

SCHEDULE A: Applications with Recommendation

13/0047

Item No: 14

Date of Committee: 19/04/2013

Appn Ref No:
13/0047

Applicant:
Story Homes

Parish:
Burgh-by-Sands

Date of Receipt:
21/01/2013 13:02:38

Agent:
Positive Planning Solutions
Ltd

Ward:
Burgh

Location:

Buck Bottom Farm, Burgh by Sands, CA5 6AN

Proposal: Erection Of 3No. Dwellings, Conversion Of Barn To 1No. Dwelling And Demolition Of Outbuilding (Revised Application)

REPORT

Case Officer: Stephen Daniel

1. Recommendation

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

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Impact Of The Proposal On The Burgh-by-Sands Conservation Area And The Solway Coast Area Of Outstanding Natural Beauty
- 2.3 Impact On Listed Buildings
- 2.4 Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.5 Archaeological Issues
- 2.6 Nature Conservation Issues
- 2.7 Drainage Issues
- 2.8 Highway Matters
- 2.9 Trees
- 2.10 Affordable Housing

3. Application Details

The Site

- 3.1 The site currently contains a number of farm buildings, some of which are listed by virtue of being within the curtilage of the adjacent Grade II Listed Buck Bottom Farmhouse.
- 3.2 A large two-storey brick barn, under a slate roof (Building 3) lies in the north-east corner of the site, in close proximity to the adjacent road. This barn forms the northern most building in a line of three buildings that run along the eastern boundary of the site. The north elevation of this building is a solid brick gable, with a hipped roof, with the southern end of the roof forming a gable. The front elevation, which faces Buck Bottom Farmhouse, contains two windows, a door and a pitching door at first floor level.
- 3.3 A small, single-storey brick barn, with a slate roof (Building 5) is attached to the southern end of Building 3. A large two-storey barn (Building 8), which is constructed of a combination of brick and random rubble, under a concrete tiled roof, adjoins the southern end of Building 5. This building is in a poor state of repair, with sections having been re-built in new brickwork. A lean-to, which has a corrugated sheet roof, has been added to the west elevation.
- 3.4 A single-storey open fronted barn (Building 6), which is largely constructed of steel sheeting, lies to the rear of the outbuildings at Buck Bottom Farm. A single-storey cattle shed (Building 7), which is also largely constructed of corrugated steel sheeting, is attached to the south of Building 6.
- 3.5 An open fronted barn (Building 9) is located towards the southern end of the site. This building is constructed of concrete block walls (at low level), with timber posts clad with corrugated sheeting, under a corrugated sheet roof. This building was adjoined to the west by a similar sized building, constructed of similar materials (Building 10) but this has been demolished.
- 3.6 The Grade II Listed Buck Bottom Farm House is adjoined by the application site to three sides and fronts onto the main road through Burgh. The dwelling is a two-storey property, which is finished in rough render, under a slate roof. A single-storey former barn, which is attached to the western side of the farmhouse, has been incorporated into the dwelling.
- 3.7 A single-storey outbuilding, which is constructed of random rubble masonry under a corrugated sheet roof, is located to the south of the farmhouse. This building is attached to Building 6, which lies within the application site.
- 3.8 A structural survey of the existing buildings has been undertaken and this has been submitted with the application. This recommends that Building 8 should be taken down, as it is structurally unsound and beyond economic repair. The southern end of Building 5 is supported by the northern gable of Building 8 and it is, therefore, recommended that Building 5 is also taken down. In addition, buildings 6, 7 & 9, whilst not structurally unsafe, are dilapidated sheds of no importance or potential use and should, therefore, be taken down.

- 3.9 There are two existing accesses to the site, one to the east of Buck Bottom Farmhouse and one to the west.
- 3.10 Cross Farm adjoins the site to the east. This property, which is listed, contains a farmhouse, a series of outbuildings and a cruck barn. The property has a large rear garden which contains a number of trees that lie on the boundary with the application site. Housesteads, a large detached property which sits within a large plot, lies to the west of the application site. The main road through Burgh runs to the north of the site, with residential properties lying on the opposite side of the road to the application site. Open fields adjoin the site to the rear (south).
- 3.11 The site lies within the Burgh-by-Sands Conservation Area, the Solway Coast Area of Outstanding Natural Beauty (AONB) and the Hadrian's Wall World Heritage Site Buffer Zone. In addition, the site lies immediately to the north of The Vallum and close to the site of Burgh-by-Sands Roman Fort.

Background

- 3.12 In October 2007, Conservation Area Consent was granted for the demolition of brick built & tin barns prior to site redevelopment (07/0802).
- 3.13 There have been a number of applications to redevelop the site for housing, with the number of units proposed ranging from four to nine (including one barn conversion) but all of these have been withdrawn prior to determination, to re-consider the scale and design of the proposals.

The Proposal

- 3.14 The proposal is seeking planning permission for: the conversion of the two-storey barn at the front of the site to a dwelling; the demolition of outbuildings; and for the erection of three new dwellings within the site
- 3.15 The two-storey barn (Building 3) would be converted into a dwelling, with the attached barns (Buildings 5 & 8) being demolished. The existing openings in the front (west) elevation would be re-used to create three windows and patio doors. Three new windows would be added to the north elevation, which faces the road, one at ground floor level and two at first floor. A door and a window at first floor level would also be added to the south elevation, which would be adjoined by a car port. The car port would be built off the existing rear wall of the existing barn (Building 5) that is to be largely demolished. Three rooflights would also be added to the east facing roofslope. The dwelling would contain an open plan kitchen/ dining area, a lounge, a w.c. and a hall to the ground floor and four bedrooms (two en-suite) and a bathroom to the first floor. A 1.8m high stone wall would be erected to the front of the building to create a private garden space and this would include a patio area adjacent to the dwelling.
- 3.16 A new detached dwelling (Plot 2) would be erected to the south of Plot 1, in close proximity to the boundary with Cross Farm. The front elevation of this dwelling would face west, with a side elevation facing Plot 1. It would measure 5m to the eaves and 8m to the ridge and would be constructed of

brick under a slate roof. A single garage would be attached to the south elevation of the dwelling. The dwelling would contain an open plan kitchen/dining area, a lounge, a utility, a w.c. and a hall to the ground floor, with four bedroom (one en-suite) and a bathroom to the first floor. The dwelling would have a small rear garden and a larger garden to the side (north), which would contain a patio, and which would be enclosed by a 1.8m wall.

- 3.17 Two further dwellings (Plots 3 & 4) would be located towards the southern section of the site, with the front elevations of the properties facing north. Plot 3 would contain a blank two-storey gable, which would lie in close proximity to the garage of Plot 2 and which would have windows in the side elevation facing Plot 4. The majority of the windows would be in the rear elevation, which would overlook fields. A double car port would link Plots 3 & 4. Plot 4 would be a conventional two-storey dwelling, which would have a front elevation facing north, with the rear elevation, which would face open fields, containing the majority of the windows. Both dwellings would be four-bedroom properties and would be constructed of brick, with stone quoins and window surrounds, under a slate roof. Both properties would contain rear gardens, which would be separated from each other by a solid timber fence and from the fields to the rear by a post and wire fence. Plot 3 would also have a small garden to the side but this would be partly overhung by trees from the neighbouring property, Cross Farm.
- 3.18 The two existing accesses into the site, which lie to the east and west of Buck Bottom Farmhouse, would be connected to create a one-way system through the site, with the access running to the rear of the existing outbuilding at Buck Bottom Farm. Existing cobbles would be used at the entrance to the site and an existing gate post from the site would be re-located near to the entrance. Block paving would be used to provide access from the road to the individual properties.
- 3.19 Foul water from the site would be connected to an existing foul sewer that runs beneath the public highway to the front of the site. Surface water would connect to an underground attenuation tank which would have a hydrobrake control device installed directly downstream. As a consequence, post development surface water discharge from the site would be limited to a greenfield runoff rate of 3 litres per second. Surface water would connect to an existing private manhole in the south west corner of the site, which discharges to the beck to the west of the site, via a private off-site sewer.

