

SCHEDULE A: Applications with Recommendation

21/0182

Item No: 04

Date of Committee: 30/04/2021

Appn Ref No:
21/0182

Applicant:
Wannop Developments

Parish:
Castle Carrock

Agent:
Roger Lee Planning Ltd

Ward:
Brampton & Fellside

Location: Land to the west of The Glebe, Rectory Road, Castle Carrock, Brampton, CA8 9LZ

Proposal: Erection Of 8no. Dwellings (Reserved Matters Application Pursuant To Outline Approval 18/0214)

Date of Receipt:
01/03/2021 16:00:45

Statutory Expiry Date
28/04/2021

26 Week Determination

REPORT

Case Officer: Stephen Daniel

1. Recommendation

- 1.1 It is recommended that this application is approved.

2. Main Issues

- 2.1 Whether The Proposal Is Acceptable In Principle
- 2.2 Whether The Layout, Scale And Appearance Of The Dwellings Would Be Acceptable
- 2.3 Impact Of The Proposals On The Living Conditions Of The Occupiers Of Any Neighbouring Properties
- 2.4 Landscaping Proposal
- 2.5 Highway Matters
- 2.6 Drainage Issues
- 2.7 Other Matters

3. Application Details

The Site

- 3.1 The application site, which measures 0.40 hectares, forms part of an

undeveloped agricultural field which lies within the North Pennines Area of Outstanding Natural Beauty (AONB). Estate railings and a hedge, which sit on a bank, form the northern site boundary, beyond which lies a grass verge and Rectory Road (B6413). Residential properties lie on the northern side of Rectory Road and these face the site.

- 3.2 The application site is adjoined by the remaining parts of the agricultural field to the south and west. The land to the south rises uphill away from the site and a residential property (The Heights) sits on the top of the slope. Residential properties at The Glebe adjoin the site to the east.

Background

- 3.3 In July 2019, an outline application for the erection of dwellings on this site (revised application) was approved following the completion of a S106 Agreement to secure the provision of two affordable dwellings on the site. The application was approved at the Development Control Committee meeting in June 2018 (subject to the completion of a S106 Agreement), following a member site visit.
- 3.4 The approval included the proposed access, with the layout, scale, appearance and landscaping being reserved for subsequent approval. The approved access is from Rectory Road. The indicative layout plan showed the access road running along the front of the site parallel to Rectory Road, in a similar arrangement to The Glebe. The estate railings along the northern site boundary were shown as being retained as was the majority of the hedge, with only a small section being removed to provide the access.
- 3.5 The indicative plan showed four pairs of semi-detached dwellings, with two of the dwellings being shown as affordable units. The rear boundaries of the dwellings would tie in with the rear boundaries of the dwellings at The Glebe.

The Proposal

- 3.6 This is a Reserved Matters application which is seeking approval for eight dwellings. Three different house types are proposed (two detached and six semi-detached) with a mix of two, three and four-bed units being provided. Plots 3 to 8 would have detached garages.
- 3.7 The dwellings would be of a two-storey design, with plots 1 and 2 finished in an off-white render and with the other six plots constructed of natural stone. The application makes reference to buff stone and fibre cement roof slates.
- 3.8 Properties would be set back into the site, with a service road to the front in between the plots and the public highway. The scheme includes two affordable units (plots 1 and 2) in accordance with the terms of the outline permission.
- 3.9 The development would be served by one single point of access towards the eastern end of the site frontage, in accordance with the approved

access granted at outline stage. A turning area would be provided at the eastern end of the site in front of plots 1 to 4 and this would link to a private access drive, which would run to the front of plots 5 to 8. Each dwelling would have two parking (with six of the plots also having a single garage) with an additional eighth visitor parking spaces being provided towards the front of the site (six adjacent to the private drive and two in the north-east corner of the site).

- 3.10 Each dwelling would have private garden areas to the rear separated by native hedging, with a 1m high post and wire fence and a 1.8m high timber close boarded fence being provided along the eastern site boundary, adjacent to The Glebe. A new native hedge would be planted to form the rear boundary, with a 1m high post and rail fence in place whilst the hedging matures. A new native hedge would also be planted at the western end of the site, adjacent to Rectory Road to tie in with the retained hedge. Tree planting and ornamental shrub planting would also take place at various locations within the site.
- 3.11 Integral bat and bird boxes would be incorporated into the dwellings to provide roosting and nesting opportunities. Hedgehog access holes would be incorporated into the base of the close boarded fencing to allow permeability to gardens.
- 3.12 The following changes have been made to the application since it was submitted:
- footprint of dwellings across Rectory Road added with distances between the dwellings and the proposed plots also added;
 - rooflights amended to two at the front and two at the rear. To compensate for the loss of natural light from reducing the number of rooflights two small gable windows have been added to serve the landing areas to the first floor on the detached house type;
 - vehicle tracking details have been submitted to show an HGV turning within the site;
 - note added to the site layout drawing to confirm that the bin collection point won't be used as a bin store;
 - an amended landscape scheme has now been submitted to show more native species;
 - materials to be dealt with under the discharge of conditions application..

