

SCHEDULE A: Applications with Recommendation

21/0847

Item No: 04

Date of Committee: 25/02/2022

Appn Ref No:
21/0847

Applicant:
Mr & Mrs Ormiston

Parish:
Stanwix Rural

Agent:
Sam Greig Planning

Ward:
Stanwix & Houghton

Location: Land adjacent to Shortdale Cottage, Tarraby Lane, Tarraby, Carlisle, CA3 0JT

Proposal: Erection Of 2no. Dwellings (Reserved Matters Application Pursuant To Outline Approval 18/0796)

Date of Receipt:
26/08/2021

Statutory Expiry Date
21/10/2021

26 Week Determination

REPORT

Case Officer: Christopher Hardman

ADDENDUM

Members of the Development Control Committee deferred consideration of this application at the meeting of the 14th January 2022 for a site visit and further discussions with the agent/application to discuss the scale of the proposal.

Since the meeting revised drawings have been submitted which alter the roofline of the two proposed dwellings. The ridge line has been reduced by 800mm and the windows of the second storey of the property now sit across eaves level introducing a dormer effect on the front and rear elevations. Consideration was given to altering the pitch of the roof however, reducing the overall height of the property and inserting dormers provided a more balanced approach in relation to other property roof profiles in the local area.

At the time of preparing the report, there has been one further objection which raises points made by objectors to the initial proposal (*having moved into a property this is the first they've heard of planning the field directly behind, privacy will be lost due to the dwellings being built. There will also be a visual amenity. There will be loss of light and also massive overshadowing*) and has raised nothing new in terms of the amended elevations which reduce the impact from the original proposal. As the matters raised in the objection have been covered in the report there is nothing further to add. Subject to inclusion of the revised drawings being listed within condition 2, the application is recommended for approval.

ORIGINAL REPORT FROM 14 JANUARY 2022 FOLLOWS:

1. Recommendation

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

2. Main Issues

- 2.1 Whether the Principle of Development is Acceptable
- 2.2 The Principle of this Reserved Matters Application
- 2.3 Highways and Access
- 2.4 Impact on Neighbouring Properties
- 2.5 Landscaping
- 2.6 Appearance

3. Application Details

The Site

- 3.1 This site is 0.2ha of former paddock/agricultural land at the end of Tarraby Lane and accessed through Tarraby village. The site is level with a roadside hedge frontage and hedge to the southern boundary. To the west is the current development of Tarraby View being built by Persimmon which is accessed from Windsor Way. Dwellings on the Tarraby View development adjacent to this site have recently been constructed. To the north lies Shortdale Cottage and on the opposite side of the lane is Shortdale Farm.

Background

- 3.2 The site was granted outline planning permission for residential development in October 2019 under application 18/0796. When considering that application, it was clear that the Carlisle District Local Plan 2015-2030 includes this site as part of the overall allocated housing site U10 although at the time of the Persimmon applications it was not forthcoming as part of their site. When developing larger sites, it may not always be possible to develop them comprehensively and separate applications may seek development in different stages. This application must therefore be considered in the context of an allocated housing site and an extant outline planning permission for residential development.

The Proposal

- 3.3 This application seeks permission for the reserved matters of detail relating to all the reserved matters of access, appearance, landscaping, layout and scale. The drawings indicate that the site would be divided into two plots with each having an individual access onto Tarraby Lane. The landscaping would consist of hedging surrounding the plots with retention of the hedgerow along the lane other than where access points and visibility is required. No internal landscaping within the garden areas is specified. The

elevations indicate two detached two-storey dwellings with separate detached garages.

4. Summary of Representations

- 4.1 Consultation on this application has been undertaken by the posting of a site notice, additional notices in the vicinity of Tarraby and direct notification to 43 properties including those neighbouring the site and within the village of Tarraby. In response 7 objections and 1 of comment have been received.

- 4.2 The objections raise the following issues:

Tarraby Lane cannot cope with additional traffic.

The driveway on each of the plans should be larger area so that there is adequate space for turning and coming out in forward gear to ensure road safety. When driveway is full or have visitors where will they turn or park? What are the arrangements for manoeuvring and parking of site traffic associated with the development to ensure clear of the road surface and road safety?

Any extra large and small vehicles where will they park?

The lane is single track and a designated footpath.

Ask what the weight limit is for fully loaded vehicles delivering materials to the development.

Two extra households at the bottom of Tarraby Lane would make the worst road in the Carlisle area even more dangerous.

Had these houses been accessed via the Persimmon estate, there would be no problem. As it stands, if these houses are approved, the occupants would need to travel a mile down a dangerous, unlit, single track lane with three blind corners and no pavements. They would also live beside a dangerous blind corner with direct access to it.

Nobody with children would feel safe letting them play outside. It is a fatal accident waiting to happen.

All the extra traffic generated is also a danger to the existing residents of Tarraby and all other users of Tarraby Lane.

Traffic matters aside, why isn't there any detail regarding sewage or rainwater run off? Shouldn't we be told in case of a pollution concern?

The additional traffic that two dwellings will create during their building and occupation will be overwhelming for the access roads, this proposal should be refused.

I do not believe that many of the conditions attached to the granting of application 18/0796 (conditions eg. 4,5,6,7,8,9 & 10) have been met and there is a distinct lack of information relating to said conditions e.g. passing places, access, boundaries, fencing and hedges , landscaping, access and parking of construction vehicles, drainage etc. etc. I believe that until this information is provided and properly considered any further consent should be withheld.

The information submitted does not cover all reserved matters specified in the earlier application and do not address all the Reserved Matters listed.

I write on behalf of several local residents to raise objections regarding the

above applications. Any assessment of both applications having to be made in the context of the outline permissions granted under 18/0796 and 20/0692.

Background Information

You will be aware that under application 18/0796 outline planning permission was granted for the erection of two dwellings. Condition 2 imposed under 18/0796 stipulating that:

“Before any work is commenced, details of the access, appearance, landscaping, layout and scale of the site (hereinafter called “reserved matters”) shall be submitted to and approved by the local planning authority.”

In relation to the details required concerning the means of access, conditions 4, 5, 6, 7, 8, 9, 10 and the details required concerning appearance and landscaping are subject to conditions 16, 17, 18 and 19 are relevant.

Application No. 19/0973

Application 19/0973 is seeking approval of the Reserved Matters with specific regard to the proposed landscaping of the boundaries and the access arrangements based on an amended proposed site layout plan received by the Council on the 23rd August.

In the context of conditions 4, 5, 6, 7, 8, 9, 10 imposed under 18/0796 the submitted layout plan does not include any information on the required passing places; the surfacing of the access drives; the measures to prevent the discharge of surface water onto the highway; the provision of any access gates; the boundary treatment; the development and means of access thereto; and the access/parking area for construction vehicles.

It is noteworthy that because of the lack of relevant details, the County Council finds itself in the position of asking that the previous conditions imposed under 18/0796 are reimposed as opposed to being able to discharge any approval.

In the context of condition 19, the submitted layout plan merely states “hedge”. There are no “full details” as required. In light of the size of the plots, and to safeguard the visual amenity of the area, it would have been anticipated that any structural planting should have gone beyond the mere planting of an unspecified hedge.

