

## SCHEDULE A: Applications with Recommendation

21/0513

Item No: 10

Date of Committee: 03/12/2021

**Appn Ref No:**  
21/0513

**Applicant:**  
Kirkaldy and Roe Ltd

**Parish:**  
Burgh-by-Sands

**Agent:**  
Summit Town Planning

**Ward:**  
Dalston & Burgh

**Location:** Buck Bottom Farm, Burgh by Sands, Carlisle, CA5 6AN

**Proposal:** Demolition Of 2no Barns; Conversion Of 1no. Barn To Dwelling And Erection Of 3no. Dwellings

**Date of Receipt:**  
21/05/2021 16:00:49

**Statutory Expiry Date**  
16/07/2021 16:00:49

**26 Week Determination**

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### REPORT

**Case Officer:** John Hiscox

#### 1. Recommendation

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

#### 2. Main Issues

- 2.1 Whether the development principle is acceptable
- 2.2 Scale of development
- 2.3 Design, layout and materials
- 2.4 Heritage impacts (listed buildings/conservation areas)
- 2.5 Heritage impacts (archaeology/Hadrian's Wall)
- 2.6 Landscape and visual impacts (Solway Coast Area of Outstanding Natural Beauty)
- 2.7 Drainage impacts
- 2.8 Biodiversity
- 2.9 Road safety
- 2.10 Private amenity impacts

#### 3. Application Details

##### The Site

- 3.1 The application site is within the village of Burgh-by-Sands. It is situated on the south side of the C2042 public road that runs east-west through the village. It has two accesses, both gated, either side (east and west) of Buckbottom Farmhouse, which is a Grade II listed building facing north towards the road. The site is generally behind Buckbottom Farmhouse, but also includes the ground east and west which includes a traditional brick barn proposed for conversion.
- 3.2 The site is rather U-shaped in plan form as it excludes the rear curtilage of Buckbottom Farmhouse, within which is a substantial building providing ancillary accommodation to the existing residence. It is generally flat and has recently been cleared of rubble from former buildings by the applicant.
- 3.3 The site includes several buildings close to the eastern boundary which are associated with Buckbottom Farmhouse and which are considered to form part of the Grade II listing, by association with it. The frontage section of the three sections of these buildings is proposed to be retained and converted to a dwelling; the remainder would be partially demolished to facilitate the development proposed.
- 3.4 The eastern site boundary is formed closest to the road by the outer walls of the aforementioned buildings; the southern half of this boundary is punctuated by a line of deciduous trees (birches) growing within the neighbours' garden ground. The land slopes slightly upwards where it meets this boundary. The adjacent ground forms the courtyard of buildings and garden ground for Cross Farm - a Grade II listed building.
- 3.5 The southern site boundary is presently a fence which allows the site to be viewed openly from nearby open grassed ground. This ground is within the Scheduled Ancient Monument being the Vallum to Hadrian's Wall. It is within the Burgh Conservation Area and the whole village is within the Solway Coast Area of Outstanding Natural Beauty.
- 3.6 The western site boundary separates the site from Housesteads (dwelling and curtilage). Housesteads is a modern, pseudo-traditional slate-over-brick two storey house with a detached modern garage in between it and the dividing boundary. Much of the boundary includes substantial evergreen trees which screen the site from the garden ground and vice versa.
- 3.7 Opposite to the north, on the opposite side of the road are Lamonby (Farmhouse) (Grade II\* listed building) and a row of three dwellings known as White House, Rosemount Cottage and Rosemount. The central one of these (Rose Mount) is a Grade II listed building. Whereas Lamonby Farmhouse is perpendicular to the road with its long length being south-north, the row of three dwellings is parallel and is set back behind deep frontal curtilage areas.
- 3.8 The application site is within the core of the Burgh By Sands Conservation Area, and although Buckbottom Farmhouse substantially screens large parts of the site from the C2042, it is easy to see the ground behind that would be developed, and even easier to observe the brick building proposed to be

converted, which is close to the road.

## **Background**

- 3.9 The Committee is advised that planning permission was previously granted for a similar development on this site through applications described in the planning history section of this report. However, development approved under previous permissions has not technically been commenced, therefore there are no extant permissions in place.
- 3.10 The Committee is also advised that archaeological investigation of the site has previously taken place, but that the current proposals differ from those approved (to which the archaeological investigation relates). Therefore, if this application is successful, it is likely that a further investigation, relating to the current proposals, would be required in advance of development. This reflects the advice provided by specialist heritage (statutory) consultees.

## **The Proposal**

- 3.11 To facilitate re-development of, and access to the overall site, two existing accesses would be augmented and altered to allow vehicles to enter the site via its eastern access, and to exit the site by either the eastern or western access. The existing access arrangement to the east would be changed significantly, with the access opening moving westwards by approximately 6m to move it away from the brick barn and thereby create adequate visibility. Part of the stone wall dividing the site from the highway would be demolished to allow this to take place. The stone harvested through partial demolition would be re-used to fill in the existing gateway. The western access would remain largely unchanged.
- 3.12 The site itself has largely been cleared of the remains of buildings previously demolished (with relevant permissions/consents obtained).
- 3.13 One dwellinghouse would be formed from the substantial brick barn adjacent to the road. In the officers' opinion, this building is listed by association with Buckbottom Farmhouse. The existing shell of the building would be retained within changes to its outer structure. New openings would be formed in the north (roadside), west and south elevations. A parking area to the front (west) of the building for two vehicles would be created. This would be a dwelling with accommodation over two floors (3-bedroomed).
- 3.14 Three new-build single storey dwellings would be introduced on the land to the south of Buckbottom Farm in the area recently cleared. Plot 1, nearest to the road, would be two-bedroomed and would include parking but no garaging, whereas Plot 2 and 3 towards the rear (southern) section would be three-bedroomed and would have both a garage and external parking.
- 3.15 Hard and soft landscaping is shown within the application drawings. These include boundary walls with railings on top on the frontages to Plots 1-3, and a brick boundary wall for the barn conversion. The rear wall of one of the existing barns is to be retained to form the eastern boundary to the southern

curtilage area to the barn conversion.