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and notification letters sent to 72 neighbouring properties. In response, 31 letters of objection have been received from 24 households. The letters of objections raise the following issues:

Scale and Design

- these mews style 3-storey houses are not in keeping with the village location and would best fit in a town environment;

- contravenes GI2 (AONB) - 3-storey designs are not in keeping with the surrounding area and the ridge heights appear much higher than the adjacent dwellings;
- the design of these three storey buildings, packed tightly together, constructed of non-traditional materials (fibre cement roof slates and reconstituted stone) represents a degree and scale of urbanisation completely inappropriate for the character of the village and the landscape;
- disappointingly the house designs are out of place and uninspiring - modern, 3 storey townhouses which could be anywhere and absolutely do not "respond to the local context" of Castle Carrock, neither "reinforce local architectural features" nor "promote and respect local character and distinctiveness" as required by SP6 and GI2;
- this fellside village is primarily built of grey or soft red local stone and has a traditional Eden Valley architecture. Castle Carrock is within the North Pennines AONB. Surely a sympathetic design here is not only possible but desirable, especially as the development will dominate the approach to the village;
- the development is placed on the gateway to the village and gives a strong impression of what the village is and being greeted by this style of town house would not be the rural village impression we should give;
- the Rural Masterplanning document (August 2013) notes that the overall character of the village extremely sensitive to further development and it is unlikely that multiple similar buildings would be at all compatible;
- disappointing more thought hasn't been giving to the design rather than how much profit can be made by the maximising number of bedrooms for profit;
- nothing about the design is inspirational, exceptional or remotely fitting for a rural village in the AONB;
- only two of the proposed dwellings are to be rendered with the remaining six to be stone which is not in keeping with surrounding existing dwellings;
- the outline planning permission was for 3 dwellings and this application is for 8 - a 267% increase;
- there is a stark difference in the finish of the affordable housing - would hope in a small development all the properties should look the same;
- the affordable housing looks far more in keeping with its neighbouring properties on the existing Glebe housing line;
- these houses will sit higher than all the other properties and will tower over the properties on Rectory Road as the plot sits far higher up already;
- design gives no thought to the privacy of the residents on Rectory Road, having 24 windows towering above them - it will most definitely give the feeling of being over looked and will make residents feel like they have a real loss of privacy;
- Plot 1 will have a side window which will look directly into one of the bedrooms of the neighbouring property which will lead to an unacceptable invasion of privacy;
- houses include windows in the roof which is not in keeping with existing dwellings;
- concern over light pollution from the 30 velux windows - the village is in an area of AONB which is noted for its dark skies - the village has worked hard towards supporting this and just recently all the street lights were changed to LED downlights, reducing pollution to the night sky;
- no design efficiency measures are incorporated into the dwellings, such as solar panels and car charging points
- there are no green features in the design, for example, solar panels, ground or air source heating, electric car charging points, permeable parking areas and paths and there is not enough planting of greenery;
- the green omissions are out of kilter with the Council's Climate Change Strategy

and do not support the Cumbria net zero by 2037 target or the NPPF (development should mitigate and adapt to climate change);

- it is apparent that the approach taken by the applicant is one of simply achieving Building Regulations contrary to the ethos of a climate emergency or indeed LP Policy CC3;
- each house has a chimney and presumably a fireplace - this is surprising given current concerns about the burning of solid fuels and air pollution;
- the dwellings should be bungalows;
- the design would not be acceptable to the local community;
- why does the boundary hedge only go part of the way around the development? - think the developer is hoping to use this as a phased development;
- the existing house next to the development site, whose bedroom window would be directly looked into, would suffer a loss of privacy;
- should be doing everything we can to move towards a low carbon economy and designs which do not create problems for the community, with avoidable pollution from heating systems and car use and the risk of surface water from the impermeable roadway and other surfaces overloading the village combined sewers;

Landscaping

- landscaping efforts are minimalist for a housing development in the North Pennines AONB - would like to see significantly more landscaping and planting for visual screening and habitat creation;
- is there a guarantee from the council that the landscaping will be completed when the building work is finished?;
- the landscaping plans will look very suitable in an urban supermarket car park, but in this situation, it would be preferable to see more native species suited to wildlife and plants which will thrive in this area - many of those listed will not survive here;
- will the hedgerow surrounding the properties be behind a permanent fencing structure? What guarantees are there that the property owners will maintain the hedgerows and not remove them and replace with a wooden fence because hedge cutting is a chore;
- once the development is completed who will be responsible for maintaining the plants and shrubs?