In effect, the Council is not in a position to discharge the requested Reserved Matters and what is shown would lead to an unsatisfactory form of development. As such, application 19/0973 should be refused.

Application No. 21/0847

Application 21/0847 is seeking approval of the Reserved Matters concerning the means of access, appearance, landscaping, layout, and scale. The application is accompanied by floor and elevation plans of the houses and a site plan as proposed.

Firstly, as per application 19/0973 there is a general paucity of information and what has been submitted does not specify which conditions are being discharged.

Secondly, in the context of conditions 4, 5, 6, 7, 8, 9, 10 imposed under 18/0796 the submitted layout plan does not include any information on the required passing places; the measures to prevent the discharge of surface water onto the highway; and the access/parking area for construction vehicles.

Thirdly, no full details of ground/floor levels, materials or landscaping are provided. What landscaping is shown again being limited to an unspecified hedge and does not include any tree planting/screening that reflects the

location and size of the plots.

Fourthly, what is shown in terms of the uniform design of the proposed dwellings, and how abrupt they would appear along Tarraby Lane, would be detrimental to the character of the area. There needs to be a graduation of building heights when approaching the site from Tarraby with effective structural planting and the taller elements more central to the site as opposed to the single storey elements in the middle. The design and form of the dwellings generally need to be less generic, more sympathetic to their surroundings and reflect their location along a country lane.

Fifthly, an application seeking the approval of these Reserved Matters needs to be considered in the context of discharging the other conditions imposed under 18/0796 such as 11 and 12 (surface water drainage); and 15 (foul drainage). It is such details that also inform the acceptability or not of the layout, appearance, and scale.

Finally, and as with application 19/0973, the nature of the submission, paucity of information and the layout do not give the overall impression of a committed attempt to seek approval of the stated Reserved Matters. Instead, it comes across more as an attempt to get the Council to approve this proposal ultimately as a precursor to the submission of another application that will lead to further infill plots between the two units currently proposed. This would be at direct odds with how application 18/0796 was originally advanced and assessed; the underlying objectives of the conditions imposed under 18/0796; and more recently, contrary to the conditions imposed under 20/0692 such as number 4 that required no more than two dwellings to be erected on the site.

As it stands, it is respectfully requested that application 21/0847 should also be refused by the Council for the above reasons.

4.3 The representation of comment raises the following issues:

Whilst I don't agree or disagree with the plans, I wanted to enquire about the tree preservation order in place in the last plans. Currently on that site are a small number of established large trees/shrubs and hedges. It would be awful to see these chopped down so are there provisions in place to build around them and incorporate them into the build and site plan?

These trees and hedges also provide screening from the houses on the persimmon site side.

5. Summary of Consultation Responses

Stanwix Rural Parish Council: -

In the interests of highway safety, Condition 4 of the decision, imposed on the advice of the Highway Authority, requires two passing places to be installed prior to the occupation of the dwellings. Subsequently Reserved Matters application 19/0973 was submitted pursuant to 18/0796. However, this application included a proposal for 4 dwellings and was challenged by several local residents, chartered planners Hyde Harrington on behalf a resident, and the Parish Council.

On 5 June 2020, on the advice of the Development Manager, the Development Control Committee resolved that application 19/0973 be

withdrawn from discussion “...in order to undertake further discussion with the applicant/agent on technical/legal matters. The application may, dependent upon the outcome of those actions, be the subject of an additional Report at a future meeting of the Committee.” Since this date 3 additional documents submitted in respect of 19/0973 have appeared on the LPA website. These are:

- 23 Aug 2021 - Drawing - Amended 02 proposed Site Layout as Proposed May 21 and which shows 2 plots rather than 4, a material amendment of the proposed density of the development upon which the Parish Council was not consulted.

- 15 Sep 2021 - Consultee Comment 0001 HICC 15092021, which requires the conditioning previously recommended in respect of Appn Ref 18/0796 and refers to a consultation dated 23 August 2021 of which the Parish Council has no record.

- 23 Sep 2021 - Public Comment 0031 ca1 2ss 21092021, a letter of objection from Harraby Green Associates.

3 additional objections from the public are also recorded as having been submitted on: Tue 21 Sep 2021; Sat 04 Sep 2021 and Thu 02 Sep 2021. No decision is yet recorded in respect of Appn Ref 19/0973.

Subsequent Appn Ref 20/0692, Residential Development (Outline) (Revised Application), validated Wed 14 Oct 2020, included an indicative site plan indicating four plots each having an individual access onto Tarraby Lane. However, the number of proposed units was not given in the Application Form.

At its meeting of 19 February 2021 The development Control Committee resolved that additional conditions be included in the consent for Appn Ref 20/0692:

- that the development be restricted to two dwellings;
- that condition 5 be re-worded to require the provision of the passing places be implemented prior to construction;
- that a turning space for vehicles be provided within the application site.

Current Appn Ref 21/0847

This application is pursuant to application 18/0796 and “...seeks permission for all of the reserved matters, comprising the access, appearance, landscaping, layout and scale of the development.” [Q5 Application Form].

The submitted documents and drawings relate only to 2 dwellings on adjoining plots.

However, as preceding Appn Ref 20/0692 is a revision of a preceding appn, i.e. 18/0796 and/or Appn Ref 19/0973 which, though undetermined, was itself pursuant to 18/0796, conditions appertaining to Appn Ref 20/0692, must also apply to current Appn Ref 21/0847.

The decision in respect of Appn 20/0692 not only limited the number of permitted dwellings to 2 but also made abundantly clear the site-specific concerns of the DCC with regard to highway and pedestrian safety.

The decision placed strong emphasis on the importance of highway safety, a concern reflected in Conditions 5,10,11 and 26 of the consent:

In the continuing interests of highway and pedestrian safety the above conditions must be fully included in any consent granted in respect of Appn Ref 21/0847.

Design, Scale And Massing

Turning to the design, scale and massing of the proposed dwellings. The significance of these considerations and their potential to exert a negative impact on the site's "unique setting" are highlighted in officer reports to committee.

The Recommendation Delegated Report in respect of Appn Ref 18/0796 states: *"Development of this site has to consider a rural and urban juxtaposition and therefore the design will have to respect this unique setting."* And:

"Notwithstanding the foregoing, conditions are recommended requiring the submission of existing and proposed ground levels and the height of the proposed finished floor levels and ridge height of the proposed dwellings....Accordingly, the proposed conditions would ensure that the proposed dwellings would be of an appropriate scale and design."

Condition 16 of the Decision Notice, for 18/0796, Paragraph 6.10 of the report to Committee, of 19/02/2021, in respect of Appn Ref 20/0692 states:

"Development of this site has to consider a rural and urban juxtaposition and therefore the design will have to respect this unique setting." and Condition 18 of the Decision Notice, for 20/0692, It is clear from the above that the site is considered to occupy a "unique setting" that *"...the design will have to respect"*, in order to: *"...ensure that the proposed dwellings would be of an appropriate scale and design."*

Particular importance is placed upon details of finished floor and ridge heights, *"In order that the approved development overcomes any problems associated with the topography of the area and the relationship of the proposed dwelling with existing dwellings in accordance Policies SP6 and HO3 of the Carlisle District Local Plan 2015-2030."*

In terms of design the elevations of the proposed dwellings illustrate a pair of large detached houses, of tired workaday anonymity lacking any aspiration to exploit the singular opportunity presented by the site's uniqueness or respect their relationship with the existing buildings.