- 3.16 The entire rear boundary would be enclosed with the introduction of a 1.5m high close-boarded timber fence. Similar fences would be introduced between the new-build plots.
- 3.17 The U-shaped service road and its southern spur would be dressed in tarmac, whereas parking areas within curtilages would be finished with paving (precise details not provided). Within garden areas, the garden would generally be grassed and there is an indication that trees/shrubs would be planted. Areas close to the dwellings are to be covered with stone flags including enlarged flagged areas outside back doors on southern elevations.
- 3.18 The existing barn would be converted re-using existing openings in the west elevation, which would become the front elevation of the house. A range of new openings is proposed in both the rear (south) and roadside (north) elevations. It should be noted that both elevations are currently blank. Guttering, windows (timber), openings and pointing are described/mentioned but not in any detail in the drawings.
- 3.19 To facilitate development, demolition of one entire building and most of a second building adjacent to the eastern boundary is proposed. It may be noted that these principles were established and agreed under previous planning references 13/0047 and 13/0048. These buildings are also considered by officers to be listed by association with Buckbottom Farmhouse.
- 3.20 The materials palette for Plots 1, 2 and 3 is similar - natural slate over walls clad partially with off-white render and partially with stone reclaimed from the demolished barns on Plot 1, with render substituted with facing brick for Plots 2 and 3. uPVC windows and doors are proposed throughout these new-build dwellings (no specification/colour indicated). Each would include an element of timber framed canopy/porch. Composite material garage doors to match house windows are proposed for the garage doors to Plots 2 and 3. Plots 2 and 3 would be identical dwellings.

#### **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 three neighbouring properties. Representations have been received from five individual households. Of these, three are submitted in support; one is neutral and one is in objection.
- 4.2 A summary of the matters of relevance raised in support is as follows:
  - (i) design and materials in keeping with local vernacular;
  - (ii) bungalow design and layout minimising overlooking of neighbours;
  - (iii) development would help support local employment;
  - (iv) tidying up of site (derelict and disused);

4.3 A summary of the matters of relevance raised in objection is as follows:

- (v) increase from one dwelling to five at this location would be prejudicial to safety of road users including nearby residents;
- (vi) adjustment to location of access would promote convergence of access point for 7 properties (including properties opposite);
- (vii) local network of pavements inadequate in relation to additional development;
- (viii) adverse impact on heritage settings of nearby listed buildings;
- (ix) level and nature of development too great for the site - would be more compatible if scaled down (fewer dwellings, more space);
- (x) additional children may not be able to attend school as recent new development has led to school being full;
- (xi) layout would result in houses seeming to be crammed in; (alien to most of village);
- (xii) more traditional approach including materials would be better;
- (xiii) window frames in barn conversion should be timber to reflect heritage context, not uPVC or other;
- (xiv) development of site would involve vibrations caused by machinery utilised that could damage nearby sensitive heritage buildings;

4.4 The representation neither in support, nor in objection mentions the following:

- (xv) one of the buildings within the site and subject to the planning application has partially collapsed onto neighbouring ground;
- (xvi) conditions of previous planning permission should be re-included if planning permission is granted this time around (protection of trees; methodology for construction works;
- (xvii) limitation of construction works within 10m of nearby listed cruck barn.

## **5. Summary of Consultation Responses**

### **Cumbria County Council - (Archaeological Services):**

25.5.21: No objection; recommends conditions are imposed relating to archaeological evaluation and demolition of buildings.

### **Historic England - North West Office:**

9.6.21: No objection to the proposals as submitted; requires archaeological excavation and recording to be secured via planning condition (draft condition provided).

23.8.21: Does not wish to add to previous comments.

### **Natural England:**

14.6.21: No objection; provides guidance in relation to consideration of development proposals in a protected landscape (AONB); refers to standing advice regarding Sites of Special Scientific Interest, Biodiversity Duty, Protected Species (and habitats), Ancient Woodlands/Trees, Environmental Enhancement and other related matters.

## **Northern Gas Networks:**

2.6.21: No objection. Advises in respect of gas apparatus likely to be present in the locality, and the need to approach the gas provider in advance of development.

## **Burgh-by-Sands Parish Council:**

23.6.21: Response set out in two sections: Observations and Objections.