Highway Issues

- access/ egress is onto a road with cars parked along one side, causing congestion and increased risk of accidents;
- access is onto a busy road with a lot of heavy traffic with cars parked all the way up Rectory Road - it's an accident waiting to happen
- the blind bend and parked cars opposite will cause visibility problems;
- the service road for this new development shows no turning area for delivery vehicles - reversing onto Rectory Road from this site is potentially leading to an increase in vehicle collisions;
- vehicles such as those for refuse collection, deliveries etc will need to reverse either onto Rectory Road, or reverse into the new development from Rectory Road - both scenarios raise safety concerns;
- concerned about the short distance between the entrance to The Glebe and the proposed new entrance;
- in the outline permission the proposed entrance was meant to be opposite 6 & 7;

Drainage Issues

- concern over the history of drainage problems in the village - there have been huge problems of houses flooding in the centre of the village and extra surface water running off the development will definitely cause even bigger problems;
- the village already has a problem with surface water flooding;
- there is a high risk flood area for ground surface water and this is going to make matters worse;
- there are no surface water runoff details;
- the houses will access the sewage network with no upgrade to the capacity of the local treatment works;
- the application lacks the information and detail required to demonstrate that the development will not worsen drainage/ flooding issues in the village;
- the proposal cannot demonstrate that it will not result in unacceptable flood risk or drainage problems, nor does it provide evidence that a sustainable surface water management system will be utilised. Thus it is contrary to LP Policy CC4 and CC5;

Other Matters

- who will maintain the common areas, parking, access road, hedging and tree planting? Are the common areas to be adopted?;
- the village has no shop and so these houses will increase car journeys on local roads and increase carbon and pollution;
- would be fitting if some additional publicly accessible land was made available to the village to compensate for the intrusion and damage brought about by the permission;
- if the application is approved unamended the City Council will have confirmed its commitment to supporting non-strategic windfall housing rather than policies relating to climate change, carbon reduction and sustainability;
- can the council clarify why there is a farm gate from this development into the field? - there has never been access to the field from Rectory Road and to put one in now seems unnecessary;
- during the early preparation of the sale of this land, there was discussion between Carlisle Diocese and Carlisle City Council that the two affordable houses would be built in collaboration with a housing association. What has happened to this agreement and what assurances are that the two smaller properties will be realistically affordable to local people and not on the open market affordable only to out of area investors who will use them as holiday lets?;
- the site currently has green netting over the hedge where the access road will be. This is presumably to prevent any birds nesting, reinforcing the fact that wildlife will be negatively affected by this development.
- proposal is contrary to Policies SP6, GI1, GI2 and CC3 of the Local Plan, the NPPF and Local Environment (Climate Change) Strategy.

5. Summary of Consultation Responses

North Pennines AONB Partnership: - the development needs to show regard to its setting in a rural village with established character within a protected landscape. The extent of use of native species is not sufficiently advised by local habitats. There are opportunities to introduce more non-hybrid species of trees such as oak, rowan and silver birch. Additionally, the hedgerow mix should take a cue from those adjacent to, surrounding and traditional for the location, typically, non-hybrid hawthorn and blackthorn, with some bird cherry, elder, dog rose, hazel and holly. Consideration should be made to establishing the common grass areas with

an appropriate native wildflower meadow mix and a greater abundance of native and non-native nectar rich plants to clearly demonstrate net gain for biodiversity, which might not be fully achieved with the existing plan. Swift and House martin boxes might also be considered as is becoming best practice in housing developments elsewhere.

The following further comments were submitted following contact from a local resident: I have been contacted regarding the inclusion of three storey townhouse designs in the proposal, raising a question to consider regarding the overall dominance of them given the height of the land. Similarly, concerns of light spillage from roof light windows. Also there was concern raised regarding the lack of sustainability built in to the proposal. These matters will similarly need considering against policy and the specific AONB guidance documents. Overall, it will be necessary (given that outline permission was granted) to aim for a development here that accommodates as seamlessly as possible into the settlement and references the positive local vernacular styles.

The following further comments were received on 16th April: as discussed, we have no objection to the overall design of the development assuming material choice is conditioned and reflects the local vernacular. I understand you are satisfied over the acceptability of building height for this location. The changes to the landscaping scheme are welcomed in relation to measures for wildlife (hedgehog highways, bird nest boxes) and the introduction of a more native and nectar rich planting scheme, especially hedgerows and the shrub list.

Castle Carrock Parish Council: - whilst there appears to be an attempt to site the proposed dwellings in line with the existing houses on the Glebe, the three-storey design is not in keeping with these existing properties, nor any others in this specific part of the village. Additionally, several residents of Rectory Road have raised concerns about being overlooked from the upper floor windows. The upper-most floor of the proposed dwellings have the majority of their windows on their northerly aspect and because of the relative levels between the proposed dwellings and those on Rectory Road existing properties are overlooked and as such suffer a loss of privacy . Not only does this cause concern about existing properties being overlooked, but because these windows are positioned within the pitch of the roof this design will also be a significant source of light pollution. The site is within the North Pennines AoNB which is noted for its Dark Skies - and this design cannot be in accordance with LP Policy GI1.

- assume that the properties themselves will have separate drainage systems and assume SW will be drained to soak-away(s) on site. Would like to see effort being applied to over-design of SUDS features installed to deal with SW as they require maintenance and can lose effectiveness over the longer-term. What provision for long-term maintenance will there be? There is little information to show that this development will comply with LP Policies CC4 and CC5. Castle Carrock has a history of localised flooding from SW as well as combined sewers and this has not been resolved, only mitigated in the short term through jetting maintenance. Concerned that the roads, parking areas and footpaths for this development may end up adding to this

problem. There appears to be a rather ample supply of parking facilities on the site which in itself avoids/alleviates parking issues on Rectory Road, but all of these spaces are impermeable hard-surfaces which may drain to SUDS compliant systems, but better that a large proportion of the paved areas were permeable/semi-permeable system so their drainage systems are less likely to suffer from overloading and surcharge.