This jarring relationship with the site and its environs is exacerbated by the scale and massing of the proposed buildings. The scale provided on the application drawings shows the proposed ridge heights of the 2 dwellings to be approximately 9.3m (30 feet), with a frontage of approximately 10.6m (35 feet); while the 2 proposed garages are to be approximately 6m (19 feet) in height with a frontage of approximately 6.6m (21.5 feet), the proposed development is thus of a scale and massing that would entirely and inappropriately over dominate its setting and the existing buildings.

Drawing 2946 RM 06, Street Elevations lacks context and ignores entirely the topography of the site [Figure 1, below], as highlighted above, the gradient of which falls 3.2m (10.5 feet) from south east to northwest, effectively delivering a commensurate increase in the proposed ridge heights above those of the existing buildings.

Therefore, in terms of design, scale and massing the proposed design fails meet the desired criteria outlined in the officer reports, and the conditioning, referred to above.

In consideration of the foregoing the Parish Council objects to the proposal and recommends refusal, and that an amended design be required to significantly reduce the ridge heights of both the dwellings and their associated garages and which fully endeavours to respect the uniqueness of

the site, its topography and the existing buildings

Cumbria County Council: -

Local Highway Authority response:

The planning application under consideration is a reserved matters applicant pursuant to the outline approval 18/0796 for the erection of 2 dwellings opposite Shortdale Cottage, Tarraby. The applicant has submitted further details regarding the site plan of the proposed development and the locations of the two access points. As stated within the response to the planning application 18/0796, the access points proposed are beyond the extent of the adopted highway and therefore no objections are raised. However, due to concerns relating to the provision for cars to pass one another on Tarraby Lane, the applicant is to fund the construction of two new passing places on Tarraby Lane. The applicant is to work with the Highways Authority to determine the nature and location of the passing places and a section 278 agreement will be required to undertake the works.

Therefore to conclude, the Highways Authority have no objections with regards to the approval of planning permission subject to the conditions imposed on the planning approval 18/0796 being imposed on any consent granted and the creation of two passing places on Tarraby Lane.

Lead Local Flood Authority response:

This is a minor development which is below the Lead Local Flood Authority (LLFA) threshold for comment. As such the drainage arrangements for this development are to be scrutinised by Building Control. It should be noted that the surface water discharge rate should not be greater than the existing, and If installing a soakaway we would advise it is not positioned within 5m highway or property.

Conclusion:

The Highways Authority and LLFA have no objections with regards to the approval of planning permission subject to the conditions imposed as part of the planning approval 18/0796 being applied to any consent you may wish to grant.

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 SP2, SP6, HO1, IP2, CM5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. The council's Supplementary Planning Document (SPD) "Achieving Well Design Housing" is also a material planning consideration. The proposal raises the following planning issues.

1. Whether The Principle Of The Development Is Acceptable

- 6.3 The NPPF seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 6.4 Outline planning permission for residential development was granted in 2019. The site also falls within the allocated housing site U10 in the Carlisle District Local Plan 2015-2030. There has been no change in planning policy since the previous approval that would warrant refusal of the current application.
- 6.5 The site is well related to the neighbouring development. In light of the foregoing, the site for housing is consistent with the policies in the NPPF and the principle of development remains acceptable. The remaining issues raised by this application are discussed in the following paragraphs of this report.

2. The Principle of this Reserved Matters Application

- 6.6 This application seeks permission for the reserved matters of detail relating to all the reserved matters which includes access, appearance, landscaping, layout and scale. The drawings indicate that the site would be divided into two plots with each having an individual access onto Tarraby Lane. The landscaping would consist of hedging surrounding the plots with retention of the hedgerow along the lane other than where access points and visibility is required. The elevations indicate two detached two-storey dwellings with separate detached garages.
- 6.7 A number of objectors have raised concerns that not all the details form part of this application and a number of issues from the Outline application have not been addressed. Objectors then go on to refer to a number of planning conditions which need to be discharged. This application seeks only to discharge the requirements under Condition 2 and not seek to discharge other planning conditions which will remain in force. Therefore the Outline and Reserved Matters applications combine similar to a full application whereby the planning authority would still seek a number of planning conditions to make the development acceptable. The conditions on the Outline application remain in force and will still be required to be discharged. Should the Reserved Matters application be approved it establishes the timescale for submission of the additional information and to make a lawful start on the development.
- 6.8 Whether the detail of each of these matters is acceptable is discussed in the following sections of this report however the proposals are in principle appropriate to the associated Outline application 19/0793.

3. Highways and Access

- 6.9 The proposal in this Reserved Matters application is to take individual access points for each of the dwellings and confirms through details that this would be for two plots.

- 6.10 The only access elements which are part of this application is the establishment of the location of the individual plot accesses. Notwithstanding that further details will be required to satisfy the planning conditions the access to Plot 1 has been located as far as possible from the bend in the lane so that any potential conflict with pedestrians who may be using the link to the Tarraby View development is minimised and there is clear visibility along the lane.
- 6.11 Objectors have raised concerns about the volume of traffic which will be generate by two dwellings however the number of units has been established through the granting of the outline application and Members also added a condition to another application on this site to limit the number of dwellings to two. The associated volume of traffic for two dwellings was therefore considered at the Outline application stage.
- 6.12 One objector has raised concern about the ability to access and egress in a forward manner however the layout indicates that each dwelling would be provided with a turning head to be able to manoeuvre a vehicle within the site. There is however no limit on the number of vehicles at each of the dwellings and it would be unreasonable to add a further condition at this stage.
- 6.13 The Highway Authority has no objections to the proposals as long as the conditions on the Outline application are still applicable. By the nature of this application, the Outline permission continues and those conditions will have to be the subject of Discharge of Conditions applications.

4. Impact on Neighbouring Properties

- 6.14 In determining the layout and scale of the development, the Council's SPD Achieving Well Designed Housing sets out indicative parameters for residential development to ensure that any impact on neighbouring residential properties is reduced. This is particularly relevant with regards to distances between primary facing windows and boundary treatments. It is noted that the Persimmon development has now been constructed and the position of primary facing rear windows is now known. The development of this site needs to ensure that there is 21m between any primary windows. The site plan submitted with the application confirms that the minimum distances have been exceeded being 24 and 25 metres respectively. It is noted that the upper floors of the adjacent Persimmon development overlook the site but this is normal for development of allocated housing sites for some rear gardens to be adjacent and separated by 1.8m close boarded fencing.
- 6.15 The proposed dwellings are two-storey detached houses. Whilst these are of a larger scale than Shortdale Cottage, and are more akin to the new Persimmon Housing. In assessing whether these should be two-storey, the potential for bungalows would utilise more of the plot area either taking primary windows closer to the properties behind or impacting on the hardstanding area at the front of the site and vehicle parking space. It is therefore considered that two-storey housing is appropriate. The proposed dwellings would be 9.2 metres to the ridge and 5.3 to the eaves. They have a steep sloping roof which is similar to the Persimmon development. It has also

been raised that the layout is a precursor to infilling with additional plots however we are only able to consider the application before us and not the possible future intentions of the owner.