### Observations:

- (i) acknowledges that this site should be developed but draws attention to the fact that this is an important archaeological site with Hadrian's wall, Vallum, Fort and Vicus in close proximity to the site.
- (ii) notes that the Historic Environment Officer recommends a full archaeological investigation recording and achieving so that a permanent and publicly accessible record is made of them.
- (iii) Notes that the site should be the subject of an archaeological investigation to record these assets in advance of development and is submitted by the applicant and approved in writing by the Local Planning Authority.
- (iv) Observes that demolition works have to be approved by the Local Planning Authority in order to protect any underlying archaeological remains.
- (v) Requests that the Conservation Officer and the Planning Authority are involved at every stage to closely monitor progress on this important site.
- (vi) Highlights Policy HE 2 of Carlisle District Plan 9.9 - 13 - emphasises the fact that these assets are valuable, finite, irreplaceable and fragile resources and are vulnerable to a wide range of human activities and natural processes.
- (vii) Recommends that the setting of the surrounding listed buildings that are in close proximity to this proposed development and should be preserved so that the proposals will minimise any adverse impact on their setting (refers specifically to Local Plan Policy HE 3).
- (viii) States that several buildings are adjacent to the proposed development:  
  
Grade 2 Listed Cross farm house and cruck barn  
Grade 2 Listed Buckbottom Farm House and barn  
Grade 2 Lamonby Farm, an important Listed building of more than special interest and Grade 2 Listed Rosemount are close to this site.
- (ix) Observes that the restoration and development of the existing brick built barn on the roadside would appear to be necessary to prevent further decay and deterioration as has happened since the site was purchased from the original owners of a then working Farm over 14 years ago; and that the plans show a sympathetic reuse of materials where possible.

- (x) Points out that there are rarely school places available locally.

**Objections:**

- (xi) Detailed plans for the drainage of the site do not appear to have been submitted and the Parish Council yet again wishes to point out the drainage problems in the area and that UU regularly have to service the drainage in the area close by. The main sewerage pipe is ancient and with the additional number of houses now built in Burgh this added development will exacerbate the problem. Surface water is also an issue and hard surfaces should be kept to a minimum.
- (xii) The windows and doors of the bungalows should be in keeping with the surrounding properties i.e. Timber and not UPVC as has been required of renovations to adjacent properties regardless of their position.

31.8.21: Additional comments received: "Keeping the end of the building is a good proposal and the rearrangement of the windows etc will also be to the good (fenestration), keeping with the Council's previous comments to be retained and considered."

**Solway Coast AONB Unit:** - No response.

**Environment Agency:-** No response.

**United Utilities:**

1.6.21: No objection; provides advice relating to surface water dispersal, wastewater disposal, water supply and requirements in relation to its own assets.

**National Amenity Society:** - No response.

## **6. Officer's Report**

### **Policy Framework:**

- 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 proposed development requires to be assessed against the National Planning Policy Framework (NPPF - 2019 - as amended in July 2021) and the Policies of the Carlisle District Local Plan 2015-2030 listed in paragraph 6.4 below.
- 6.3 The main issues, as listed earlier in the report, are as follows:
- (i) Whether the development principle is acceptable
  - (ii) Scale of development

- (iii) Design, layout and materials
- (iv) Heritage impacts (listed buildings/conservation areas)
- (v) Heritage impacts (archaeology/Hadrian's Wall)
- (vi) Landscape and visual impacts (Solway Coast Area of Outstanding Natural Beauty)
- (vii) Drainage impacts
- (viii) Biodiversity
- (ix) Road safety
- (x) Private amenity impacts

6.4 Taking into consideration the range and nature of matters for consideration in respect of this planning application, the following Policies of the aforementioned Local Plan are of relevance to this application:

Policy SP 1 - Sustainable Development  
 Policy SP 6 - Securing Good Design  
 Policy SP 7 - Valuing our Heritage and Cultural Identity  
 Policy HO 2 - Windfall Housing Development  
 Policy IP 2 - Transport and Development  
 Policy IP 3 - Parking Provision  
 Policy IP 5 - Waste Minimisation and the Recycling of Waste  
 Policy IP 6 - Foul Water Drainage on Development Sites  
 Policy CC 3 - Energy Conservation, Efficiency and Resilience  
 Policy CC 5 - Surface Water Management and Sustainable Drainage  
 Policy CM 5 - Environmental and Amenity Protection  
 Policy GI 3 - Biodiversity and Geodiversity  
 Policy HE 1 - Hadrian's Wall World Heritage Site  
 Policy HE 2 - Scheduled Ancient Monuments and Non-Designated Archaeological Assets  
 Policy HE 3 - Listed Buildings  
 Policy HE 7 - Conservation Areas  
 Policy GI 2 - Areas of Outstanding Natural Beauty  
 Policy GI 6 - Trees and Hedgerows

### **Applicant's Supporting Information:**

#### *Planning Statement (Summit Town Planning):*

6.5 A summary of the matters of relevance covered within the Planning Statement is as follows:

- (i) Advises that the barns within the site are considered curtilage listed by virtue of being formally in the same land ownership as Buck Bottom Farmhouse
- (ii) Lists planning history of the site in the context of the current application(s)
- (iii) Advises that the application responds to concerns raised in relation to the most recent planning application
- (iv) Describes the site and surroundings, confirming proximity of other development and settings (including heritage) in proximity
- (v) Confirms that buildings on site at present already have consent to be



