types at plots 15B & 16B updated.	07-09-21	



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56.4m Opportunity for connectivity

Opportunity for connectivity

Opportunity for connectivity

Opportunity for connectivity

Opportunity for connectivity

Opportunity for connectivity

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The Retreat

Sanjo

Bunkershill

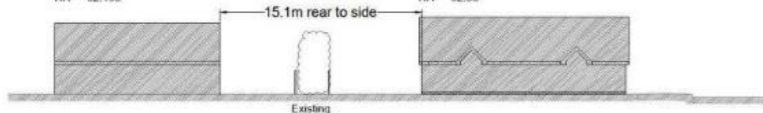
East End

El Sub Sta

10 St Edmunds Park  
FFL 56.95 (assumed)  
EH 59.843  
RH 62.155

Plots 1&2  
FFL 56.95  
EH 59.05  
RH 62.58

15.1m rear to side

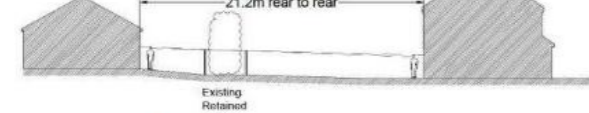


Section A

16 St Edmunds Park  
FFL 57.166 (assumed)  
EH 59.803  
RH 62.466

Plot 9  
FFL 56.40  
EH 61.42  
RH 64.75

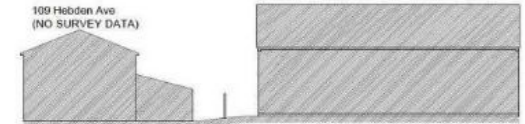
21.2m rear to rear



Section B

109 Hobben Ave  
(NO SURVEY DATA)

Plots 23-26  
FFL 52.30  
EH 57.10  
RH 60.50

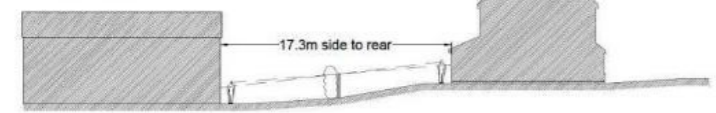


Section C

83 & 85 Hobben Ave  
FFL 40.376 (assumed)  
EH 45.386  
RH 47.083

Plot 52  
FFL 41.95  
EH 47.40  
RH 52.25