4. Summary of Representations

- 4.1 This application has been advertised by means of site and press notices as well as notification letters sent to fifteen neighbouring properties. Two letters of objection have been received which make the following points:
- the plot boundary on the proposed drainage plans (DWG05 Drainage Layout 130047 21012013 101) is incorrect and the proposed drainage for the rear surface water of plot 1 is outside the plot boundary and is on land owned by Cross Farm;

- there is still no demarcation of the boundary between Cross Farm and the small strip of land belonging to plot 1 fronting on to the road. Although there is a fence in place the boundary of plot 1 should show this;
- the proposed drainage plan shows the drainage running within 2 mtrs of the western side walls of Cross Farm and the Bothy. If this is to be a new drain then it is unacceptably close to these 2 buildings. The proposed drainage plan does not show Cross Farm cruck barn;
- the proposed car ports should be reduced in size and replaced with single garages. This would enable plot 4 to be moved back to the position proposed in application 12/0413 while leaving plots 2 and 3 as shown. Some re-design of the entrance road to mirror the exit road would improve the proposal. Replacing the car ports with single garages would give the added advantage of giving the occupiers somewhere secure to store vehicles, garden tools, lawn mowers etc;
- this development includes 3 properties sharing a boundary with Cross Farm - 2 of these are new large two-storey houses within a few metres of the boundary. The 'guest' bedroom of plot 2 has 1 window which may overlook the private courtyard of Cross Farm and the kitchen window of Cross Farm;
- there should be no digging whatsoever within 5 metres and no mechanical digging, vibration compacting or pile driving within 10 metres of Buck Bottom Farm, Cross Farm and Cross Farm Cruck Barn (all listed mass clay buildings with no foundations) and The Bothy (listed random cobble walled building with no foundations);
- digging for the drainage at the rear of plots 2 & 3 is too close to the trees and to the clay barn and cobble barn, which have no foundations. The buildings are too close to the trees, which may give rise to complaints of leaves blocking gutters, shading, etc;
- the proposed 1.8m high concrete rendered wall around the front garden of plot 2, would be much better as a random cobble wall in keeping with the rest of the village;
- the proposal is to keep the rear wall of the existing barn, but dropping it to a height of 1.8m - this might not survive the building works and extra care should be taken - a watch should be placed on this area during the works;
- there is no mention on the proposals as to any cutting back of branches of the existing mature Ash tree and Birch trees which are on the Cross Farm side of the boundary. These will overhang the gardens of the proposed buildings overshadow the rear elevation of the dwellings. Because the rear walls of the proposed buildings are located so close to the boundary fence, this will cause an overbearing and oppressive outlook;
- need to ensure existing trees are protected during development;
- this development is not in scale, proportion or character with any of the existing

or surrounding buildings;

- this development would adversely affect the residential amenity of Cross Farm, and would result in unacceptable standards for future users and occupiers of the proposed development;
- object to the re-positioning of Plots 3 & 4 - Plot 4 would be right on the boundary with Housesteads and would increase loss of privacy and amenity to occupiers of this dwelling. The proposal could effect existing trees in the garden of Housesteads;
- plot 4 should be aligned as far as possible towards the north-east to reduce the overlooking of Housesteads;
- the single window in the west elevation should be obscure glazed;
- a section of the rear boundary fencing between Plot 4 and Housesteads is shown as 0.9m post and wire fence - this should be changed to 1.8m close boarded fencing in order to provide immediate privacy and security.

5. Summary of Consultation Responses

Cumbria County Council - (Highway Authority): - no objections, subject to conditions;

Burgh-by-Sands Parish Council: - unhappy about the mixed drainage/ foul water plan and the impact on the current system. The figures presented for peak flow remain incredible. A survey of the mixed sewerage pipework infrastructure capacity in this part of Burgh should be undertaken before development. The disposal of surface water from the site is into a private water system which then discharges into natural systems, which are already overloaded. The addition of these houses discharging into an already overloaded foul system will have an unpleasant effect on other dwellings;

Cumbria County Council - (Archaeological Services): - no objections, subject to conditions;

Natural England - relating to protected species, biodiversity & landscape: - no objections, subject to conditions;

English Heritage - North West Region: - no objections, subject to conditions. The proposed archaeological excavation area needs to be adjusted to include the whole site area;

Northern Gas Networks: - no objections;

Solway Coast AONB Unit: - comments awaited;

Community Engagement, Housing and Health: - request a commuted sum in relation to 4 units being created;

Conservation Area Advisory Committee: - some concern was raised over the three new windows in the road elevation of the converted barn Plot 1. Can this quantity be reduced, perhaps by additional rooflight to bedroom 3?; excessive windows to front elevation; concern over 'domestication' of barn through proposed fenestration - can hayloft window be modified to be a plain opening rather than a domestic style sash opening?; strongly suggest retention of existing ground floor door opening to barn rather than widening; incorrect elevation compared to floorplans on barn conversion – upper floor

windows are omitted on plan; lack of clarity over boundary treatments e.g. rendered wall legend on proposed site plan is ascribed to stone wall to Plot 1; quoins to plots 3 and 4 are very undersized - suggest increasing dimensions by at least 50% to reflect traditional building proportions. Recommendation – suggest that the proposal should be recommended for approval subject to modification of the above.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are Policies DP1, DP9, H1, H5, LE6, LE7, LE9, LE12, LE13, LE14, LE15, LE19, CP2, CP3, CP5 and CP12 of the Carlisle District Local Plan 2001-2016. The proposals raise the following planning issues:
1. Whether The Proposal Is Acceptable In Principle
- 6.2 The site is located within the village of Burgh-by-Sands, which is identified as a Local Service Centre in the adopted Local Plan. Residential development on the site is, therefore, acceptable in principle.
2. Impact Of The Proposal On The Burgh-by-Sands Conservation Area And The Solway Coast Area Of Outstanding Natural Beauty
- 6.3 The proposal would convert the existing two-storey brick barn that lies adjacent to the main road through Burgh into a dwelling. The two brick barns which adjoin this, and which are structurally unsound, would be demolished, with the exception of part of the back wall, which would be incorporated into a new car port which would be attached to the converted barn. A new detached dwelling would be erected to the south of the converted barn, with two further dwellings being erected towards the southern end of the site. A range of barns would be demolished to make way for these two new dwellings, but these are largely constructed of corrugated steel sheeting and are unsightly. The new dwellings, which would be of an acceptable scale, would be constructed of brick, with stone quoins and window surrounds, under a slate roof.
- 6.4 The Conservation Area Advisory Committee has raised concerns about the insertion of three new windows in the roadside elevation of the converted barn. These windows have, however, been agreed with the Council's Heritage Officer following a site meeting and have resulted in the removal of two new windows at first floor level in the front elevation of the building. It has also raised concerns about the hayloft window in the converted barn being too domestic in appearance and the quoins proposed in the two new dwellings to the rear of site being undersized. Conditions have been added to the consent of ensure that details of the hayloft window in the converted barn and the details of the quoins on Plots 3 & 4 are agreed with officers prior to the commencement of development.
- 6.5 A 1.8m high stone wall would be erected to the front of the converted barn in close proximity to the road. Existing cobbles would be used at the entrance to

the site and an existing gate post from the site would be re-located near to the entrance.

- 6.6 In light of the above, the proposal would not have an adverse impact on the character or appearance of the conservation area or on the AONB.

3. Impact On Listed Buildings

- 6.8 The brick barns within the application site are listed as curtilage buildings to the adjacent Buck Bottom Farmhouse. The two-storey brick barn would be retained and converted into a dwelling. The main changes would involve the insertion of three new windows in the roadside elevation; a new door and window in the south elevation; and the insertion of three rooflights in the east facing roofslope. The Council's Heritage Officer has raised no objections to these changes.
- 6.9 The other two brick barns on the site would be largely demolished, with only part of the rear wall being retained. A structural survey has been submitted which recommends that these buildings should be taken down as they are structurally unsound and beyond economic repair. The other barns to be demolished are largely constructed of corrugated steel sheeting and are in a poor state of repair. In 2007, Conservation Area Consent was granted for the demolition of all of the barns that are to be demolished as a result of this application. Applications for Conservation Area Consent and Listed Building Consent for the demolition of the barns have also been submitted (13/0046 & 13/0048).
- 6.10 Buck Bottom Farmhouse is listed and this property is adjoined by the application site to the south, east and west. The converted barn and access into the site would lie to the east of the property; two new dwellings would lie to the south; and the egress from the site would adjoin it to the west. The proposed new dwellings to the rear would be of an appropriate scale and design and would be separated from the main farmhouse by an outbuilding that lies to the rear. The design of the converted barn would be acceptable and this would be enclosed by a 1.8m stone wall. The proposed access into the site would use existing cobbles and would be adjoined by an original gatepost from the site.
- 6.11 Cross Farm, which adjoins the site to the east is also listed and this dwelling contains a cruck barn which is constructed of clay with no foundations. This cruck barn would lie in close proximity to one of the new dwellings and the owner of Cross Farm is concerned that construction works on the site could affect the stability of the barn. In order to safeguard this listed building, conditions have been added to the permission to prevent excavation within 5m of this barn and to ensure that any excavation/ construction within 10m of this building is carried out by hand.
- 6.12 In light of the above, the proposal would not have an adverse impact on any Listed Buildings within or adjacent to the site.