- demolished
- (vi) Describes the proposals submitted, making reference to previous approved applications (2013 scheme) and elements thereby already consented
- (vii) Explains changes made by comparison to approved 2013 scheme e.g. two storey to single storey dwellings
- (viii) Summarises planning policy (national and local) considered to be relevant (NB - references to NPPF not up to date as it has been updated since the Statement was prepared)
- (ix) Seeks to explain why the development would be acceptable in the context of national and local planning policies
- (x) Advises that the curtilage barns are NOT listed, reflecting on the Historic England listing description
- (xi) Undertakes an assessment and advises why current scheme should be accepted, referring specifically to heritage matters
- (xii) Attempts to clarify position in relation to heritage status of the buildings
- (xiii) Describes benefits considered to arise from the development proposed in terms of public amenity improvement (tidying up of site etc)
- (xiv) Discusses impacts on private amenity and biodiversity, confirming that in both cases the application is acceptable in policy terms
- (xv) Ends with conclusion/summary relating to matters discussed in more detail throughout the Statement

*Structural Report (Bingham Yates Ltd 2019):*

- 6.6 The structural report indicates that re-use of the buildings intended to be demolished within the site (brick/stone buildings present at this time, not previously demolished modern buildings now cleared from the site) is not practicable given their poor structural condition arising from decay and damage caused over time. It indicates that works required to enable the buildings to be kept would be invasive and that the buildings may not be able to withstand them. It is advised that consideration should be given to demolition as the preferred option, in the light of their condition.

*Historic Impact Assessment (Summit Town Planning):*

- 6.7 A summary of the matters of relevance covered within the Historic Impact Assessment is as follows:
- (i) Confirms that barns referred to are curtilage structures to the listed Buckbottom Farmhouse, and are within Burgh Conservation Area
  - (ii) Advises that the planning application is accompanied by a Level 2 survey of the barns, details of the replacement buildings and archaeological survey
  - (iii) Advises that site is within the setting of a listed building, within Burgh by Sands Conservation Area, the Solway Coast Area of Outstanding Natural Beauty, the Hadrian's Wall Buffer Zone and that the Scheduled Ancient Monument of the vallum lies to the rear of the site.
  - (iv) Provides overview of national policy relevant to consideration of applications involving heritage assets
  - (v) Refers to documents published by Historic England regarding

- development in relation to heritage assets
- (vi) Describes the current proposals in the context of surrounding heritage structures and settings
- (vii) Advises that the site as a whole is considered to contribute to the conservation area as part of the wider landscape, and that the red brick barn to the frontage in particular provides a positive element of the conservation area as a striking building. Opines that views into the rest of the site are limited by the gap between the red brick barn and the farmhouse, and concludes that, as a whole, the site makes a low contribution to the overall significance of the conservation area
- (viii) Explains how the development would have a positive impact on the setting of the conservation area
- (ix) Describes historic and current context of Buckbottom Farmhouse
- (x) Opines that the development has been designed to respond favourably to the setting of this asset, and that the re-use of the site behinds it for housing, in an appropriate way, is positive in planning terms
- (xi) Describes the significance of the site and scheme in the context of Hadrian's Wall World Heritage Site
- (xii) Advises that the development would result in the site moving from vacant to residential; that the site lies within a developed area and work has been undertaken in relation to archaeological trenching to ensure that nothing unexpected in relation to the Roman history of the area is encountered; and that further archaeological work is expected to be undertaken prior to development
- (xiii) Ends with conclusion/summary relating to matters discussed in more detail throughout the Statement. Specifically advises that any harm perceived to be caused by the development is considered to be outweighed by the provision of new housing and the retention of the red brick barn giving it a viable future.

*Design and Access Statement (Black Box Architects):*

6.8 A summary of matters of relevance within this document is as follows:

- (i) Describes the site and setting and gives detailed commentary on proposed barn conversion
- (ii) Describes context of new-builds to rear and intended demolition of existing barns
- (iii) Discusses intended materials and (hard) landscaping
- (iv) Confirms that drainage will be taken to existing connection in the main road

NB This document is not up to date because it does not reflect the revised scheme submitted in response to officer/agent discussion in August 2021.

*Contamination Statement (Summit Town Planning):*

6.9 The statement advises that it is the landowner's understanding that the land has historically been used as a farm yard, and that the buildings were used for animal housing and have now been removed. It is advised that there is no

evidence on site to suggest that the site has any issues in relation to the contamination of land.

Tree Report (Westwood Landscape 2019):

6.10 A summary of the matters of relevance from within this statement is as follows:

- (i) Comprehensively describes all trees adjoining the development
- (ii) Advises that row of birches, single Ash and two Dawn Redwood trees should be retained
- (iii) Provides technical information relating to future protection of trees
- (vi) Reflects that all trees are protected due to their situation within the conservation area
- (v) Recommends that replacement tree planting is undertaken to compensate for the minor loss of landscape and amenity value accruing.

NB It should be noted that the report relates to drawings forming part of the 2013 scheme approval. However, it is still relevant to the current application and therefore advice within it can be accepted.

Archaeological Evaluation (CFA Archaeology):

6.11 The evaluation report (from 2006) provides a detailed analysis of the ground within the site, and advises in conclusion that the majority of the features evaluated within the site, between the Wall and the Vallum appear to Roman in date and may be associated with the later phases of occupation of the civilian settlement at Burgh-by Sands, rather than directly associated with the frontier defences.

6.12 It is clear from this supporting document that the site is archaeologically sensitive and therefore further consideration must be given to evaluating it, in the context of the current scheme.