17.3m side to rear



Section D



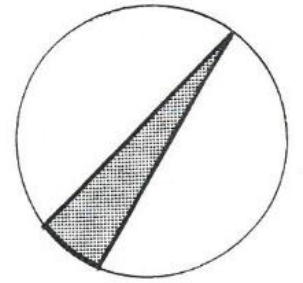
Orton Road, Carlisle

Proposed Site Sections

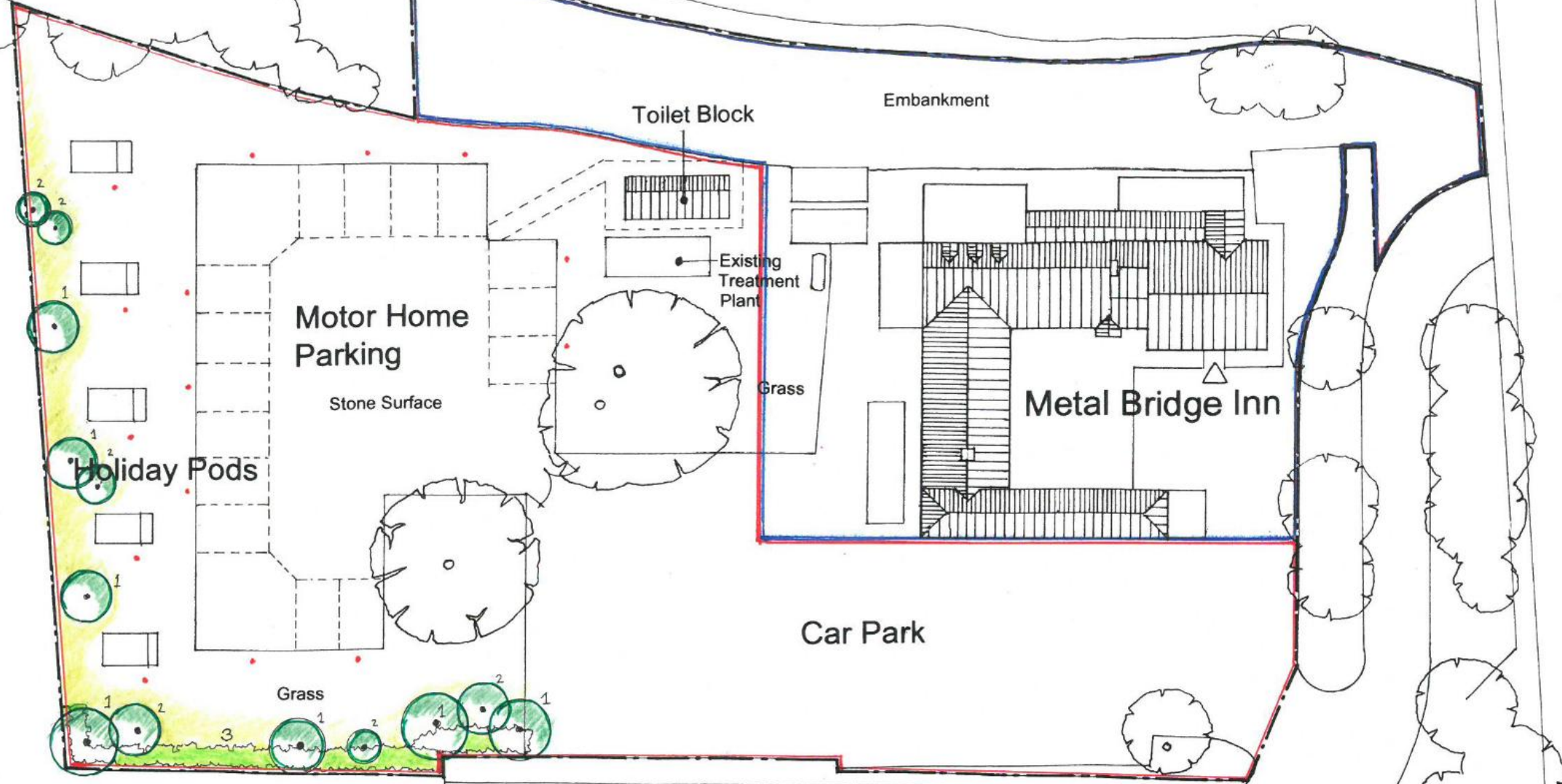
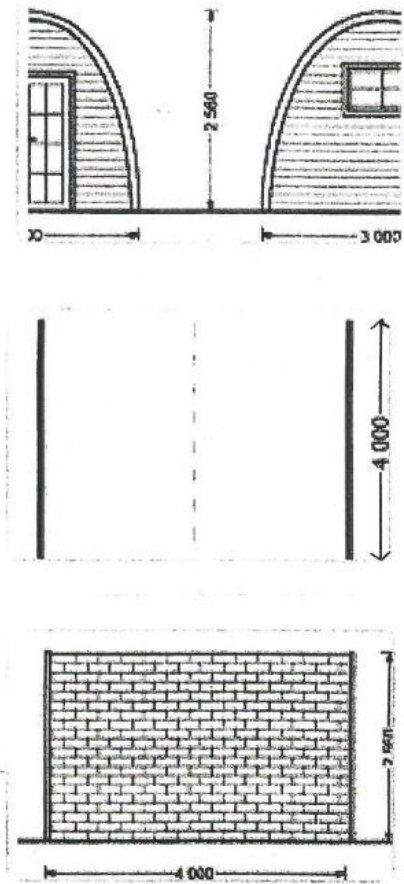
Drawn by	DATE	11-03-21
Checked by	SCALE	1:500 - 1:500 (S&D)
DRAWING NUMBER	20082 - SS01	B
SPR REFERENCE	20082	

Revised in line with LA comments:  
1. Two floor to eaves change to higher  
values shown and parking bay shown in red  
2. GPC parking provisions on the site shall  
include 100% of the required 100% on-site  
3. New access in connection. House types at  
plots 100 & 101 included. Revision subject to  
approval.





1:100



M6

**Landscaping Legend**

- 1. Sorbus aria 'Lutescens
- 2. Sorbus aucuparia 'Sheerwater Seedling'
- 3. Hedge mixture – Carpinus betulus 80% with Ilex auifolium 20%

**Phoenix**

ARCHITECTS  
&  
DESIGNERS



28 Abbey Street, Carlisle, Cumbria, CA3 8TX  
Tel. 01228 539537

# Metal Bridge Inn

Change of Use  
To Accommodate Motor Home Parking/Holiday Pods  
October 2021  
Scale 1:500 @ A3  
PA20/743/05 (Landscaping)