5. Landscaping

- 6.16 The landscaping proposed as part of this application seeks to define the plots for development. Due to the access arrangements it will be necessary to remove small sections of the road frontage hedgerow and driveways will extend across the highway verge. In order to compensate for the loss of that hedgerow it is intended to plant hedgerows between the plots. This means that the loss of hedgerow at the site frontage, will be compensated for by new hedgerow. Whilst the application relates to landscaping the details of the hedgerow planting have not been defined and would be subject to the original landscaping conditions whereby further details are still required to discharge the planning conditions. One objector has commented that there will be a loss of some trees within the site which help to break up the current plot however given the need for distances between primary windows and parking/turning areas it would not be possible to retain the trees as well. Native hedgerows will help to strengthen the biodiversity of the planting and there are garden areas where landscaping has not been specified which can also act to enhance ecological quality.

6. Appearance

- 6.17 The application also includes reserved matters details on appearance of the dwellings. The materials proposed are facing brick with slate effect tiles and these are similar to those used in the Persimmon development. The Parish Council consider the design to be somewhat anonymous anywhere type of housing however the context of this development has changed significantly since the main housing allocation has been built. The design context is now dominated by the Persimmon development and some consideration needs to be given to this context. The use of brick with detailing around the windows and slate effect tiles provide a local context to the appearance of the proposed houses.

Conclusion

- 6.18 In conclusion, the principle of development of this site for housing has been established by the outline application 18/0796 and the scope of this reserved matters application is acceptable. In relation to access, appearance, landscaping, layout and scale the proposals are acceptable. As the conditions of the Outline permission still exist, further technical details are still required and will be subject of other applications.
- 6.19 On this basis, the application is recommended for approval subject to one condition clarifying that they have complied with Outline condition 2 of application 18/0796.

7. Planning History

- 7.1 Planning application 18/0796 for Residential Development (Outline) was granted permission on 18th October 2019.
- 7.2 Planning application 19/0973 for the proposed landscaping of plot boundaries and access arrangements for each plot (Reserved Matters Application Pursuant To Outline Consent 18/0796) was withdrawn from discussion at Development Control Committee and remains currently undetermined.
- 7.3 Planning application 20/0692 for Residential Development (Outline) (Revised Application) was granted permission by Development Control Committee on the 23rd February 2021. An appeal has been lodged relating to conditions 4 (restricting the dwelling numbers to 2 dwellings) and 12 (Construction Phase Management Plan) and is currently with the Planning Inspectorate pending determination.

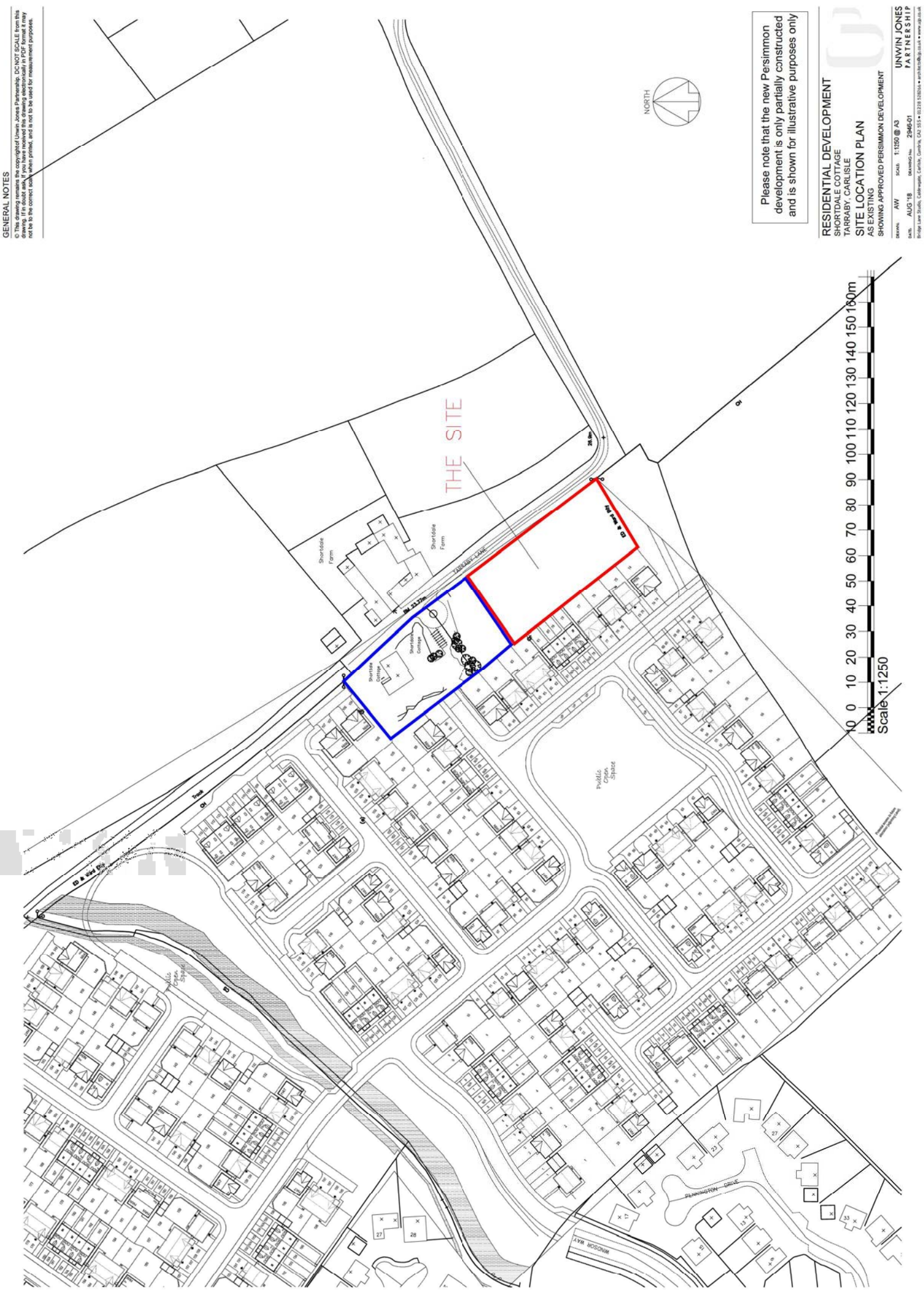
8. Recommendation: Grant Permission

1. In discharge of requirements for the submission of detailed particulars of the proposed development imposed by condition 2 attached to the outline planning consent to develop the site.
2. The development shall be undertaken in strict accordance with the approved documents for this Reserved Matters Consent which comprise:
 1. the submitted planning application form;
 2. the Site Plan As Proposed (Dwg 2946_RM_02) received 26 Aug 2021;
 3. the Floor Plans and Elevations Plot 1 As Proposed (Dwg 2946_RM_03) received 26 Aug 2021;
 4. the Floor Plans and Elevations Plot 2 As Proposed (Dwg 2946_RM_04) received 26 Aug 2021;
 5. the Garage Plans and Elevations As Proposed (Dwg 2946_RM_05) received 26 Aug 2021;
 6. the Street Elevations (AA and BB) As Proposed (Dwg 2946_RM_06) received 26 Aug 2021;
 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.