- it is noted that City Council passed a climate emergency motion in 2019, but there is little or nothing in this application to aid the Council's carbon footprint reduction target. Design features to achieve a reduced carbon footprint are sadly lacking – energy efficiency measures are few and there is no proposed means for charging of electric vehicles. Nor is solar or other renewable energy being proposed. Also, the design does nothing to address the problem of light pollution specifically from the number, size and inclination of roof lights and is therefore at odds with the recent and welcomed initiative to change streetlights to avoid this very problem. The omission of such features is out of kilter with the Council's Local Environment (Climate Change) Strategy, Objective 2 vis: Reducing energy consumption and emissions from homes and businesses in Carlisle and tackling fuel poverty, by promoting energy efficiency measures, sustainable construction, renewable energy sources and behaviour change.

Should the City Council permit this application unamended, it will have, in effect confirmed that it is more committed to supporting non-strategic windfall housing than its Local Plan policies related to *strategic housing provision*, climate change, carbon reduction as well as the sustainability policies contained within the Authority's Local Plan as well as being enshrined in the national policy of Chapter 14 of the NPPF and its own LP Policy CC3. Likewise, there is little detail on the use of grey-water collection and usage.

- landscaping efforts are 'minimalist' for a housing development within the North Pennines AoNB. Would like to see significantly more landscaping and planting not only for visual screening but to attempt to make the development align with the Authority's LP policies contained within Chapter 10. Any such landscaping should be aimed at habitat creation and not merely compensation for lost hedgerow and open space. It not be fitting that some additional publicly accessible land was made available to the village to compensate for the intrusion and damage brought about by the City Council consenting the earlier outline application on this site. Would like to understand what maintenance provisions there are for any of the landscaping proposals associated with this development and which individuals and organisations will be responsible for, and finance the continued upkeep of such areas.

- several people have noted the stark difference in surface finishes to the buildings designated as 'affordable homes' compared with the larger properties in the development and that rather than this being a 'design feature', it merely emphasises a different size and standard of accommodation.

- the Planning Statement quotes widely from the NPPF but does not adhere to it, vis: Paragraph 7 advises that the purpose of the planning system is to contribute to the achievement of sustainable development, with the objective of sustainable development being to meet the needs of the present without compromising the ability of future generations to meet their own needs, and

Paragraph 8, planning role should (have) an environmental role – contributing to protecting, and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. Simple provisions to bring this about have been omitted from the proposal.

- the Parish Council would like to record that it has established a working group specifically aimed at trying to do what we can to aid carbon-reduction and perhaps it is this which causes us to question the inadequate design features displayed by this application, but we would be interested in engaging with the City Council (and applicant) in support this aim and the aims of the NPPF Para 152. And generally, in terms of NPPF Para 128.

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objections, subject to the conditions imposed as part of the planning approval 18/0214 being applied to any consent you may wish to grant. Following the receipt of additional/ revised drawings - a refuse vehicle can enter and leave the site in a forwards gear without damaging any highway infrastructure. It is noted that the turning area and access are to remain unadopted. This is therefore acceptable to the Highways Authority.

Local Environment, Waste Services: - there is no turning head for waste collection vehicles to access the site;

Cumbria Constabulary - North Area Community Safety Unit: - provided recommendations to the applicant to reduce opportunities for crime.

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 Policies SP1, SP2, SP6, HO2, HO4, IP2, IP3, IP4, IP6, CC5, CM4, GI2, GI3 and GI6 of the Carlisle District Local Plan 2015-2030. The council's Supplementary Planning Document (SPD) "Achieving Well Designed Housing" and the North Pennines AONB Building Design Guide are also material considerations.
- 6.3 The proposal raises the following planning issues.
1. Whether The Proposal Is Acceptable In Principle
- 6.4 Outline planning permission has previously been granted for the erection of dwellings on this site. The indicative layout plan showed eight dwellings on the site and a condition was attached to the outline permission which

restricts the maximum number of dwellings that can be erected on the site to eight. In light of the above, the proposal to erect eight dwellings on the site would be acceptable in principle.

