

SCHEDULE A: Applications with Recommendation

20/0540

Item No: 04

Date of Committee: 06/11/2020

Appn Ref No:
20/0540

Applicant:
Mr Derek Johnston

Parish:
Wetheral

Agent:
Architects Plus (UK) Ltd

Ward:
Wetheral & Corby

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

Proposal: Erection Of Garage; Resiting Of Existing Vehicular Access From Highway And Associated External Works To Improve Parking And Turning Within Front Forecourt (Revised Application)

Date of Receipt:
07/08/2020

Statutory Expiry Date
02/10/2020

26 Week Determination

REPORT

Case Officer: Alanzon Chan

1. Recommendation

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

2. Main Issues

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

3. Application Details

The Site

- 3.1 This application relates to a residential property, Fairfield Cottage, located at Wetheral Pasture, Carlisle. The site is currently bound by a 1m high brick wall to the front. There is currently a single storey detached garage/store located to the northwest corner of the site, abutting Steele's Bank which is a B class road (B6263).

Background Information And The Proposal

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

4. Summary of Representations

- 4.1 This application has been advertised by means of notification letters sent to two neighbouring properties. A letter of support was received during the advertisement period, expressing the view that the design is in keeping with the area and moving the access will not be detrimental to highway safety.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): No objection

Northern Gas Networks: No comments received

Wetheral Parish Council: No comments received

6. Officer's Report

Assessment

- 6.1 Section 70 (2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG), and Policies HO8 and SP6 of the Carlisle District Local Plan 2015-2030.

The proposal raises the following planning issues:

1. Whether The Scale And Design Would Be Acceptable
- 6.3 Section 12 of the NPPF relates to the creation of well-designed places. Paragraph 127 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area, not

just for the short term but over the lifetime of the development. In addition, decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and that the development will be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

- 6.4 Meanwhile, paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
- 6.5 This coincides with the objectives of the adopted CDLP Policies SP6 and HO8. Within Policy SP6 of the CDLP, criterion 1 requires that planning proposals to respond to the local context and the form of surrounding buildings in relation to density, height, scale, massing and established street patterns, and by making use of appropriate materials and detailing. Criteria 2 and 3 of this policy also state that proposals should respect local character and distinctiveness. Criterion 5 continues to emphasise the importance that all components of the proposal shall be well integrated with its surroundings.
- 6.6 Meanwhile, Policy HO8 of the CDLP seeks to ensure that house extensions and alterations are designed to relate to and complement the existing building in scale, design, form and materials (criterion 1) and maintain the established character and pattern of the street scene and be a positive addition (criterion 5). The design of an extension should respond to the characteristics of the specific site, as well as the distinctiveness of the wider setting. As such, whether or not the scale of an extension will be considered acceptable will depend on the size of the plot, the size of the original dwelling and the impact on neighbours and the street scene.
- 6.7 In terms of scale, whilst the proposed garage would still be abutting the roadside, the applicant has significantly reduced the height and width of the proposed roadside outbuilding. The proposed roadside outbuilding would have the same height as the existing garage and store. Consequently, the impact of the proposal on the openness of the area would be vastly reduced.
- 6.8 Although it is noted that the front boundaries to dwellings along this part of Wetheral Pasture are predominantly defined by trees and shrubs, low walls and hedges, given that the scale of the revised roadside outbuilding would now be comparable to the existing garage/store, it is considered the concerns raised under application 19/0513 would therefore be overcome. Overall, it is not considered that the adverse impact of the proposal upon the visual amenity of the area would be significant enough to warrant a refusal of this application.
- 6.9 In terms of design, the proposed outbuilding will be partially finished in stone and partially finished in render to match the finishes of the main dwelling and the existing roadside garage. The proposed structure will have a natural slate roof which matches the main dwelling. In light of this, the proposed materials

are considered to be acceptable.

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

- 6.10 The proposed structure is to be positioned at the front boundary of Fairfield Cottage, abutting Steele's Bank. Although it will be visible to neighbouring occupiers, there will be adequate distance between this proposed structure and the neighbouring properties to prevent any adverse impact on residential amenities.