4. Impact Of The Proposal On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

- 6.13 The occupiers of Cross Farm have raised concerns about a bedroom window at first floor level in the side elevation of Plot 2 overlooking their property. This window would, however, be over 22m away from the rear elevation of Cross Farm and would not directly face it. Whilst there would be two windows on the rear elevation of Plot 2, which would overlook part of the garden of Cross Farm, one of these would serve an en-suite bathroom, with the other serving a bedroom. Overlooking of the garden from a single bedroom window would be acceptable, particularly given that existing trees on the boundary would help to limit overlooking. Whilst Plot 3 would have a side elevation facing the rear section of the garden of Cross Farm, this would only contain a bathroom window at first floor level.
- 6.14 Housesteads adjoins the site to the west and Plot 4 would lie in close proximity to the boundary with this property. The rear elevation of this property would be over 30m away from the front elevation of Plot 3 and would not directly face it. Whilst the side elevation of Plot 4 would face the bottom section of the rear garden of Housesteads, this would only contain an en-suite bedroom window at first floor level. The occupier of Housesteads has raised concerns about the use of a 0.9m post and wire fence on the boundary with Plot 4. A condition has been added to the permission which requires the applicant to submit details of proposed boundary treatment.
- 6.15 The dwellings on the opposite side of the road to the application site would have front elevations over 35m away from the side elevation of Plot 1.
- 6.16 In light of the above, the proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance.

5. Archaeological Issues

- 6.17 The site is of high archaeological significance and the applicant has, therefore, commissioned an archaeological evaluation of the site. This has revealed important Roman archaeological remains surviving below ground that are likely to relate to the civilian settlement. The County Archaeologist considers that the remains are of sufficient worth to require an archaeological investigation to record them in advance of development and this has been secured by condition.
- 6.18 The County Archaeologist considers that the barn proposed for conversion is of some historic interest and has requested that an archaeological building recording programme is undertaken in advance of development. This has been secured by condition.

6. Nature Conservation Issues

- 6.19 Bat and Barn Owl Surveys have been undertaken at the site. Bats were found to be present within the site and a number of mitigation measures, including the creation of new roosts within the site, are identified within the Bat Survey (Delivery Information). These will be ensured by condition.
- 6.20 Barn owls were found to be nesting in a barn on the north side of the road. These buildings were the subject of a separate planning application for the

conversion of the barns to two dwellings (12/0416) and this permission included conditions to ensure habitat creation for barn owls.

7. Drainage Issues

- 6.21 The Parish Council has raised concerns about the impact the proposal might have on drainage within the village.
- 6.22 Foul water from the site would be connected to an existing foul sewer that runs beneath the public highway to the front of the site.
- 6.23 Surface water would connect to an underground attenuation tank which would have a hydrobrake control device installed directly downstream. As a consequence, post development surface water discharge from the site would be limited to a greenfield runoff rate of 3 litres per second. The proposed drainage would, therefore, be acceptable and would be ensured by way of condition.

8. Highway Matters

- 6.24 County Highways has been consulted on the application and has no objections, subject to the imposition of conditions.

9. Trees

- 6.25 Following concerns from the Tree Officer, Plot 3 has been moved further to the west to ensure that it is outside the Root Protection Areas of existing trees. The Tree Officer has no objections to the amended plans, subject to conditions to deal with tree protection and landscaping.

10. Affordable Housing

- 6.26 The application proposes the creation of four new dwellings and, therefore, in accordance with Policy H5 of the adopted Local Plan, an element of affordable housing must be incorporated. On this site, the affordable housing provision equates to 0.4 of a unit (i.e. 10% of 4 units). Given that the Council cannot reasonably request a full affordable unit from the developer, the Housing Strategy Team has requested a commuted sum and this would need to be secured through a Section 106 Agreement.

Conclusion

- 6.27 In overall terms, the proposal is acceptable in principle. The proposal would not have an adverse impact on the Burgh-by-Sands Conservation Area; the Solway Coast Area of Outstanding Natural Beauty; any Listed Buildings; archaeology; or on protected species. The proposal would not have an adverse impact on the living conditions of the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance. The proposed access and parking and proposed drainage are acceptable. In all aspects, the proposals are considered to be compliant with the objectives of the relevant adopted Local Plan policies.

7. Planning History

- 7.1 In October 2007, Conservation Area Consent was granted for the demolition of brick built & tin barns prior to site redevelopment (07/0802).
- 7.2 A number of applications for the conversion of one on the barns to a dwelling and for the erection of three or eight new dwellings on the site have been withdrawn prior to determination.

8. Recommendation: Grant Subject to S106 Agreement

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

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

2. The approved documents for this Planning Permission application comprise:
1. the submitted planning application form received 21st January 2013;
 2. the Location Plan (drawing number BBFS-LP) received 21st January 2013;
 3. the Area of Excavation plan received 22nd March 2013;
 4. the Report on Structural Inspection received 21st January 2013;
 5. the Archaeological Evaluation Report received 21st January 2013;
 6. the Level 1 Standing Building Survey received 21st January 2013;
 7. the Design and Access Statement received 21st January 2013;
 8. the Proposed Site Plan (drawing number BBFS-PSP Rev G) received 22nd March 2013;
 9. the Tree Constraints Plan (drawing number BBFS-TCP Rev C) received 22nd March 2013;
 10. the Drainage Layout (drawing number 101P3) received 22nd March 2013;
 11. Plot 1 plans (drawing numbers PL1-EXPLE; PL1-EXPLP; PL1-PLP1 Rev C; PL1-PLP1 Rev A) received 22nd March 2013;
 12. Plot 2 plans (drawing numbers PL2-PLP1 Rev B; PL2-PLP1 Rev A) received 21st January 2013;
 13. Plot 3 plans (drawing numbers PL3-PLP1 Rev B; PL3-PLP1 Rev A) received 22nd March 2013;
 14. Plot 4 plans (drawing numbers PL4-PLP1 Rev B; PL4-PLP1 Rev A) received 22nd March 2013;
 15. the Barn Owl Survey received 21st January 2013;
 16. the Drainage Strategy Statement received 21st January 2013;
 17. the Bat Survey (Background and Supporting Information) received 21st January 2013;
 18. the Bat Survey (Delivery Information) received 21st January 2013;
 19. the Tree Survey plans (drawing number TS/01 sheet 1 of 3) received 21st January 2013;

20. the Tree Survey plans (drawing number TS/02 sheet 2 of 3) received 21st January 2013;
21. the Tree Survey plans (drawing number TS/03 sheet 3 of 3) received 21st January 2013;
22. the Tree Survey received 21st January 2013;
23. the Schedule of Trees received 21st January 2013;
24. the Notice of Decision; and
25. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

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

Reason: To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

4. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that a satisfactory landscaping scheme is prepared and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning Authority.

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

6. No development approved by this permission shall be commenced until a scheme for the provision of foul and surface water drainage works has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of surface water and foul drainage disposal and in the interests of highway safety and environmental management, to accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwellings to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the Local Planning Authority.

Reason: To ensure that the character and attractive appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

8. For the duration of the development works, existing trees to be retained shall be protected by suitable barriers erected and maintained in accordance with details to be approved in writing by the Local Planning Authority. The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works, in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

9. No development shall commence until full details of the mitigation measures proposed in relation to bats, together with the timing of these works, have been submitted to and approved, in writing, by the Local Planning Authority.

Reason: In order to enhance the habitat for bats in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

10. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological excavation in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To afford reasonable opportunity for the examination and recording of the remains of archaeological interest that survive within the site.

11. A programme of archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report, and submission of the results for publication in a suitable journal as approved beforehand by the Local Planning Authority (LPA) shall be carried out within two years of the date of commencement of the hereby permitted development or otherwise agreed in writing by the LPA.

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by

the development.

12. Prior to the carrying out of any construction works the existing building (Building 3) affected by the proposed development shall be recorded in accordance with a Level 2 survey as described by English Heritage's document Understanding Historic Buildings A Guide to Good Recording Practice, 2006. Within 2 months of the commencement of construction works 3 copies of the resultant level 2 survey report shall be furnished to the Local Planning Authority.