2. Whether The Layout, Scale And Appearance Of The Dwellings Would Be Acceptable

- 6.5 The layout of the development proposes eight dwellings (including two affordable dwellings on Plots 1 and 2), as envisaged at the outline stage and would follow the form of the adjacent development at The Glebe, with properties set back into the site, with a service road to the front in between the plots and the public highway. The development would contain a variety of house types and would provide a suitable density level which would fit comfortably into the general character and grain of the existing established housing in the village.
- 6.6 The dwellings would be of a two-storey design, with plots 1 and 2, which would be affordable dwellings, being finished in an off-white render finish, with the other six plots being constructed of natural stone.
- 6.7 The development would be served by one single point of access towards the eastern end of the site frontage, in accordance with the approved access granted at outline stage. A turning area (which would be suitable for bin lorries) would be provided at the eastern end of the site in front of plots 1 to 4 and this would link to a private access drive, which would run to the front of plots 5 to 8. Two parking spaces per dwelling would be provided (with six of the dwellings also having a single garage). An additional eight visitor parking spaces would also be provided towards the front of the site. A bin storage area would be provided adjacent to the turning area. This would only be used only bin collection days, with bins being stored at the dwellings.
- 6.8 Each dwelling would have private garden areas to the rear separated by native hedging, with a 1m high post and wire fence and a 1.8m high timber close boarded fence being provided along the eastern site boundary, adjacent to The Glebe. A new native hedge would be planted to form the rear boundary with a 1m high post and rail fence in place whilst the hedging matures. A new native hedge would also be planted at the eastern end of the site, adjacent to Rectory Road to tie in with the retained hedge. Tree planting and ornamental shrub planting would also take place at various locations within the site. Integral bat and bird boxes would be incorporated into the dwellings to provide roosting and nesting opportunities.
- 6.9 A number of objectors and the Parish Council have raised concerns about the scale of the dwellings, which they consider to be three-storey properties. The dwellings would actually be two-storey dwellings, with six of the properties having a bedroom in the roofspace which would be served by rooflights. The dwellings would have a ridge height of 8.8m which is considered to be acceptable for a two-storey dwelling. The ridge heights of the dwellings at The Glebe, which adjoins the site to the east, would be 0.87m lower than those of the proposed dwellings.

- 6.10 The inclusion of a number of rooflights in six of the dwellings has been questioned by objectors and concerns have been raised about how this would impact on dark skies. The dwellings would lie opposite and adjacent to existing dwellings on the edge of the village. The rooflights would serve a single en-suite bedroom and it is not considered that light spillage from a bedroom would be significant. It should be noted that rooflights can be added to properties without the need for planning permission.
- 6.11 Objectors have also raised concerns about the proposed materials. Plots 1 and 2 would be finished in off-white render, as would the three sets of double garage that would serve plots 3 to 8. The dwellings opposite the site on Rectory Road are finished in render, with the properties on The Glebe being white painted brick.
- 6.12 The dwellings on plots 3 to 8 would be constructed of stone. The plans as originally submitted made reference to a buff stone and fibre cement roof slates but these references have been removed from the plans. The exact stone and slate would be determined through a discharge of conditions application. Castle Carrock contains a number of stone properties, with the majority of these being a grey stone, but red sandstone and mixed stone properties (at Sid's Field) are also present within the village. Slate is prevalent throughout the village, with the properties opposite the site on Rectory Road having slate roofs.
- 6.13 Objectors have questioned why the affordable units would be finished in render, whilst the open market dwellings would be constructed of stone. Constructing the affordable units (which are to be sold at 30% below the market price) of block and render would help to keep the costs of these dwellings down and this would make them more affordable.
- 6.14 A number of objectors and the Parish Council have raised concerns about the lack of green features in the design, for example, solar panels, ground or air source heating, electric car charging points, permeable parking areas and paths. Whilst green features are encouraged there is no policy requirement to provide them and they are not required by Building Regulations. Six of the dwellings have garages which would have electric sockets which would allow the charging of vehicles over night. Prospective purchasers might request the inclusion of green features within the properties which the developer could add during the construction process. Once the dwellings are occupied green features could be added to the properties (for example, the addition of solar panels would not require planning permission).
- 6.15 Concerns have also been raised about the provision of chimneys on six of the dwellings. Chimneys are a traditional feature and enhance the design of the dwellings. It should be noted that wood burners and flues (subject to height restrictions) can be added to dwellings without the need for planning permission.
- 6.16 The AONB Partnership has confirmed that it has no objections to the design of the dwellings. Any stone should reflect that prevalent in the village and slate roofs would be preferable.

6.17 In light of the above, the layout, scale and appearance of the proposed dwellings would be acceptable.

3. Impact Of The Proposals On The Living Conditions Of The Occupiers Of Any Neighbouring Properties

6.18 The layout has been informed by the requirement to provide sufficient window to window distances between the proposed dwellings and existing dwellings in the vicinity of the site. Properties are, therefore, set back into the site to address this with a service road to the front in between the plots and the public highway. The distances from the front elevations of the proposed dwellings to the front elevations of the dwellings on Rectory Road would be a minimum of 39m. The Council's SPD on Achieving Well Designed Housing only recommends a separation distance of 21m between primary facing windows.

6.19 Concerns have been raised about overlooking from the proposed rooflights. The angle of the rooflights would limit overlooking of the properties on Rectory Road and given that the rooflights would be a over 41m from the front elevations of the dwellings on Rectory Road this is not considered to be an issue. Due to the concerns of residents the developer has agreed to amend the plans to replace the four rooflights originally shown in the front roofslopes facing Rectory Road to two rooflights. To compensate for this two rooflights would be added to the rear facing roofslope (instead of the one originally shown).

6.20 Castle Garth, The Glebe adjoins the site to the east and this dwelling has a bedroom window in the side elevation that faces the site. This would be 10m away from Plot 1, which is set back further than Castle Garth. Whilst the SPD recommends a 12m separation distance between primary windows and blank gables, a separation distance of 10m is considered to be sufficient in this instance, given the relationship of the dwellings to each other. This dwelling also has a conservatory attached to the side but suitable boundary treatment would prevent overlooking of this (a 1.8m high timber close boarded fence would be erected on the boundary between Plot 1 and Castle Garth).