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Please note that the new Persimmon development is only partially constructed and is shown for illustrative purposes only

RESIDENTIAL DEVELOPMENT
SHORTDALE COTTAGE
TARRABY CARLSLE
SITE LOCATION PLAN
AS EXISTING
SHOWING APPROVED PERSIMMON DEVELOPMENT

UNWIN JONES
PARTNERSHIP
DRAWING No. 2396-01
DATE: AUG 18
SCALE: 1:1250 @ A3
DRAWING No. 2396-01
Bridge Lane Studio, Colchester, Essex, CO1 1SS • 01206 232504 • architect@uj.co.uk • www.uj.co.uk

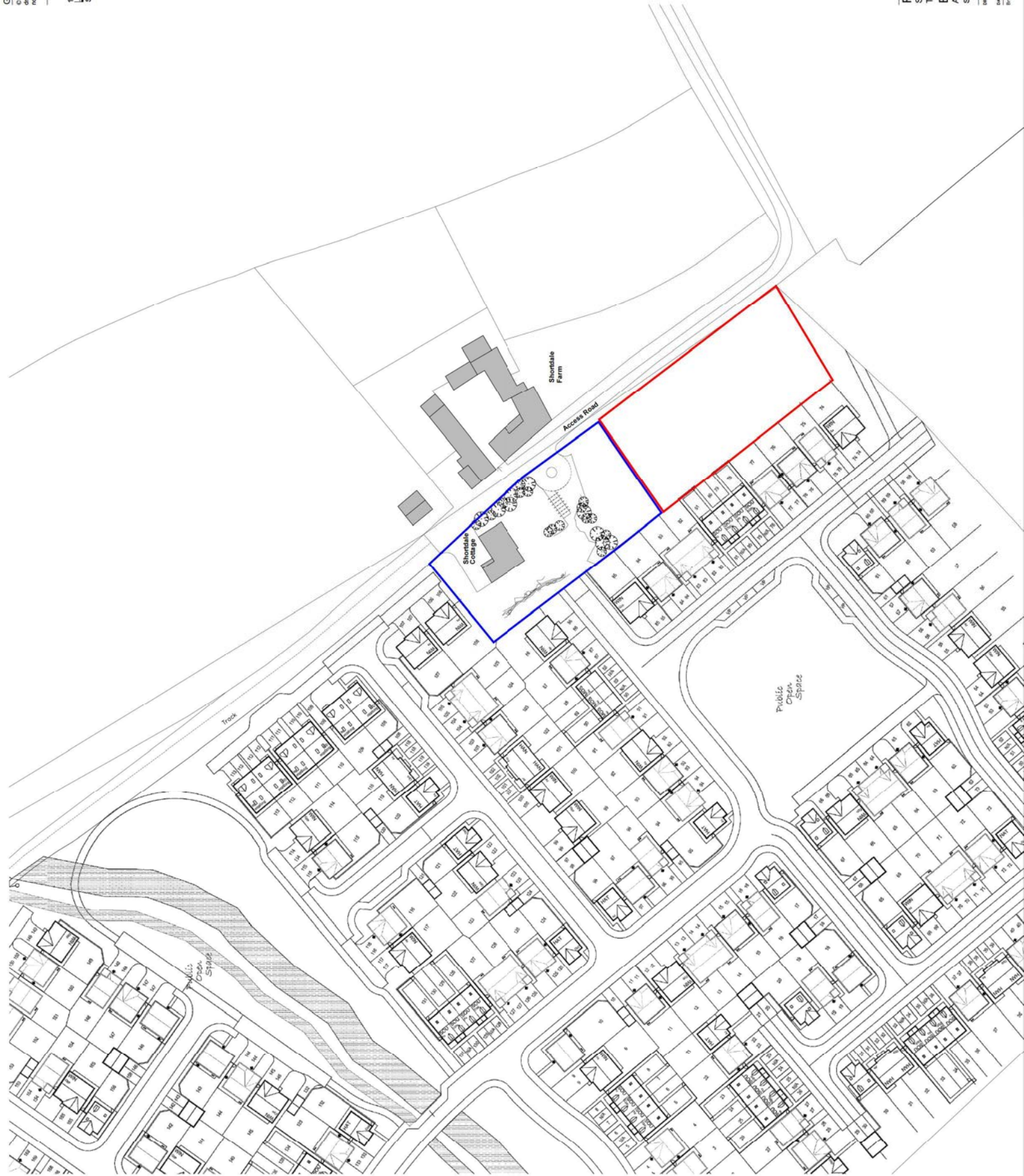
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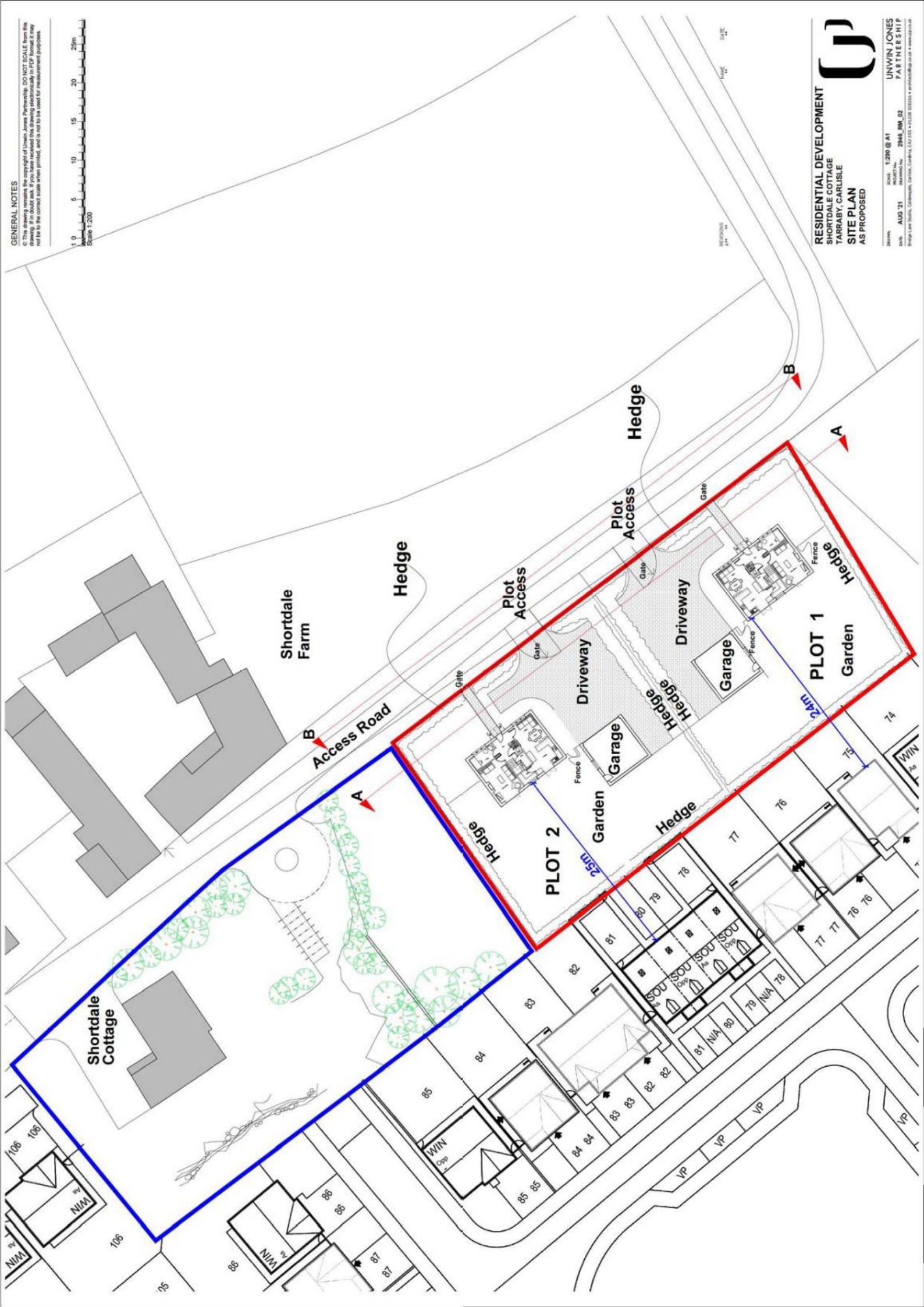
Please note that the new Peisimmon development is only partially constructed and is shown for illustrative purposes only