Reason: To ensure that a permanent record is made of the building of architectural and historic interest prior to its alteration as part of the proposed development.

13. Prior to the commencement of development a detailed methodology for the construction works shall be submitted to and approved by the Local Planning Authority to ensure that there is no damage to the adjacent Listed buildings at Cross Farm.

Reason: To ensure that the Listed barn at Cross Farm is protected, in accordance with Policy LE12 of the Carlisle District Local Plan 2001-2016.

14. There should be no excavation of any kind within 5 metres of the Listed cruck barn at Cross Farm. The excavation of the foundations and the construction of any buildings within 10 metres of the Listed cruck barn at Cross Farm shall be carried out by hand.

Reason: To ensure that there is no adverse impact on the Listed cruck barn at Cross Farm, in accordance with Policy LE12 of the Carlisle District Local Plan 2001-2016.

15. The access road and, parking areas etc shall be constructed, drained and lit, to the satisfaction of the Local Planning Authority and in this respect full constructional details 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. Any works so approved shall be substantially complete before the superstructure works commence.

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

16. The access and parking/turning requirements, shown on the Plan, shall be substantially met before building work commences on site, so that constructional traffic plant and materials etc: can be accommodated clear of the highway. Once complete they shall be retained capable of use thereafter and shall not be altered without the prior consent of the Local Planning Authority

Reason: The carrying out of building works without the provision of these facilities is likely to lead to inconvenience and danger to road users. Retention of the facilities ensures an appropriate standard of parking and access for as long as the use continues and to support Local Transport Policies LD5, 7 & 8.

17. No dwelling shall be occupied until the vehicular access and parking (including car barns/garages) facilities have been completed in accordance with the approved plans and brought into use. These facilities shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies LD5, LD7 & LD8.

18. The whole of both vehicular accesses (the area between the carriageway edge and the highway boundary) shall be re-constructed and drained to the specification of the Local Highways Authority. (For the avoidance of doubt, this included provision of Dig: 835/836 ENTRY ONLY/EXIT ONLY Roadsigns mounted appropriately at each access, IN being the eastern and OUT being the western).

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

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), the first floor bathroom/ en-suite windows in the rear elevation of Plot 2, the front and side elevations of Plot 3, and the side elevations of Plot 4 shall be obscure glazed and thereafter retained as such to the satisfaction of the Local Planning Authority.

Reason: In order to protect the privacy and amenities of residents in close proximity to the site in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

20. Prior to the commencement of development, details of the proposed rainwater goods and their means of fixing to the proposed dwellings shall be agreed in writing by the Local Planning Authority. The rainwater goods shall then be installed in accordance with these details.

Reason: To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

21. Prior to the commencement of development, details of the proposed first floor window in the front elevation of Plot 1 shall be submitted to and approved in writing by the Local Planning Authority. The window shall then be installed in accordance with these details.

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

22. Prior to the commencement of development, details of the proposed quoins on Plots 3 & 4 shall be submitted to and agreed in writing with the Local Planning Authority. The quoins shall then be constructed in accordance with these details.

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

Boundary/Plot Works Treatments

800 high retaining wall

1800 high rendered wall

Stone wall

1800 high timber close boarded fence

900 high post and wire fence

line of plot boundary
N.B. no physical demarcation

block paving

Cobble Stones



PLANNING APP

STORY

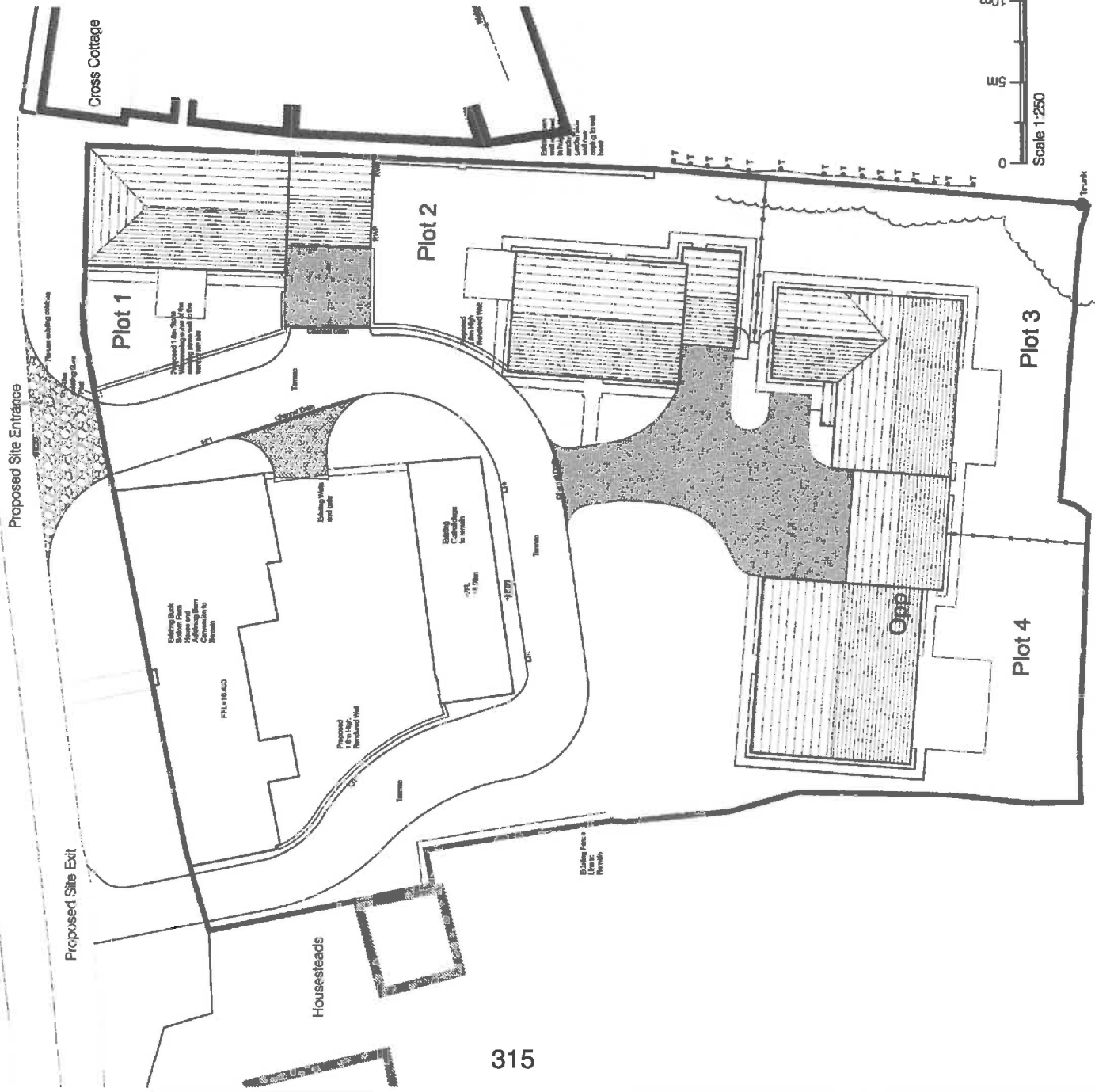
DEVELOPMENT

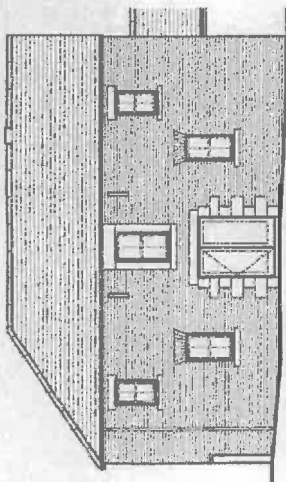
Buckbottom Farm - South

Proposed Site Plan

PLAN NO.	25	DATE	19/01/10	SCALE	1:250
DESIGNED BY	BBFS-PSP	STATION	G		
REVISED BY	SH038	NO. OF SHEETS	1		
<p>Notes: 1. All work to be carried out in accordance with the Planning Application and the relevant Building Regulations. 2. All work to be carried out in accordance with the relevant British Standards. 3. All work to be carried out in accordance with the relevant local authority requirements. 4. All work to be carried out in accordance with the relevant health and safety requirements. 5. All work to be carried out in accordance with the relevant environmental requirements. 6. All work to be carried out in accordance with the relevant fire safety requirements. 7. All work to be carried out in accordance with the relevant security requirements. 8. All work to be carried out in accordance with the relevant accessibility requirements. 9. All work to be carried out in accordance with the relevant sustainability requirements. 10. All work to be carried out in accordance with the relevant quality management requirements.</p>					

STORY Construction Ltd.
Buckbottom Farm, South, Buckbottom, Cumbria, LA7 7PL
Tel: 01256 666666 Fax: 01256 666666





FOR PLANNING



Buckbottom Farm - South Site Burgh-by-Sands

Plot 1

GF/FF 157.6 sq.m. (1696.392 sq.ft.)