Draft Bat Survey Report (Hesketh Ecology, 2020):

6.13 This report includes an Executive Summary. It states:

*This report relates to a bat survey carried out on the barns / outbuilding at Buck Bottom Farm, Burgh by Sands. A proposal exists to convert the traditional barn to provide 1x no. residential unit, demolish the smaller barn and collapsed outbuilding to create an additional 3x residential units on the site.*

*The findings of the survey effort, including two dusk activity surveys undertaken during the peak season for bats, concluded there is a common pipistrelle roost present in the main barn, used by low numbers of bats.*

*As the proposed development will result in the modification / damage to the roost, the work will require a Natural England Licence in order to legally*

*proceed. An application to NE can only be applied for once planning consent has been granted.*

*Adhering to the mitigation scheme will ensure there are no long term impacts to local bat populations from the proposal.*

*At least three different species of bat were observed during the surveys and the site is used by pipistrelle species foraging and commuting. The site is considered to be of some importance to local bat populations.*

*External lighting on site must be kept to a minimum and adhere the design set out in Chapter 8, with no light spillage on the surrounding habitat to the east, south and west site boundaries.*

*To ensure no risk of impact on breeding birds any grounds clearance and demolition to the buildings should take place outside of the breeding bird season. If works are to be undertaken during the bird breeding season (March - September) an ecologist should check for any signs of active nests prior to works.*

*To ensure continued opportunity for the swallows on site the project could install swallow cups to any suitable overhang, or the canopy walkways to the 3x bungalows would also provide suitable nest opportunity. Timber boards can be fitted along the wall - 20cm down from the roof tie and 20cm in width to collect droppings and avoid mess beneath the nest sites.*

## **Assessment**

### *Whether the development principle is acceptable:*

- 6.14 In terms of the development of additional housing within existing sustainable settlements, the principle is acceptable because it generally complies with Policy HO 2. The scale of development is proportionate to the site, and the layout and density is similar to the previous layout approved under the 2013 references.
- 6.15 To a great extent, the principle was established in 2013; although the current Local Plan was not in effect in 2013, housing policy relating to infill/windfall in settlements was highly similar within its predecessor. The current proposals would utilise the same access arrangement as previously accepted.
- 6.16 In terms of the development principle, therefore, this proposal accords with Policy HO 2 and with other overlapping policies in the Plan such as SP 1, in particular with regard to appropriate augmentation of existing service settlements. The application also accords with the NPPF in terms of the development principle.

### *Scale of development:*

- 6.17 The scale of the proposed development is the same as the scale of development approved under the 2013 references, and remains compatible

with the surrounding settlement and nearby developments. The proposals do not represent either an over or underdevelopment of the site and the use of single storey dwellings enables a hierarchy of development to be maintained, especially with regard to the primary building(s) between the majority of the site and the public road. The development is a form of 'backland' development which would also be visible from the scheduled monument (Vallum) immediately to the south, so upward scale is highly important here. Keeping the development relatively low helps its scale to be in-keeping with the broader village/heritage setting. The scale of development, compared to the 2013 scheme as approved, is better related to the overall site and its surroundings.

- 6.18 In these respects, therefore, the application is not in conflict with Policies HO 2 or SP 6.

*Design, layout and materials:*

- 6.19 First, it must be noted that the 2013 permission/consent has established a range of principles relating to this subject area. The barn was approved with a range of openings and existing materials largely retained, although negotiation led to changes - reduction in the number of openings in the principal (west) elevation and increase in the number of openings to 3 (from 2) in the north elevation.
- 6.20 The three dwellings in the rear of the overall site were largely pseudo-traditional townhouses within the 2013 scheme, and with the change to single storey dwellings this is more logical and arguably natural where backland development is concerned, to enable a greater sense of hierarchy to be maintained. The hierarchical relationship between the surrounding buildings (including Buckbottom Farm) and the development would be more akin to a farmhouse and its subservient outbuildings.
- 6.21 The materials palette is reasonable and does not substantially deviate from the palette included with the 2013 scheme, although proposed windows are uPVC as opposed to timber which has promoted an objection by the Burgh Parish Council. However, the windows would be so far from the public road that it would be difficult to discern that this material has been used from the public realm of the Conservation Area, including the area of the Vallum, which would inevitably be screened by either fencing or hedging (the current proposal is for a 1.5m high timber close-boarded fence to be installed).
- 6.22 The change from the 2013 scheme in terms of the rear boundary to the overall development (from 0.9m high post and wire fence to 1.5m high close-boarded fence) is significant as it would enclose the site from the scheduled monument. In relation to the 2013 scheme, the taller two-storey houses would have been viewed readily from this area which, although not open to public access, is open paddock with a visual interrelationship with the site. It is possible, although not currently proposed, that this area could be made accessible to the public at some point in the future.
- 6.23 This area of the scheme is challenging to balance, especially in the context of

the previously approved 2013 scheme and the greater impacts that would have been likely compared to the current scheme. Enclosure of the site with a close boarded fence would ensure that the back elevations of the new dwellings at the rear of the site are screened but the fence itself is not a positive visual component, because it would disenable the connectivity between the site and the Vallum monument. In the long term, although it is accepted that screening would be a requirement to ensure privacy to some extent for the new residents, perhaps a gentler solution would have seen the introduction of a hedgerow of mixed native species, giving the rear of the site a more organic feel as opposed to the current suburban arrangement proposed.

- 6.24 The applicants are content that the proposed close boarded fence represents an appropriate treatment of the rear boundary in the context of the current application. It can be accepted that (over time) timber weathers generally to a grey although there would be little possibility of controlling the colour of this being changed by residents - painting a fence is generally not controllable through planning.
- 6.25 However, although this element has not been proposed with the greatest amount of harmony and empathy envisioned, its position is not so prominent as to make the element unacceptable in the context of the overall scheme.
- 6.26 In respect of this subject area, therefore, the application can largely accord with Policies SP 6, HO 2, HE 7 and HE 1 of the Local Plan.