RESIDENTIAL DEVELOPMENT
SHORTDALE COTTAGE
TARRABY, CARLISLE
BLOCK PLAN
AS EXISTING
SHOWING APPROVED PEISIMMON DEVELOPMENT

DRAWN: AW SCALE: 1:500 @ A1
DATE: AUG 18 DRAWING NO: 2946-02
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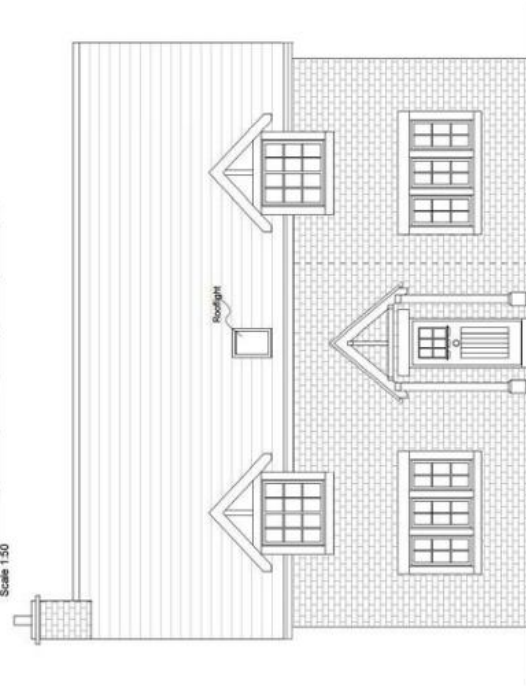


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RESIDENTIAL DEVELOPMENT
SHORTDALE COTTAGE
TARRABY, CARLISLE
SITE PLAN
AS PROPOSED

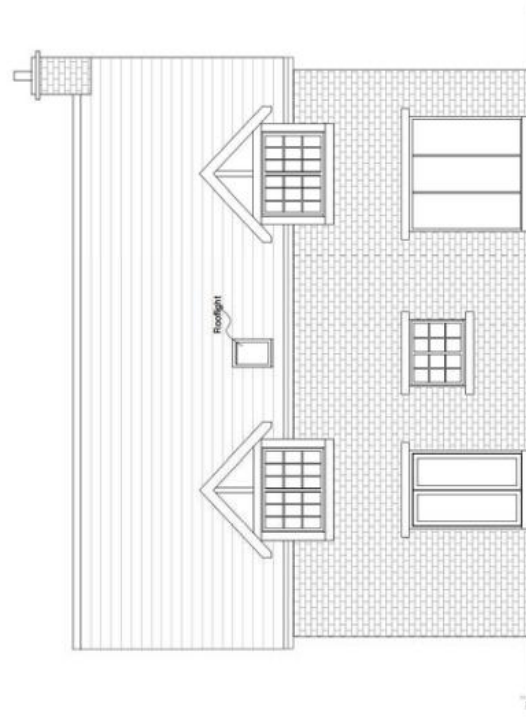
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GENERAL NOTES

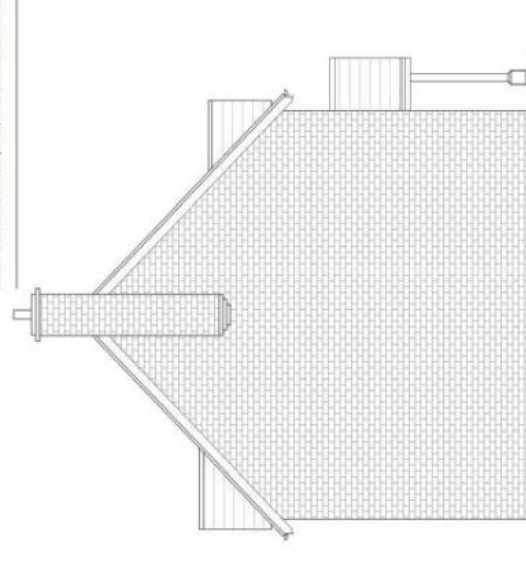
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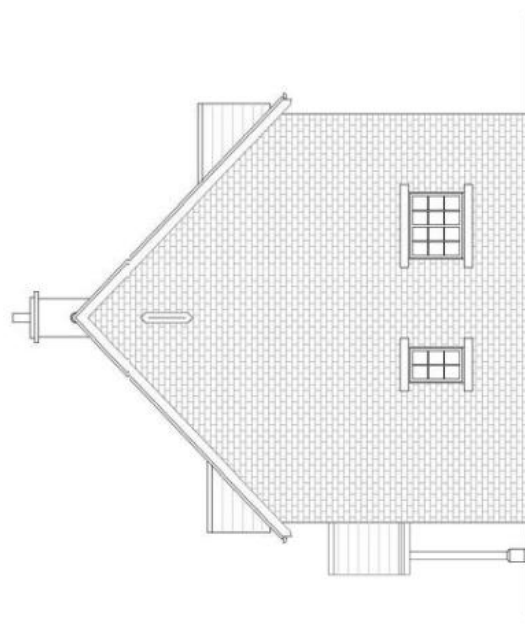
NORTH EAST ELEVATION