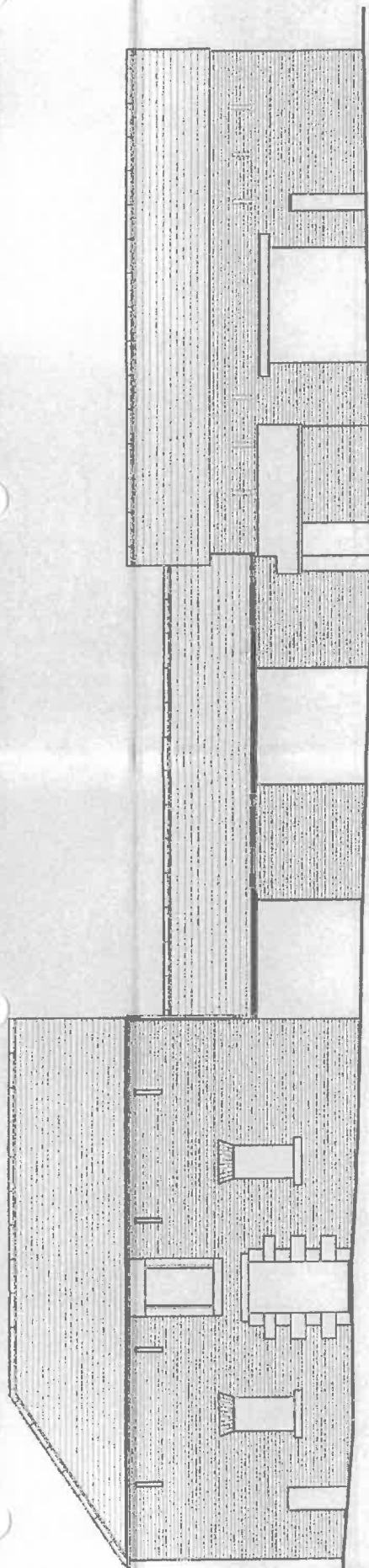
© **Story Construction Ltd.**

Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA

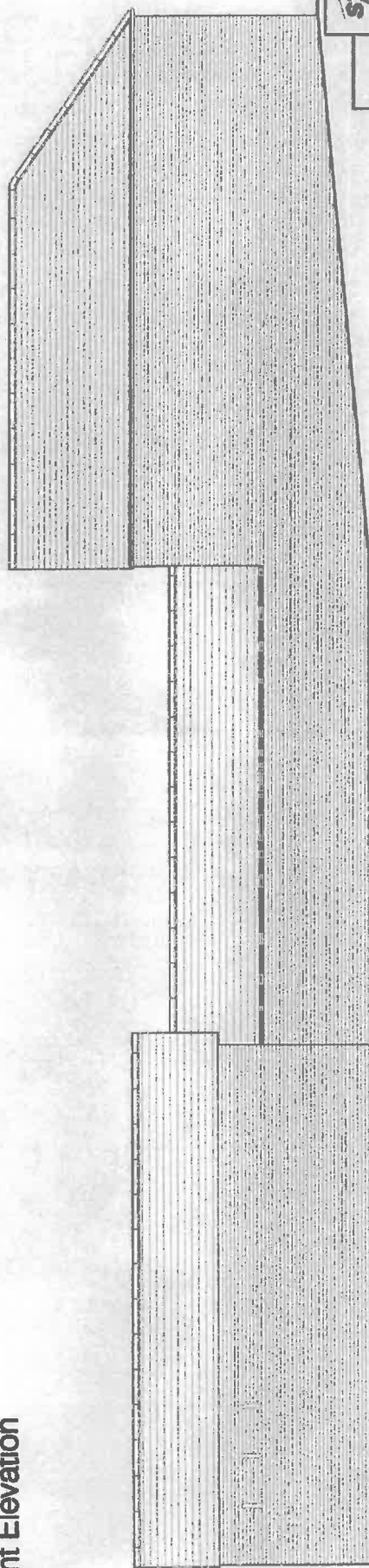
Tel 01228 640950

Fax 01228 640951

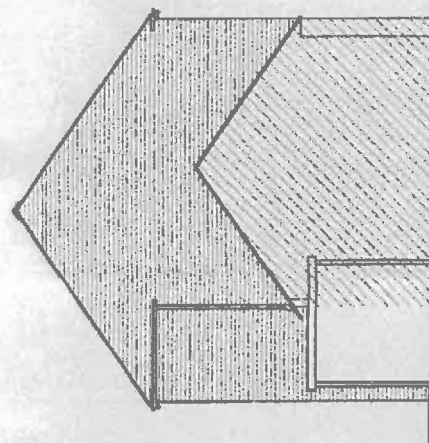
13/04/7



Front Elevation



Rear Elevation



Side Elevation

Side Elevation

Existing single-story house to be demolished with new walls to remain for building new roof structure on

FOR PLANNING



PROJECT

Buckbottom Farm - South

HOUSE TYPE

Plot 1

DRAWN

As Existing Elevations

OWNER	DATE	SCALE	REVISION
STORY HOMES	17/03/22	1:100	
PL1 - EXPL			
SH038			
1			

Story Construction Ltd.

Building & Planning Services, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Tel 01223 440038

Plot 1

SH038

1

17/03/22

1:100

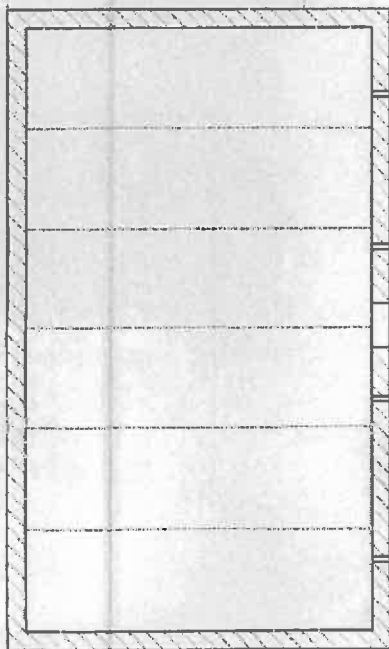
As Existing Elevations

Plot 1

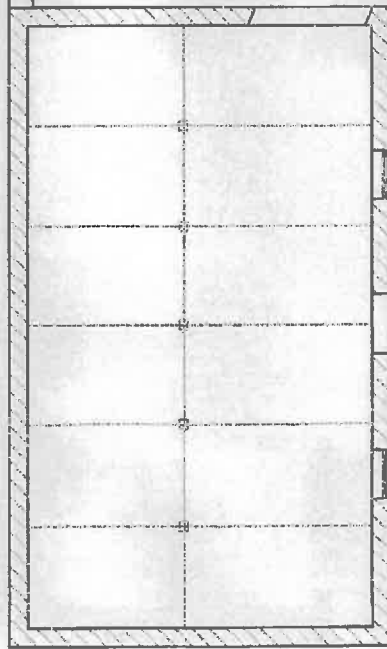
Buckbottom Farm - South

PROJECT

STORY HOMES



First Floor Plan



Ground Floor Plan

318

FOR PLANNING

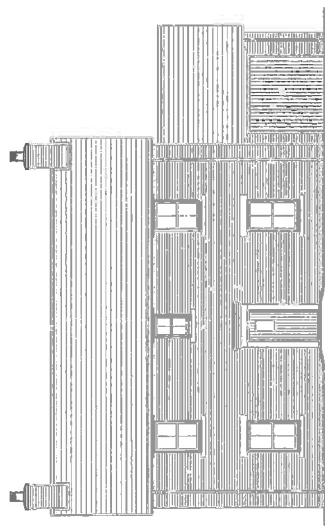


Buckbottom Farm - South

Plot 1

Planning Plans 1

PROJ. NO.	DATE	REVISION	BY	CHKD.	DATE
PL1-EXLP	11/11/11				
SH-038					



PLANNING APP



Buckbottom Farm - South Site Burgh-by-Sands

Plot 2

GF/FF 122.04 sq.m. (1313.627 sq.ft.)