3. Impact Of The Proposal On Highway Safety

- 6.11 The applicant has submitted a plan to demonstrate that a clear visibility splays of 60m in both directions, measured by 2.4 metres down the centre of the access, can be achieved for the proposed new access. Cumbria County Council, as the Highway Authority have been consulted on the application, and they have raised no objections to the proposal.

Conclusion

- 6.12 In overall terms, it is considered that the reduction in scale of the proposed outbuilding has successfully address the concerns raised under application 19/0513. Although the openness of the area would still be slightly affected by the proposal, it is not considered that the revised proposal would have an adverse impact upon the amenity of the area to an extent which is significant enough to warrant a refusal of this application. The application will not detrimentally affect the living conditions of any neighbours nor would it affect highway safety.
- 6.13 In all aspects, the proposal is considered to be compliant with the objectives of the relevant policies. Therefore, it is recommended that this application is approved with conditions.

7. Planning History

- 7.1 The following application is considered to be relevant to the assessment of this application:

19/0513 Erection Of Detached Double Garage With Office Above Together With Re-Siting Of Access. This application was refused on 11/10/2019.

The refusal reason reads:

Due to its scale and location, the proposed roadside outbuilding will not be a subservient addition, nor will it complement the existing dwelling. The proposed roadside outbuilding will reduce the openness of the area and have an enclosing impact upon Steele's Bank, which the front boundaries to dwellings along this part of Wetheral Pasture are predominantly defined by

trees and shrubs, low walls and hedges. The proposed roadside outbuilding will be an incongruous and unduly obtrusive feature in the street scene and harmful to the visual amenity of the area. The proposal will not have any benefits that would outweigh the harm caused upon the character of the dwelling and the street scene. The proposal will, therefore, contrary to Policies SP6 and HO8 of the Carlisle District Local Plan 2015-2030, and paragraphs 127 and 130 of the NPPF.

8. Recommendation: Grant Permission

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

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

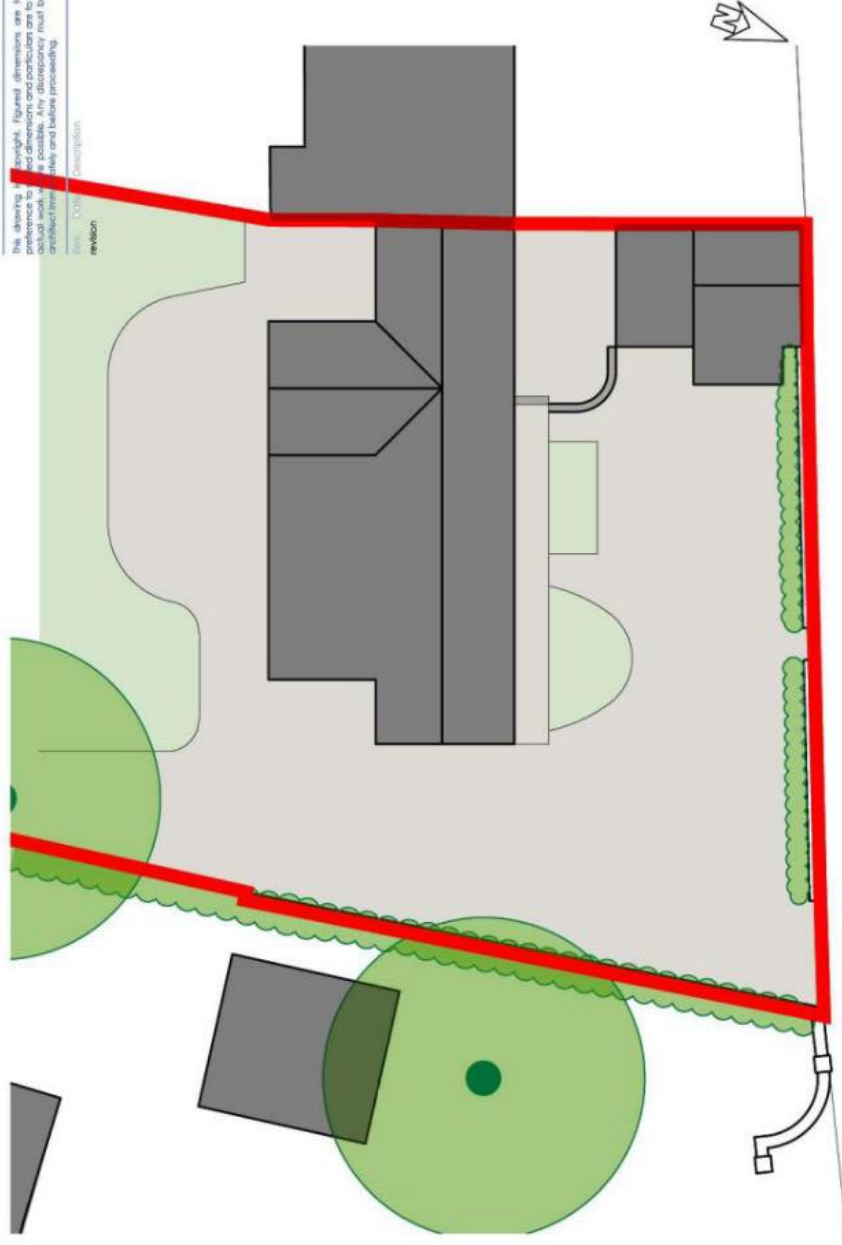
2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form, received 10 August 2020;
2. the location and site plan (dwg no. 20014-03), received 10 August 2020;
3. the proposed site and elevation plan (dwg no. 20014-05), received 10 August 2020;
4. the proposed floor and elevation plan (dwg no. 20014-04), received 10 August 2020;
5. the design and access statement, received 10 August 2020;
6. the supporting statement, received 10 August 2020;
7. the Notice of Decision;
8. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