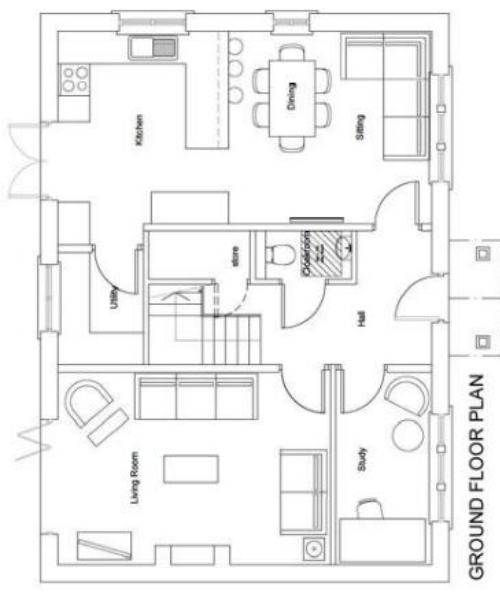
SOUTH WEST ELEVATION



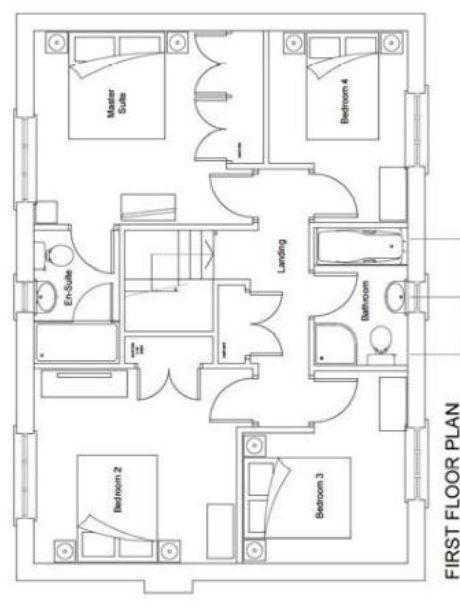
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 1
4 bed detached 1500 sq ft.

Area:
1504 sq ft
139.7 m sq

MATERIALS

- Walls
 - Roofs
 - Windows
 - Rainwater goods
- Facing Brickwork
-Slate effect tile with dormers (43 degree pitch)
-UPVC - white
-Black UPVC

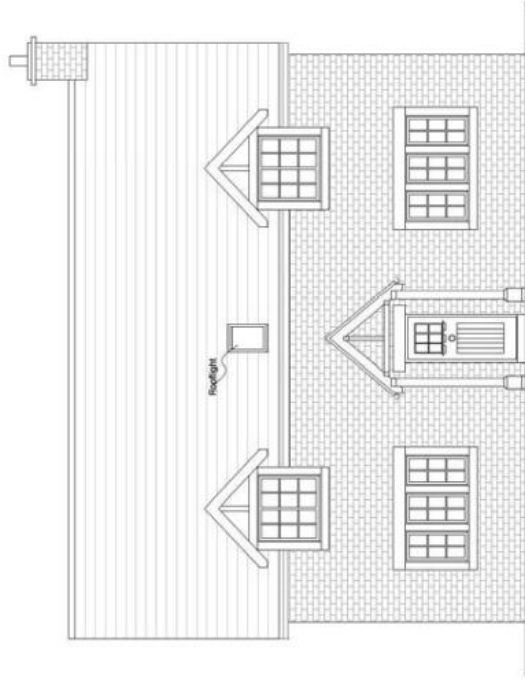
UNWIN JONES PARTNERSHIP
2022
100%
100%
100%

RESIDENTIAL DEVELOPMENT
SHORTDALE COTTAGE
TARRARY, CARLISLE
FLOOR PLANS & ELEVATIONS
PLOT 1 - 43 degree pitch with dormers
AS PROPOSED

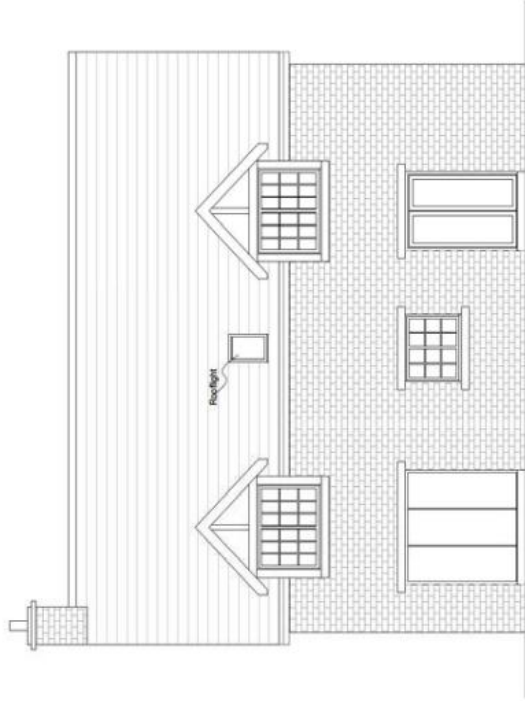
UNWIN JONES PARTNERSHIP
2022
100%
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GENERAL NOTES

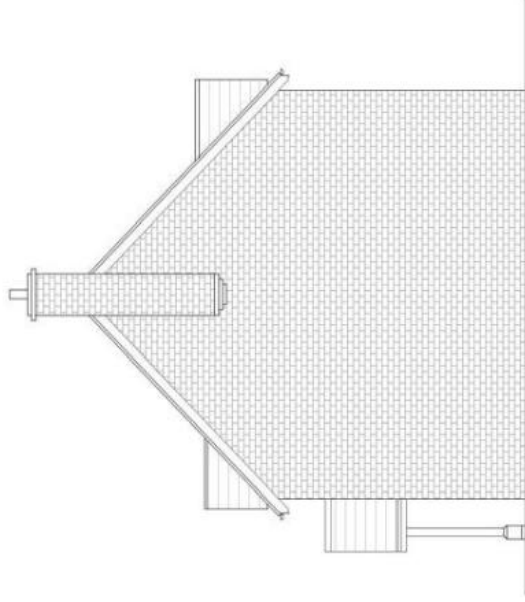
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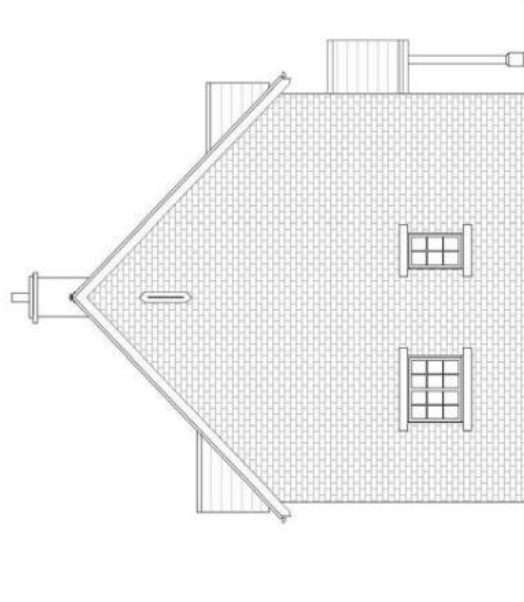
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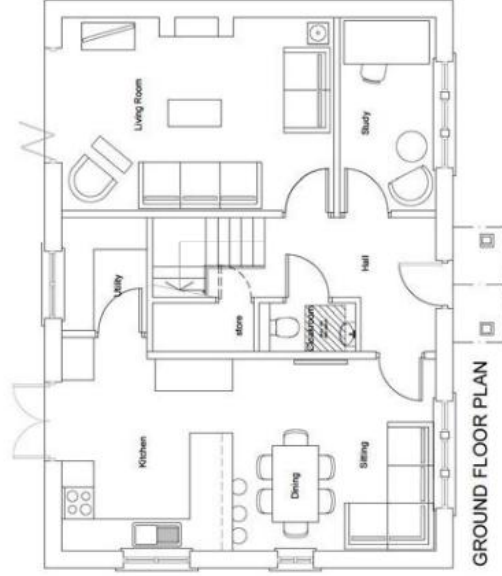
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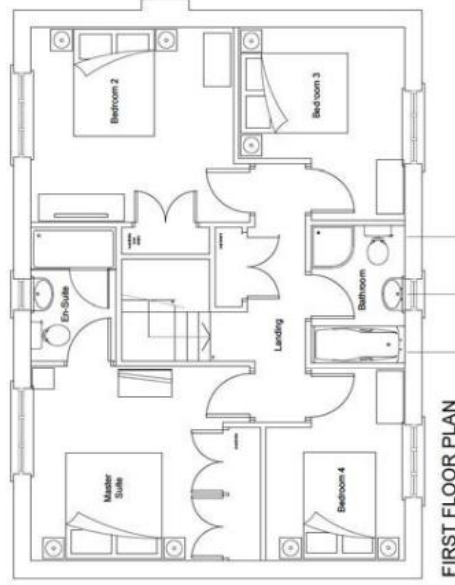
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT 2