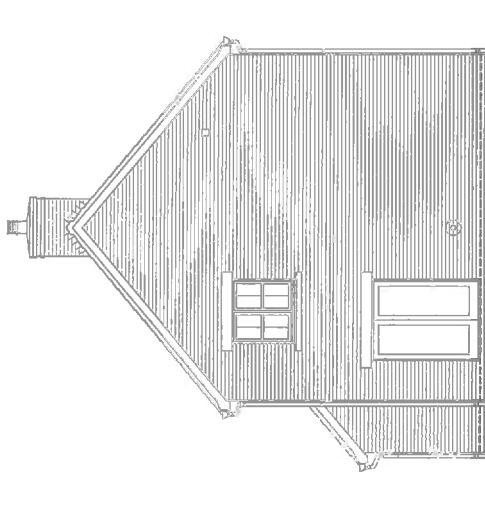
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Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7NA.

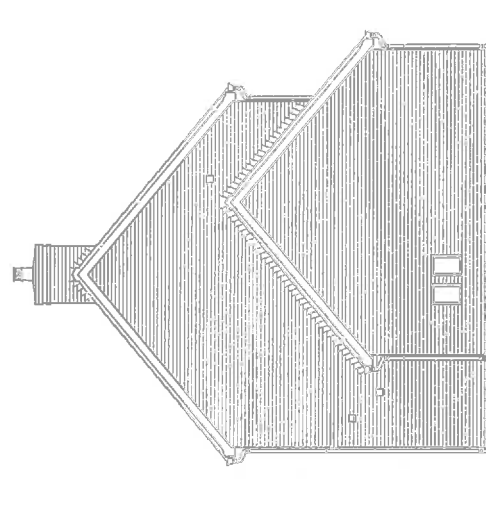
Tel 01228 640850

Fax 01228 640851

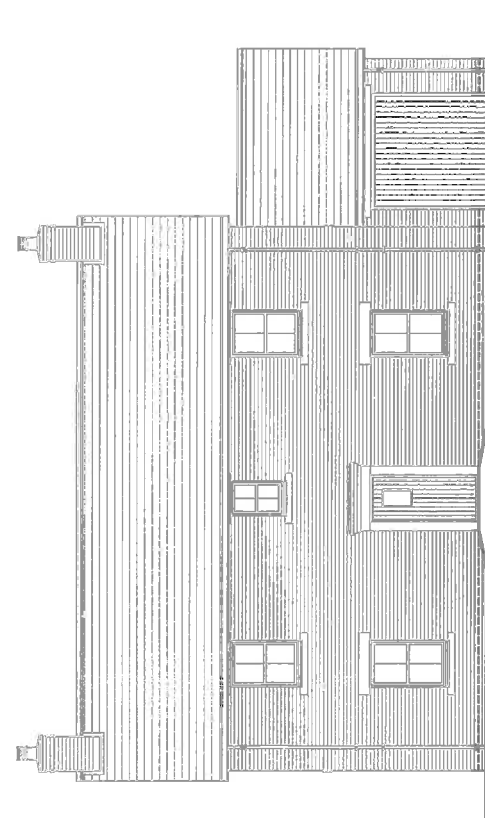
Materials:
Walls - Brick
Windows - Timber
Roof - Slate



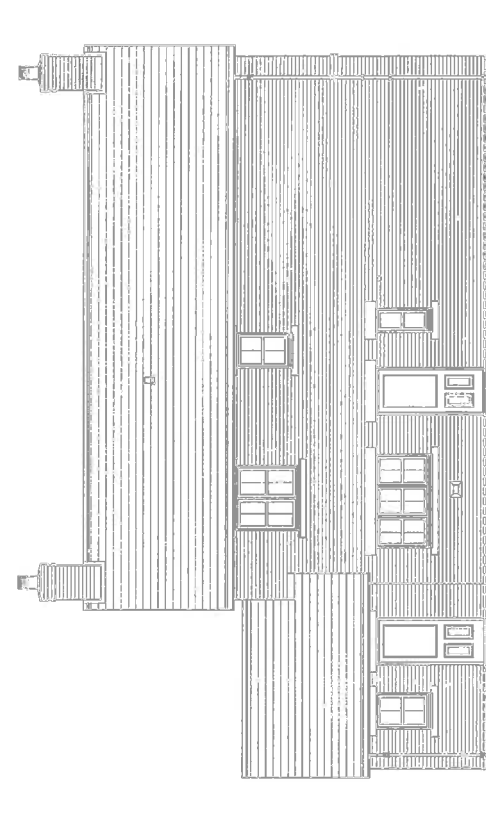
Side Elevation



Side Elevation



Front Elevation



Rear Elevation

PLANNING APP



PROJECT
Buckbottom Farm -South
HOUSE TYPE

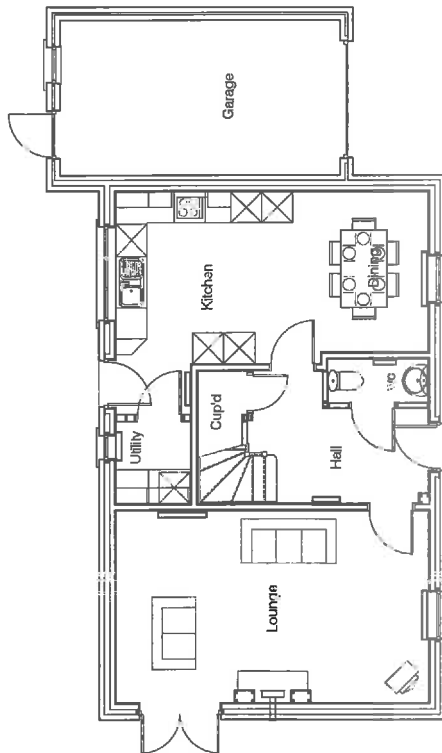
Plot 2

Planning Elevations

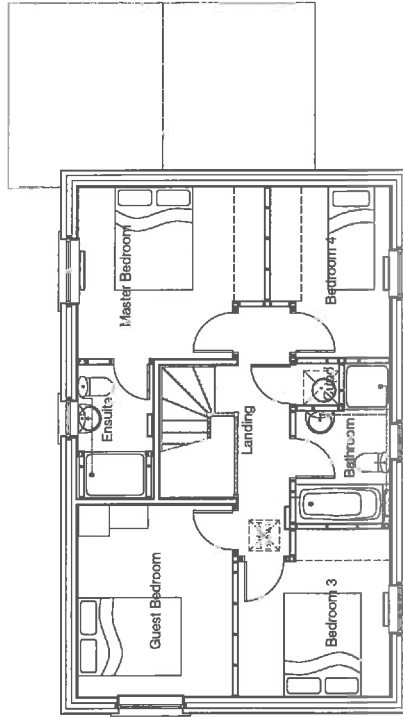
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CLIENT	PL2 - PLE1	DATE	11.03.2012
DESIGNER	SH038	DATE	11.03.2012
PROJECT	SH038	DATE	11.03.2012

DATE	11.03.2012	SCALE	1:50
CLIENT	PL2 - PLE1	DATE	11.03.2012
DESIGNER	SH038	DATE	11.03.2012
PROJECT	SH038	DATE	11.03.2012

STORY Construction Ltd
Burgess Road, Epsom, Surrey
Tel: 01253 640885 Fax: 01253 640881



Ground Floor Plan



First Floor Plan

PLANNING APP



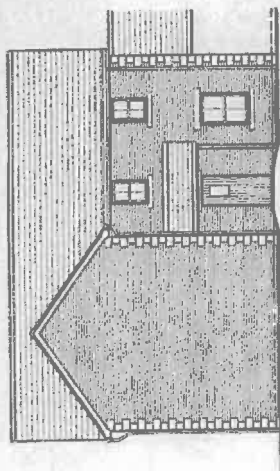
DEVELOPMENT
Buckbottom Farm - South

Plot 2

Planning Plan

DATE	11/05/2012
BY	AD
SCALE	1:100
DRIVING NUMBER	PL2 - PLP
ROAD NAME	SH038
WATERLIFT	1
REFERENCE	
REVISION	
DATE	11/05/12

Story Construction Ltd.
 Burgh Island Industrial Estate, Cardle, Orem, C12 7NA
 Tel 01228 649890 Fax 01228 649891



FOR PLANNING



Buckbottom Farm - South Site
Burgh-by-Sands

Plot 3

GF/FF 178.30 sq.m. (1919.205 sq.ft.)