*Heritage impacts (listed buildings/conservation areas):*

- 6.27 The range of outbuildings close to the eastern boundary is listed by association with Buckbottom Farmhouse. The proposed conversion of the barn to a dwelling, partial demolition of the remaining barns in this area to open up the site, and alterations to the front boundary wall all require Listed Building Consent (LBC). 21/0514 is the related LBC which will be the subject of a separate report.
- 6.28 At this point in the Burgh Conservation Area there is a cluster of listed buildings and it is part of the main street scene/setting. The development would easily be viewed from public vantage points at close quarters, especially the frontage barn and the front boundary wall. Changes to the frontage and barn in particular, but also the placement of the dwellings in the rear wider curtilage of Buckbottom would have significant effects on this local heritage setting. Burgh in itself in a wider sense is a good quality conservation village with a strong heritage core in and around this eastern area (focussed on the crossroads at 'Burgh Head') including a range of undesignated and designated assets.
- 6.29 The previous scheme approved under 13/0047 and 13/0048 is influential and comparison between what is now proposed and what has been approved in detail is reasonable. Substantial demolition was approved in relation to the two southernmost sections of building in the eastern range in a highly similar arrangement to that now proposed, with a section of back wall being retained.

Conversion of the front barn was approved with many similar elements as proposed now; however, the prominent front elevation facing the main public road is considered to be of poorer design this time around with an excess of openings and/or incompatible arrangement, rhythm and scale of openings, which in combination makes this elevation highly domesticated. It is a blank brick gable end at present, which is characteristic of northern walls of farm buildings in many settings. Planning permission and LBC have been granted for the insertion of three openings in this elevation (two at upper floor and one at ground floor level(s) in a manner previously agreed by the Conservation Officer. However, the current arrangement is considered to be less sympathetic and not to relate particularly well to the setting which is so close to Cross Farm and Buckbottom, with Lamonby opposite. The approved scheme includes three narrower windows arranged and designed to harmonise with this elevation; whereas, the current scheme includes a window array which seems excessive in terms of its external arrangement, and potentially unnecessary (or possible to re-design so that it is more sensitive).

- 6.30 The matter of windows, and their arrangement etc in the context of this application, the associated LBC application, in the context of national and local policy and in terms of its impacts on the heritage resources in existence locally will have to be appraised in the overall planning balance, if these issues are the only issues of planning significance arising. The applicants argue that great weight should be given to the impact in terms of energy usage to light dark rooms during the day if the amount of window is reduced.

*Heritage impacts (archaeology/Hadrian's Wall):*

- 6.31 The site is known to be sensitive because of its subterranean archaeology, which was investigated and evaluated in detail in relation to the 2013 scheme. Similar attention would inevitably be necessary in relation to the current scheme.
- 6.32 Consultation responses from both Cumbria County Council's Archaeology specialist and from Historic England have indicated similarly that the matter of archaeology, although known and previously investigated, has not been discharged in relation to the current proposals. Both have indicated that conditions would be required to ensure an acceptable level of investigation is undertaken in relation specifically to the current scheme. This approach is agreed by officers and, in the event of planning permission being granted, would promote the inclusion of relevant conditions to ensure that any further investigation required and associated evaluation is secured. This would enable the proposed scheme to accord with the intentions of policies HE 1 and HE 2, as well as with the NPPF.

*Landscape and visual impacts (Solway Coast Area of Outstanding Natural Beauty):*

- 6.33 In terms of its broader impacts on the landscape, the effects of development are highly likely to be localised and not harmful. Although the entire village of Burgh is included in the AONB designation, it is more likely that substantial

developments on its margins would relate to the AONB setting.

- 6.34 The current proposal would be able to be visually contained within the village structure and would not have wider impacts on the AONB setting; and while Burgh is an integral part of the overall AONB it would be more logical to consider visual effects in the context of the village and heritage settings at closer range.
- 6.35 The development is not in conflict with Policy GI 2.

*Drainage impacts:*

- 6.36 Within the submitted Design and Access Statement, it is stated that drainage would be connected into the existing system in the main road. It is clarified within the application form that foul drainage for the development would be connected into the United Utilities main sewer drain. It is also indicated that surface water would be dispersed via a sustainable drainage system. Despite these indications, there is no graphical or technical information to indicate where the drainage would be placed or where the connection is in the main road.
- 6.37 The Parish Council has raised this as an issue in its objections. The consultee is concerned that the existing mains sewer would not cope with the additional drainage burden, and also that less permeability could promote surface water problems.
- 6.38 United Utilities has indicated that it does not object to the application and has not recommended any conditions even in the absence of firm proposals.
- 6.39 The indication that foul water would be connected to the existing mains sewer and that a sustainable drainage system would be provided for surface water dispersal accords with the NPPF and with adopted Policies IP 6 and CC 5. It is unfortunate that this detailed full application includes no information about the whereabouts of the existing and proposed infrastructure; however, this is a subject that could reasonably be covered by planning conditions if permission is granted. This would be consistent with the management of the subject in relation to the 2013 scheme.