4 bed detached 1500 sq ft.

Area:

1504 sq ft

139.7 m sq

MATERIALS

- Walls
 - Roofs
 - Windows
 - Rainwater goods
- Facing Brickwork
-Slate effect tile with dormers (43 degree pitch)
-UPVC - white
-Black UPVC

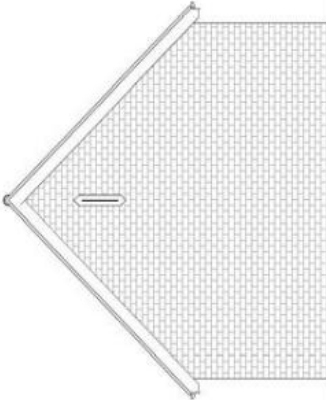
REVISIONS

DATE

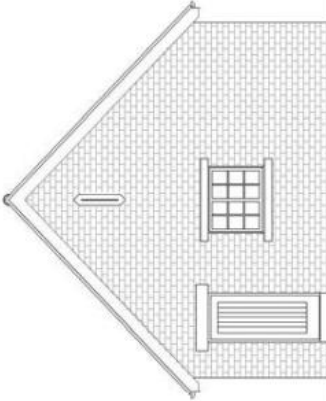
SCALE

UNWIN JONES PARTNERSHIP
RESIDENTIAL DEVELOPMENT
SHORTDALE COTTAGE
TARRABY, CARLISLE
FLOOR PLANS & ELEVATIONS
PLOT 2 - 43 degree pitch with dormers
AS PROPOSED

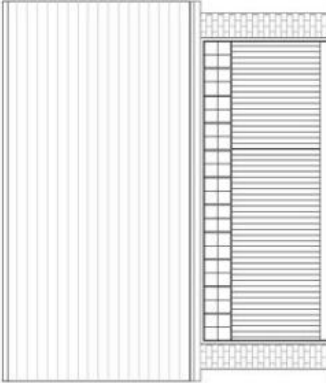
DATE: 15.09.2011
PROJECT No: 2546_P01_10
DRAWN: AUG '11
CHECKED: AUG '11
UNWIN JONES PARTNERSHIP
Bridge Lane Studio, Carlisle, Cumbria, LA1 1ST • 01206 383304 • enquiries@unwinjones.co.uk • www.unwinjones.co.uk



NORTH WEST ELEVATION
PLOT 1 GARAGE



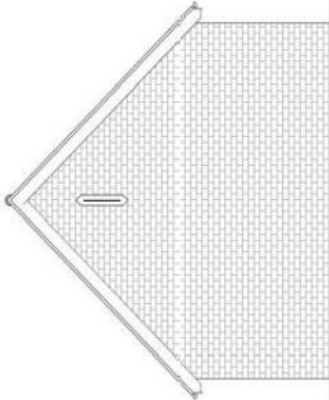
SOUTH EAST ELEVATION
PLOT 1 GARAGE



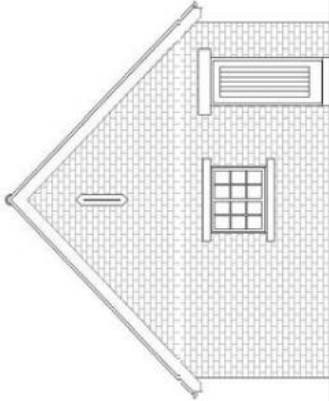
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PLOT 1 GARAGE



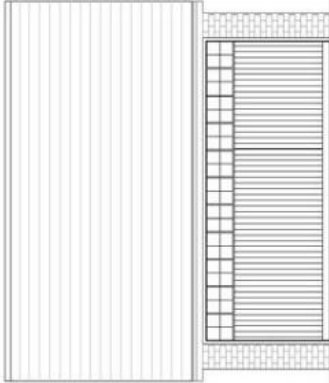
SOUTH WEST ELEVATION
PLOT 1 GARAGE



SOUTH EAST ELEVATION
PLOT 2 GARAGE



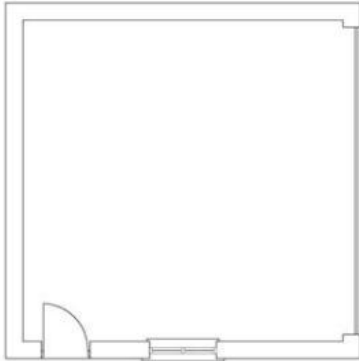
NORTH WEST ELEVATION
PLOT 2 GARAGE



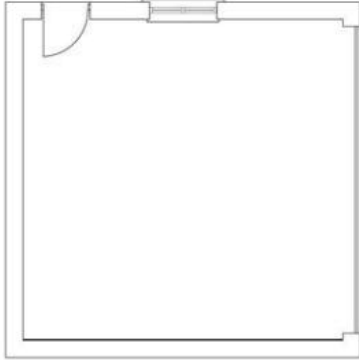
NORTH EAST ELEVATION
PLOT 2 GARAGE



SOUTH WEST ELEVATION
PLOT 2 GARAGE



PLAN OF PLOT 1 GARAGE



PLAN OF PLOT 2 GARAGE

REVISIONS

NAME

DATE

RESIDENTIAL DEVELOPMENT
SHORTDALE COTTAGE
TARRABY, CARLISLE
GARAGE PLANS & ELEVATIONS
GARAGES
AS PROPOSED

UNWIN JONES
PARTNERSHIP
25446_P01_05
AUG '21
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PARTNERSHIP
25446_P01_05
AUG '21