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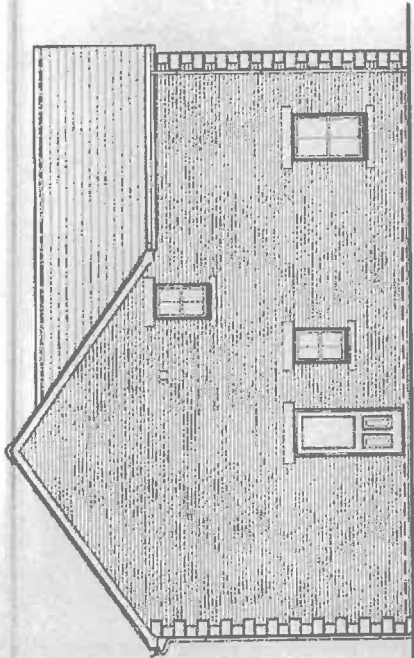
Burgh Rd Industrial Estate, Carlisle, Cumbria, CA2 7NA

Tel 01228 640850

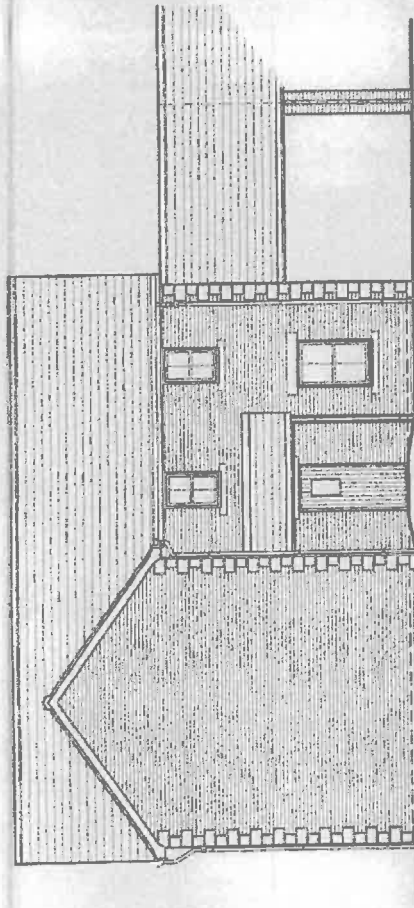
Fax 01228 640851

RECEIVED
22
13/0047

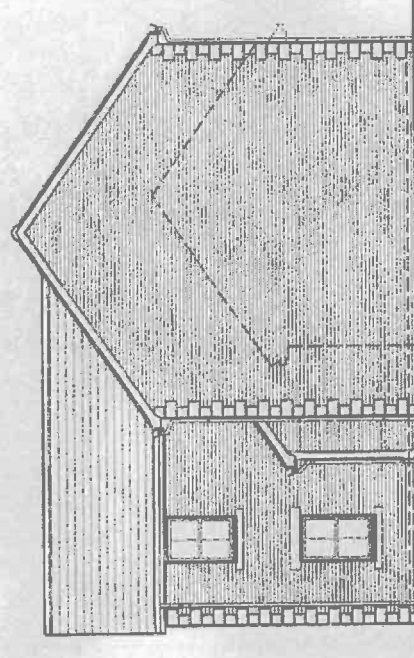
Materials:
Walls - Brick
Windows - Timber
Roof - Slate



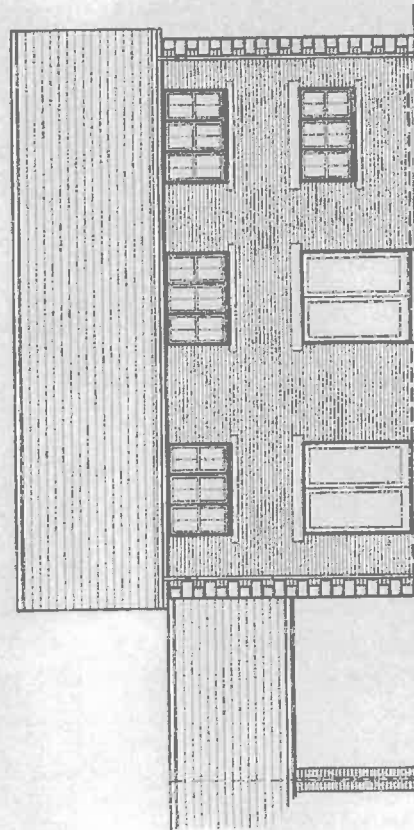
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

FOR PLANNING



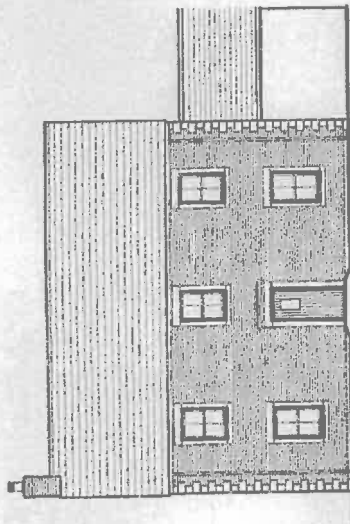
Buckbottom Farm - South

Plot 3

Planning Elevations

DATE	11/02/2011
SCALE	1:100
PROJECT	PL3 - PLE1
REVISION	B
PROJECT NUMBER	SH038
PROJECT LOCATION	Plot 3
PROJECT TYPE	1
PROJECT VALUE	£200,000
PROJECT STATUS	Complete

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Buckbottom Farm, South, Cumbria, Cumbria, Cumbria
Tel: 01283 600000 Fax: 01283 600001



FOR PLANNING



Buckbottom Farm - South Site
Burgh-by-Sands

Plot 4

GF/FF 186.66 sq.m. (2009.191 sq.ft.)

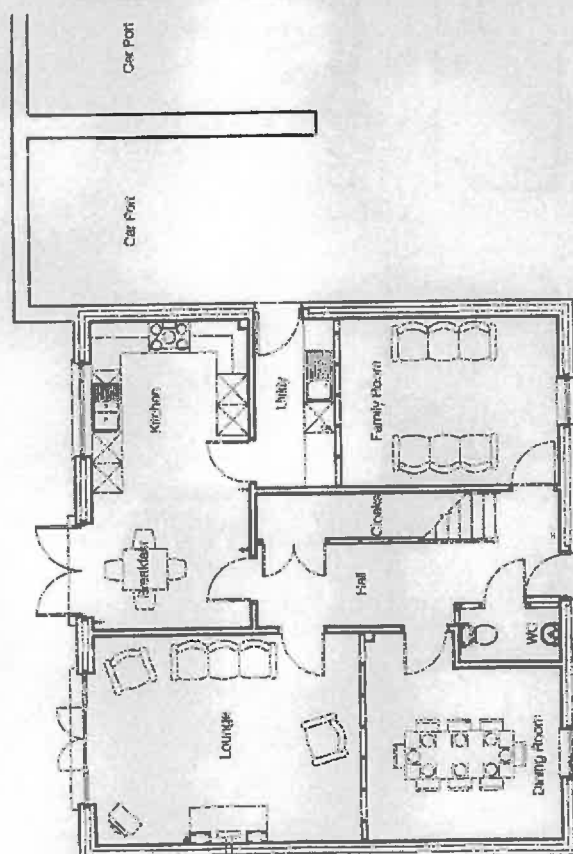
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Burgh Rd Industrial Estate, Carlisle, Cumbria CA2 7NA