6.21 In light of the above, the proposed layout, scale and appearance of the dwellings would not have an unacceptable adverse impact on the occupiers of any neighbouring properties through loss of light, loss of privacy or over-dominance that would warrant refusal of the applications.

4. Landscaping Proposals

6.22 The majority of the existing hedgerow along Rectory Road would be retained, with a small section being removed to provide the new access. A new native hedgerow would be planted at the western end of the northern site boundary adjacent to Rectory Road. A new native hedgerow would also be planted along the southern site boundary, with new hedgerows being planted between the plots. The hedgerows on the northern and southern site

boundaries would be predominantly hawthorn, maple and hazel to reflect hedgerows in the area.

- 6.22 Five new trees would be planted to the front of the dwellings, with seven being planted on the southern boundary. Species planted would include field maple, mountain ash/ rowan and silver birch. Shrubs would also be planted at various locations to the front of the dwellings.
- 6.23 Objectors and the Parish Council consider the proposed landscaping to be minimalist for a site within the AONB. The planting of extensive areas of new hedgerow, the planting of eleven new trees and the provision of areas of shrub planting is, however, considered to be proportionate for a housing development of eight dwellings.
- 6.24 The AONB Partnership raised concerns about the extent of the use of native species in its initial comments. It noted that there are opportunities to introduce more non-hybrid species of trees such as oak, rowan and silver birch and the hedgerow mix should take a cue from those adjacent to, surrounding and traditional for the location, typically, non-hybrid hawthorn and blackthorn, with some bird cherry, elder, dog rose, hazel and holly.
- 6.25 The developer has taken these comments on board and amended the landscaping scheme to include more native species. The AONB Partnership has confirmed that the changes to the landscaping scheme are welcomed in relation to measures for wildlife (hedgehog highways, bird nest boxes) and the introduction of a more native and nectar rich planting scheme, especially the proposed hedgerows and shrubs.
- 6.26 In light of the above, the proposed landscaping scheme would be acceptable.

5. Highway issues

- 6.27 The outline application approved the access to the site, with visibility splays of 2.4m x 81m to the east and 71m to the west being provided. Therefore the issues associated with the access into the development are not being revisited in this application.
- 6.28 The Highways Authority can, however, comment on the proposed layout of the development. The applicant has stated that two car parking spaces would be provided per dwelling with an additional eight visitor spaces being provided within the curtilage of the development. The Highways Authority has assessed the car parking provision in line with the requirements of the Cumbria Development Design Guide and can confirm that the provision would be acceptable.
- 6.29 The Highways Authority has reviewed the proposed layout of the development and the current design is not to adoptable standards, therefore, the Highways Authority would not adopt the internal carriageways within the development. However, the internal road and footway construction would still be built to an adoptable standard.

- 6.30 The applicant has submitted drawings to illustrate that a refuse vehicle can enter and leave the site in a forwards gear without damaging any highway infrastructure. This is, therefore, acceptable to the Highways Authority.
- 6.31 The Highways Authority, therefore, has no objections to the proposed development, subject to the internal carriageway / footway not being adopted and the conditions imposed as part of the outline planning approval being satisfactorily discharged.

6. Drainage Issues

- 6.32 A number of objectors and the Parish Council have raised concerns about the proposed drainage from this site. This issue was raised during the determination of the outline application and conditions were added to the outline permission which require the submission of surface water drainage details to be approved by the local planning authority. These details would need to be submitted and agreed prior to any works commencing on site.

7. Other Matters

- 6.33 A number of other conditions on the outline application would still need to be discharged. These include: samples or full details of materials; details of hard and soft landscaping; details of boundary treatment; details of surface water drainage; details of hedgerow protection measures; heights of existing levels and proposed finished floor levels; details of wildlife enhancement measures; construction details of the access and parking areas; plans to show parking for construction vehicles; the submission of a Construction Phase Traffic Management Plan; and the submission of a Construction Environmental Management Plan.

Conclusion

- 6.34 The proposal would be acceptable in principle. The layout, scale and appearance of the dwellings would be acceptable and they 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 landscaping details would be acceptable as would the proposed access and parking arrangements. Drainage would be considered through a future discharge of conditions application. 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 2016, an outline application for the erection of dwellings on this site was withdrawn prior to determination (16/0771).
- 7.2 In July 2019, an outline application for the erection of dwellings on this site

(revised application) was approved.