Herold et al.

Year	Order	Description
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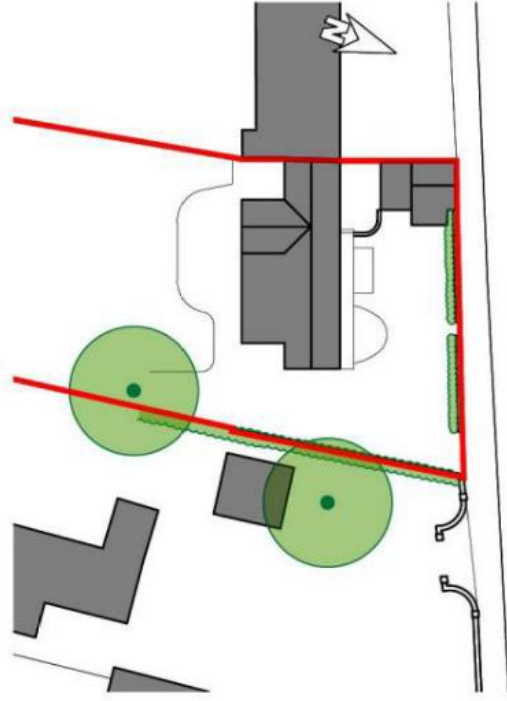
EXISTING SITE PLAN
SCALE 1:200



EXISTING SITE ELEVATION
SCALE 1:200



SITE LOCATION PLAN
SCALE 1:1250



EXISTING BLOCK PLAN
SCALE 1:500

PRELIMINARY

ARCHITECTS PLUS

Project
NEW GARAGE AND OFFICE
FAIRFIELD COTTAGE, WEATHERAL PASTURE

MR D JOHNSTON

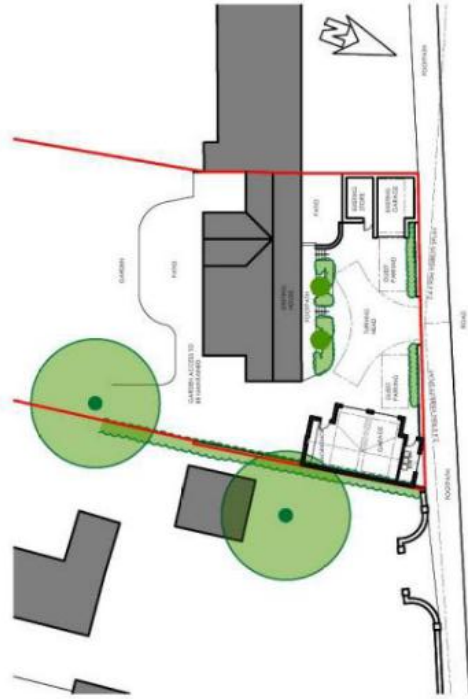
Graveling
EXISTING SITE PLAN AND ELEVATION
BLOCK AND LOCATION PLAN