*Biodiversity:*

- 6.40 The application site is known to provide for bats using at least one of the redundant buildings. An up to date bat survey report has been provided, within which this is acknowledged and proportionate mitigation is proposed. It is accepted that the development could be undertaken in accord with Policy GI 3, as long as the mitigation is undertaken. In the event of planning permission being granted, this would appropriately be secured through planning condition(s).
- 6.41 Introducing purpose provided mitigation for bats and birds can be described as achieving 'net gain' in relation to biodiversity. It can therefore also accord with the NPPF.



### Road safety:

- 6.42 The application would use an altered eastern access and relatively unaltered western access to achieve a 'looped' route for all vehicles to use. This is consistent with the previous planning permission. It would entail relocation of the existing eastern access so that visibility is achieved to an acceptable standard in both directions along the public road.
- 6.43 Impact on road safety has been raised in objections to the scheme, but it would be difficult to argue that the scheme would promote any greater change to road safety than the 2013 scheme. Conditions from the 2013 permission would be transferable, potentially with adjustment, to the current scheme. These would adequately protect road users including users of the nearby pavements.
- 6.44 The application is therefore considered to be in accord with Policies IP 2 and IP 3 of the Local Plan.

### Private amenity impacts:

- 6.45 The orientation and location of the new dwellings means that the impacts of new window openings would mainly affect future residential amenity of residents within the development itself. The new windows in the front (north) elevation of the barn conversion would be in excess of 21m from any existing windows opposite, serving primary rooms in other dwellings.
- 6.46 Because the new dwellings would be single storey as opposed to two-storey (2013 scheme refers), they would contain no upper floor windows and generally this reduces overlooking into others' private areas, although in this instance that is not considered to be a significant concern, because existing and proposed boundaries are either served well by hard and/or soft landscaping including existing trees; and the development is sited so that it does not come into direct opposition to existing development.
- 6.47 With regard to private amenity impacts, therefore, the application is able to accord with Policies SP 6 and HO 2.

## **Conclusion**

- 6.48 In effect, this is an attempt to renew 13/0047 and 13/0048 but the application/proposal has been updated and changed to reflect the ambit of a different developer. Fundamental changes to the scheme include changing the 2-storey new-builds to single storey dwellings; lesser, but still significant changes arise in terms of interaction with heritage buildings and settings, especially with regard to the frontage building and the rear boundary treatment.
- 6.49 The main fundamental change to 'bungalows' has improved the hierarchy of development significantly in a local/heritage context by comparison to the 2013 scheme, and although the design approach (including materials) for the

new-builds is not exceptional and does not promote a conservation-led approach to design, the development impacts of these subservient items can be absorbed due to the strength of the heritage resource which is enveloped by substantial, prominent buildings including the listed Cross Farm and Buckbottom Farmhouse. The impact of the new-builds on the locality would be acceptable.

- 6.50 Matters of archaeology, drainage, biodiversity, road safety, tree protection and contamination could adequately be dealt with by condition, as they were in relation to the 2013 scheme - these considerations have not fundamentally changed. Broader impacts on the heritage and landscape resource are acceptable because the development effects would be localised.
- 6.51 There are still one or two issues which officers consider have not been fully, satisfactorily resolved. Firstly, attempts to reduce impacts on the barn to be converted have led to developer resistance on the basis that the scheme as submitted provides the optimum amount of light availability to rooms and is not harmful to the heritage resource. This is contested by the Carlisle City Council Conservation Officer and the case officer; however, the scheme as submitted (which has been slightly adjusted to make the fenestration in the northern end less regular) does enable the west/front elevation of the building to be retained largely as it is now. The west elevation is arguably the most sensitive to change, and during the consideration period for the 2013 scheme additional upper floor openings were deleted from the scheme, leading in turn to pressure to provide light via windows elsewhere. Although it would have been preferable for further adjustments to the northern end elevation to be made in the light of officer advice, its potential additional effects on the heritage resource over and above those already endorsed in the 2013 scheme are not overriding and can be accepted, on balance and in relation to the overall scheme.
- 6.52 The second issue of concern is that the rear boundary, as discussed under Design, Layout and Materials above. The boundary interacts with the Vallum, a scheduled ancient monument and part of the Hadrian's Wall World Heritage Site; this would be enclosed with 1.5m high close boarded fence as opposed to the 0.9m high post and wire fence agreed under the 2013 scheme. That would have the effect of partially cutting off the Vallum from the site, or rather having the development turn its back on the Vallum instead of finding a way to integrate or harmonise with it. This could perhaps be achieved by using the previously approved post and wire fence, but with augmentation through introduction of a native hedgerow. The significance of the monument cannot be underplayed, and every care should be taken to preserve its setting.
- 6.53 However, it is noted that the Vallum is not currently open in the context of public access, and in the light of this specific issue, although not ideal, the proposal to allow a close boarded fence may be acceptable.
- 6.54 All matters raised in objection to the scheme by third parties and the Parish Council have been considered and appraised in this report, alongside components that could have been improved, especially given the sensitive heritage setting and visual environs of the site. However, on balance, and in

particular having regard to the substantially improved hierarchy of buildings that would be achieved by comparison to the approved 2013 scheme, the changes to the northern elevation of the barn conversion, and the installation of a close boarded fence to the rear can be accepted because their impacts would not be harmful to the point where the scheme is rendered unsupportable.

- 6.55 The matters raised in representations from the aforementioned sources do not outweigh the general acceptability of the scheme, as revised in August 2021. The application, therefore, is recommended for approval subject to conditions.
- 6.56 The Committee may wish to note that affordable housing contributions agreed in relation to the 2013 scheme are not applicable in the context of the current Local Plan.