8. Recommendation: Grant Permission

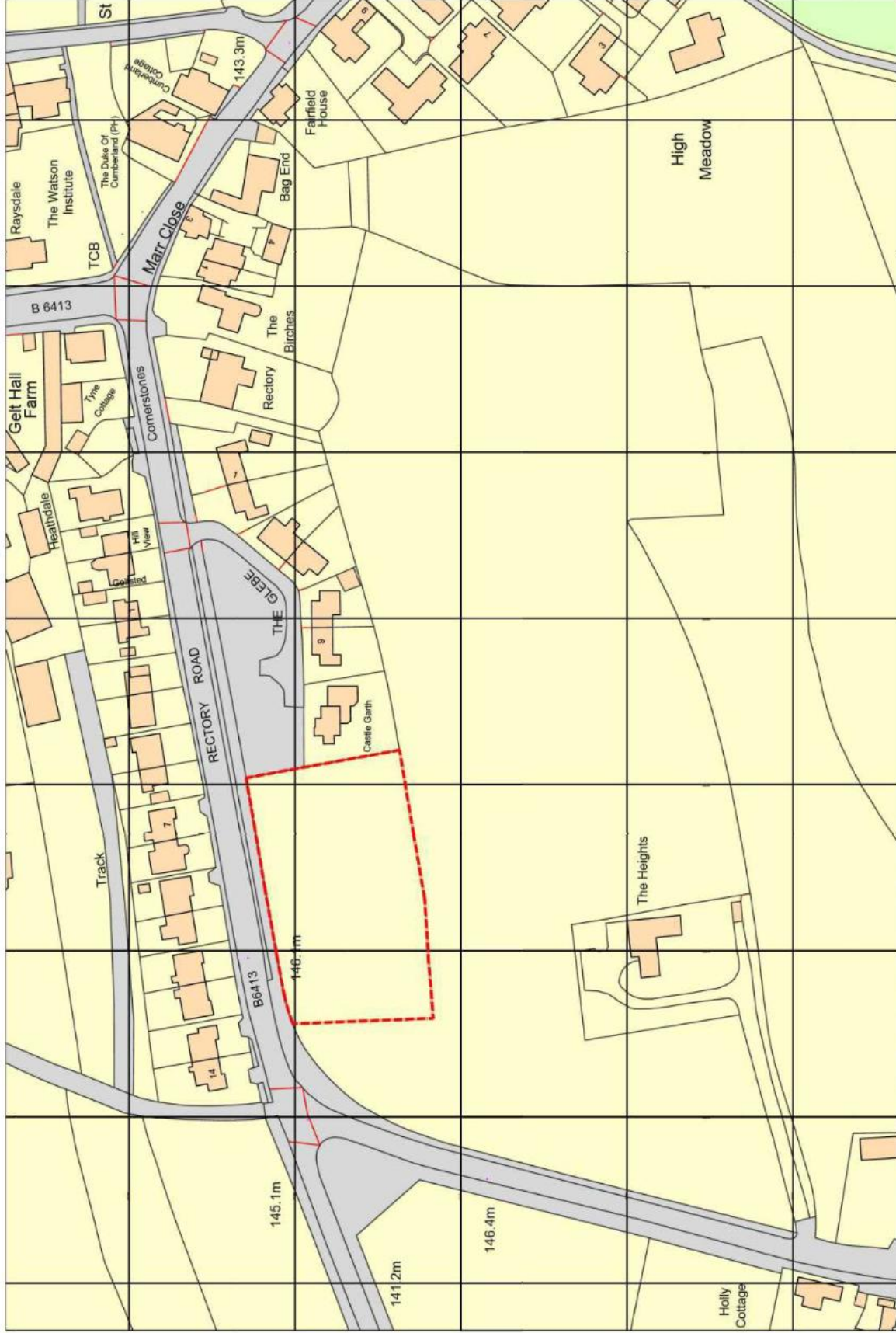
1. The development shall be undertaken in strict accordance with the approved documents for this Reserved Matters application which comprise:
 1. the submitted planning application form, received 1st March 2021;
 2. Location Plan (Dwg. 1625-100), received 1st March 2021;
 3. Proposed Site Plan & Sections (Dwg. 1625-101 Rev E), received 14th April 2021;
 4. House Types (Floor Plans & Elevations) (Dwg. 1625-102 Rev F), received 14th April 2021;
 5. Landscape Masterplan (Dwg. R/2428/1B, received 14th April 2021;
 6. Landscape Details (Dwg. R/2428/2A, received 14th April 2021;
 7. Vehicle Tracking (Dwg. DR-C-0101 Rev P2), received 14th April 2021;
 8. Planning Statement, received 1st March 2021;
 9. the Notice of Decision;
 10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

2. 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.
-

CASTLE CARRACK, BRAMPTON, CARLISLE

NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE
BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL
AUTHORITY.

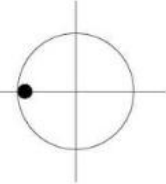


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REV DESCRIPTION BY CHD DATE

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CLIENT

WANNOP DEVELOPMENTS

PROJECT CASTLE CARRACK, BRAMPTON,
CARLISLE

TITLE LOCATION PLAN

DRAWING NO. 1625-100

SCALE 1:1250

DATE DEC '20

DESIGNED BY JC

CHECKED BY -

PURPOSE OF ISSUE

☒ PLANNING ☐ BUILDING REGS ☐ TENDER

☐ COMMENT ☐ INFORMATION ☐ CONSTRUCTION

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RECTORY ROAD, CASTLE CARROCK