Scale	Date	Drawn	Comp. No.	Number
1:200	04/20	BG	P01	20014-03
1:500/1:250				

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SITE LOCATION PLAN
SCALE 1:1250



PROPOSED BLOCK PLAN
SCALE 1:500



PROPOSED SITE PLAN
SCALE 1:200



PROPOSED SITE ELEVATION
SCALE 1:200

This drawing is copyright. Figured dimensions are to be followed in the construction of the building. Any discrepancy must be reported to the architect immediately and before proceeding.

Project: NEW GARAGE AND ACCESS
Fairfield Cottage, Weatheral Pasture

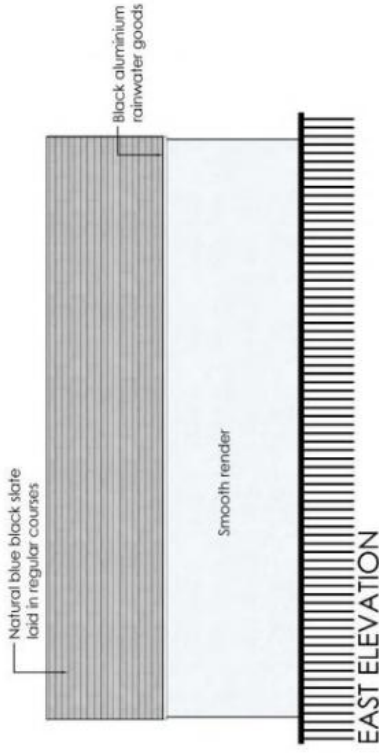
Client: MR D JOHNSTON

Architect: ARCHITECTS PLUS

Scale: 1:200
Date: 04/20
Drawn: BG
P01
20014-05
1:500/1250

SITE PLAN AND ELEVATION
BLOCK AND LOCATION PLAN

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Gravel forecourt with tarmac strip to new access

ARCHITECTS PLUS

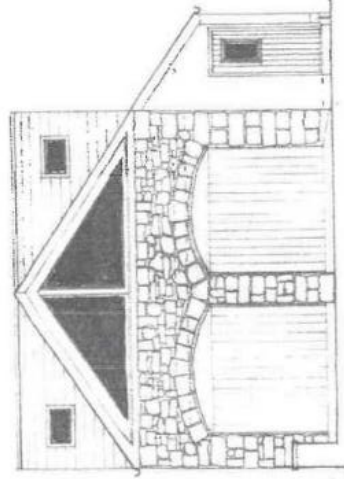
Score	Date	Drawn	Comp.No.	Number
1:100	04/20	BG	P01	20014-04

The original proposal that was refused under application (19/0513)

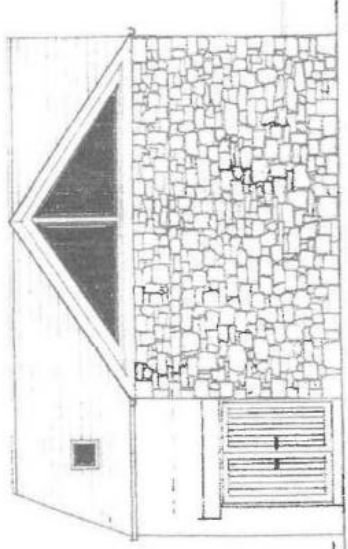
For reference only



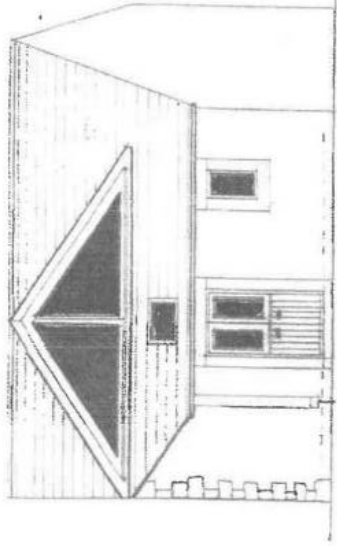
FAIRFIELD COTTAGE
WETHERBY PASTURE
CARLISLE CA4 8HR
PROPOSED NORTH ELEVATION
1.100 @ A3 DVA 19.05.13