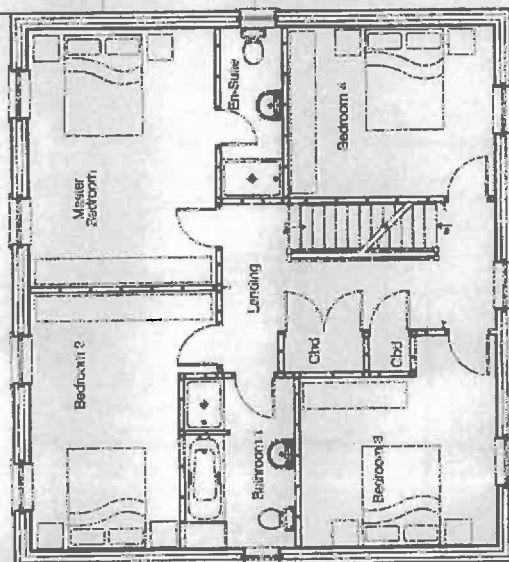
Tel 01228 640850

Fax 01228 640851

13/04/07



Ground Floor Plan



First Floor Plan

FOR PLANNING



Buckbottom Farm - South

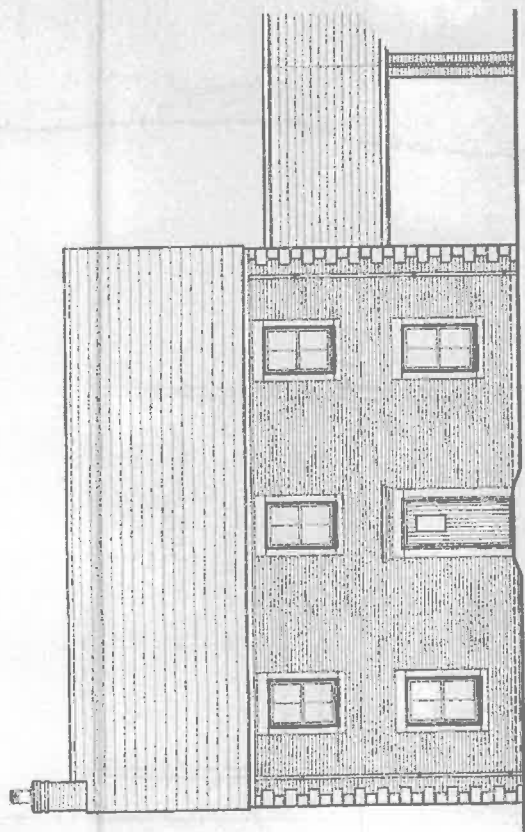
Plot 4

Planning Plans 1

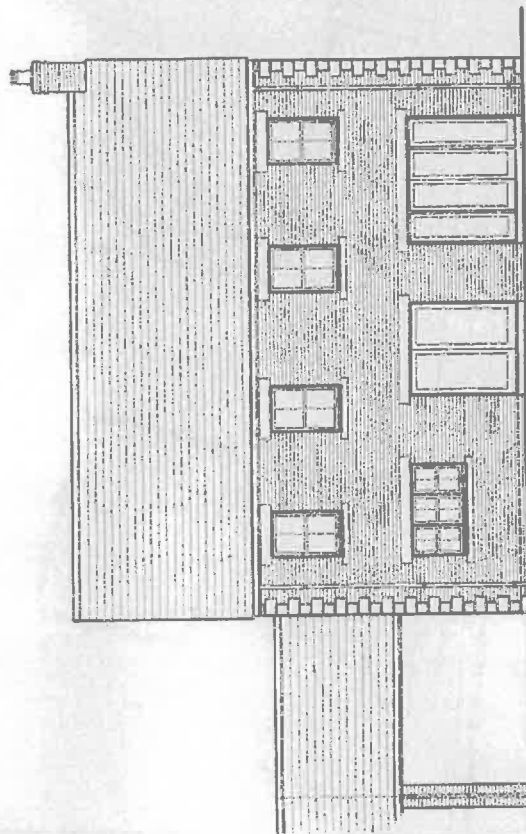
OWNER	DATE	DISE	1/20/01
CONTRACT	1/20/01	SCALE	1/8"
DESIGN	1/20/01	REVISION	A
REVISION	1/20/01	REVISION	1
NO. 1000	1/20/01	REVISION	1

Story Constructor
 1000 N. Highland Street, Suite 100
 Tel: 913.888.8888

Front Elevation



Rear Elevation



Plot 4

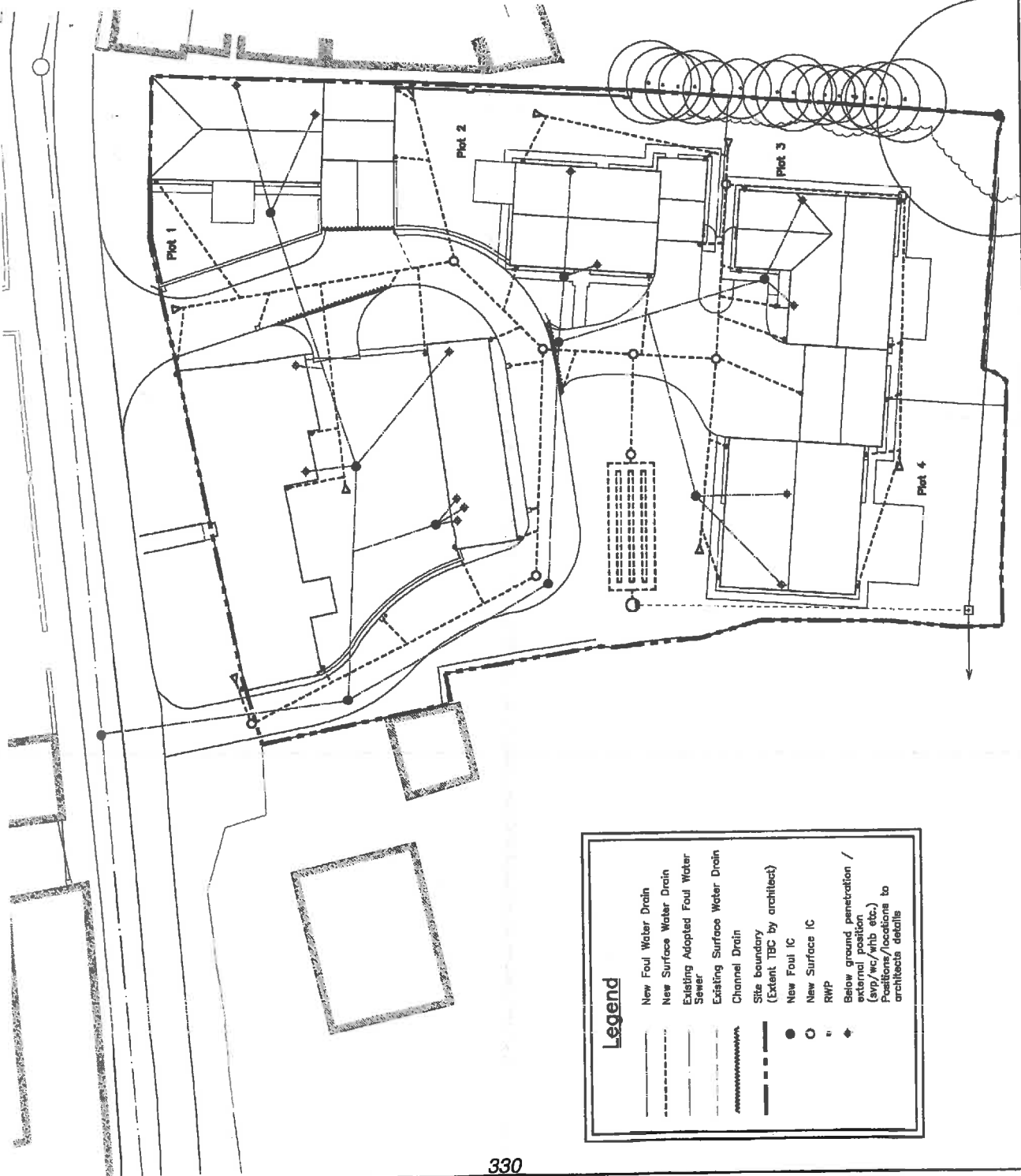
Planning Elevations

[illegible]

Story Construction Ltd.
 1000 Highway 10 East, Suite 200, Oakville, Ont. L6H 6H6
 Tel. (905) 846-0000 Fax (905) 846-0001

Notes.

- 1 All dimensions are in millimetres unless noted otherwise.
- 2 All levels are in metres unless noted otherwise.
- 3 This drawing is to be read in conjunction with all relevant Architect's and Service Engineer's drawings.



P3	CS	03.13	Layout amended
P2	CS	05.12	Amended to suit clients comments
Rev	Drawn	Date	Description

Drawing Status

SCHEME

Contract

**STORYS
BUCKBOTTOM FARM**

Drawing Title

DRAINAGE LAYOUT



**integra
consulting**

Civil & Structural Engineers

Second Floor
Fountain House
83 Fountain Street
MANCHESTER
M2 2EE

Tel : 0161 237 3400

Fax : 0161 237 3635

Email : manchester@integroconsulting.co.uk

Web : www.integroconsulting.co.uk

Scales	1:2000/A2	Date	Apr 11
Drawn	MAR	Checked	JH
Contract No	2381	Drawing No	101
			P3