HOUSE TYPE A - PLOTS 1 & 2



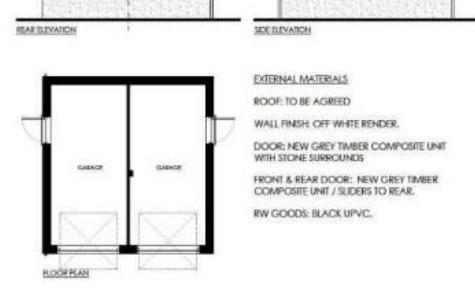
EXTERNAL MATERIALS

ROOF: TO BE AGREED
WALL FINISH: TO BE AGREED
WINDOW SURROUNDS: STONE TO CABLES
WINDOWS/DOORS: NEW GREY TIMBER COMPOSITE UNIT - GLASS DOUBLE GLAZED AS STANDARD
FRONT & REAR DOOR: NEW GREY TIMBER COMPOSITE UNIT / SLIDERS TO REAR
RW GOODS: BLACK UPVC

HT A - FLOOR PLAN AREAS

GROUND FLOOR PLAN - 36.33M² / 391FT²
FIRST FLOOR PLAN - 36.33M² / 391FT²
TOTAL GROSS - 72.70M² / 783FT²

HOUSE TYPE A - PLOTS 3 TO 8



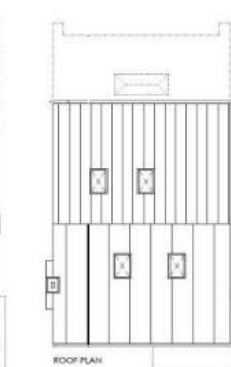
EXTERNAL MATERIALS

ROOF: TO BE AGREED
WALL FINISH: OFF WHITE RENDER
DOOR: NEW GREY TIMBER COMPOSITE UNIT WITH STONE SURROUNDS
FRONT & REAR DOOR: NEW GREY TIMBER COMPOSITE UNIT / SLIDERS TO REAR
RW GOODS: BLACK UPVC

HOUSE TYPE BD-Y, UNLATCHED - PLOTS 2 & 8

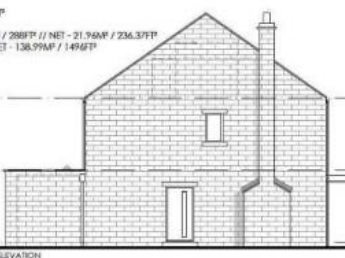


HOUSE TYPE BD FIRST FLOOR ROOM IN ROOM OPTION

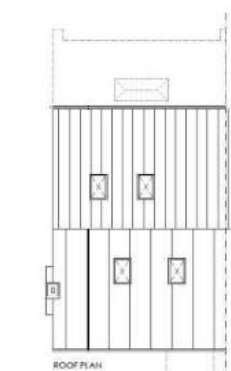


HT BD - FLOOR PLAN AREAS

GROUND FLOOR PLAN - 66.29M² / 713FT²
FIRST FLOOR PLAN - 50.79M² / 548FT²
SECOND FLOOR PLAN - GROSS 25.73M² / 278FT² // NET - 21.76M² / 236.3FT²
TOTAL GROSS - 142.81M² / 1541FT² // NET - 138.99M² / 1496FT²



HOUSE TYPE BS SEMI DETACHED - PLOTS 4 & 7



EXTERNAL MATERIALS

ROOF: TO BE AGREED
WALL FINISH: TO BE AGREED
WINDOW SURROUNDS: STONE TO CABLES
WINDOWS/DOORS: NEW GREY TIMBER COMPOSITE UNIT - GLASS DOUBLE GLAZED AS STANDARD
FRONT & REAR DOOR: NEW GREY TIMBER COMPOSITE UNIT / SLIDERS TO REAR
RW GOODS: BLACK UPVC

HT BS - FLOOR PLAN AREAS

GROUND FLOOR PLAN - 66.85M²
FIRST FLOOR PLAN - 50.79M²
SECOND FLOOR PLAN - NET - 24.19M² / GROSS 29.17
TOTAL NET - 141.79M² / GROSS - 146.77M²



NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY

REV	DESCRIPTION	BY	CHECK	DATE
1	UPDATED EXTERNAL MATERIALS CHECKED	MC	JC	13.04.21
2	UPDATED VELUX WINDOW LOCATIONS & ACCESS WINDOWS TO HOUSE TYPE BD	MC	JC	13.04.21
3	REMOVED ROOF TAILING & CHIMNEYS ON PLOTS 4 & 7	MC	JC	18.02.21
4	FIRST FLOOR LAYOUT UPDATED	MC	JC	14.12.20
5	ELEVATION STYLE UPDATED	MC	JC	09.12.20
6	ELEVATION STYLE UPDATED	MC	JC	13.11.20



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CLIENT

WANNOP DEVELOPMENTS

PROJECT

RECTORY ROAD, CASTLE CARROCK

TITLE

HOUSE TYPES BS - BD - AA

DRAWING NO: 1425-102

REVISION: F

SCALE: 1:100

DATE: 27.08.20

DRAWN BY: MC

CHECKED BY: JC

PURPOSE OF ISSUE

PLANNING

CONSENT

WILDCARD BIDS

INFORMATION

TENDER

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