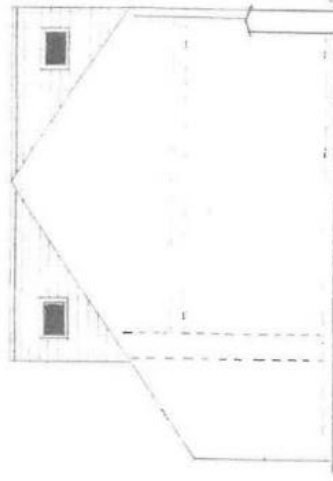
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

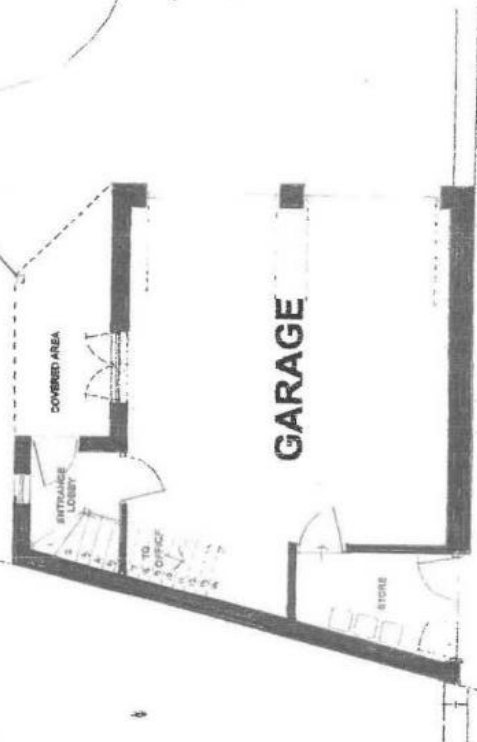


EAST ELEVATION

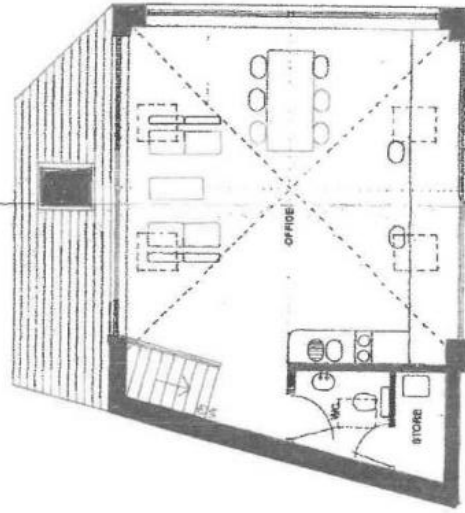
The original proposal that was refused under application (19/0513)

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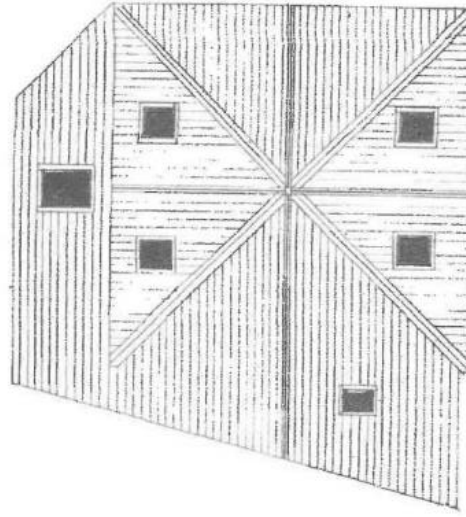
19/0513



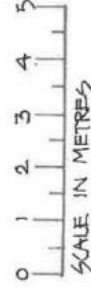
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



FAIRFIELD COTTAGE
WETHERAL PASTURE
CARLISLE CA4 8HR
GARAGE PLANS + ELEVATIONS
1:100 @ A3 D/A 19.05.07