## **7. Planning History**

- 7.1 19/0389 - Erection Of 3No. Bungalows - Withdrawn 06/02/20
- 7.2 13/0048 - Erection Of 3No. Dwellings, Conversion Of Barn To 1No. Dwelling And Demolition Of Outbuilding (LBC) (Revised Application) - Approved 10/06/13
- 7.3 13/0047 - Erection Of 3No. Dwellings, Conversion Of Barn To 1No. Dwelling And Demolition Of Outbuilding (Revised Application) - Approved 16/01/14 (Subject to Section 106 Agreement)
- 7.4 13/0046 - Demolition Of Barns To Enable Proposed Development Of Erection Of 3No. Dwellings And 1No. Barn Conversion (Conservation Area Consent) (Revised Application) - Approved 10/06/13
- 7.5 12/0413 - Erection Of 3No. Dwellings; Relocation Of Access And Conversion Of Listed Barn To 1No. Dwelling - Withdrawn 11/01/13
- 7.6 12/0411 - Demolition Of Structurally Unsound Barns (Conservation Area Consent) - Withdrawn 11/01/13
- 7.7 12/0414 - Erection Of 3No. Dwellings; Conversion Of Listed Barn To 1No. Dwelling And Demolition Of Outbuilding (LBC) - Withdrawn 11/01/13
- 7.8 08/1168 - Erection of 3no. Residential Units and Relocation of Access Along with Conversion of Listed Barn to 1no. Residential Property (LBC) - Withdrawn 12/01/09
- 7.9 08/1159 - Erection of 3no. Residential Units and Relocation of Access Along with Conversion of Listed Barn to 1no. Residential Property - Withdrawn 12/01/09
- 7.10 08/0536 - Demolition Of 2no Brick Barns; Conversion Of 1no Brick Barn To Residential Unit And Erection Of 1.8m High Rendered Wall To Front Of Barn

To Facilitate Formation Of Private Garden Space (LBC) (Revised Application)  
(LBC) - Withdrawn 08/07/08

- 7.11 08/0535 - Conversion Of Barn To 1no Dwelling And Erection Of 8no Dwelling (Plot 7 Discounted 'Affordable' Unit) With Associated Road And Fences (Revised Application) - Withdrawn 08/07/08
- 7.12 07/0802 - Demolition of Brick Built & Tin Barns Prior To Site Redevelopment (CAC) - Approved 25/10/07
- 7.13 07/0800 - Demolition Of 2no. Brick Barns; Conversion Of 1no. Brick Barn To Residential Unit And Erection Of 1.8m High Rendered Wall To Front Of Barn To Facilitate Formation Of Private Garden Space (LBC) - Withdrawn 29/08/07
- 7.14 07/0799 - Conversion Of 1no. Barn To Dwelling, Erection Of 8no. New Dwellings And Realignment Of Entrance - Withdrawn 29/08/07

Associated History:

- 7.15 15/0861 - Replacement Of Wooden Painted C20 Casement Windows (LBC) - Approved 19/11/15
- 7.16 15/0406 - Continued Replacement Of Wooden Painted C20 Casement Windows (LBC) - Refused 16/07/15
- 7.17 14/0282 - Removal Of Rear Porch Extension And Opening Up Of New Doorway To South Elevation; Removal Of Part Of False Ceiling In Kitchen; Relocation Of Bathroom To First Floor Bedroom; Provision Of En-Suite To Master Bedroom (LBC) - Granted 28/05/14
- 7.18 07/0727 - Removal Of 1no. Gate Pier And Erection Of 1.8m High Rendered Wall To Rear (LBC) - Approved 12/10/07
- 7.19 06/0677 - Retention of works carried out to repair the east gable wall (LBC) - Approved 31/07/06
- 7.20 86/0753 - Demolition of barn and ancillary buildings, rendering of west gable end of Buckbottom farmhouse and construction of 1.6m high highway boundary wall (LBC) - Approved 07/10/87
- 7.21 86/0752 - Construction of 1.6m high highway boundary wall - Approved 07/10/87

## **8. Recommendation: Grant Permission**

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

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of

the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
  1. the submitted planning application form;
  2. drawing ref. 20-113-06 'Site Location Plan', received on 24 May 2021;
  3. drawing ref. 20-113-03 'House Type Plot 1', received on 24 May 2021;
  4. drawing ref. 20-113-04 'House Type Plot 2 and 3', received on 24 May 2021;
  5. drawing ref. 20-113-02A (Revision A) 'Proposed Site Plan', published on the Carlisle City Council website on 6 August 2021;
  6. drawing ref. 20-113-05A (Revision A) 'Barn Ex and Proposed', published on the Carlisle City Council website on 6 August 2021;
  7. the Tree Report (Westwood Landscape) dated 3 June 2019, received on 24 May 2021, in particular the Tree Constraints Plan (dated 02/06/19) which identifies Root Protection Areas;
  8. the Planning Statement (Summit Town Planning) received on 24 May 2021;
  9. the DRAFT Bat Survey (Hesketh Ecology) dated 26.3.20, received 24 May 2021;
  10. the Design and Access Statement (Black Box Architects), received on 24 May 2021, insofar as it relates to proposed drainage, materials, layout and landscaping (but excluding drawings and references to the barn conversion, which was revised and which is referenced in Item 5 above);
  11. the Notice of Decision;
  12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. Full details of all materials to be used on the exterior of the converted and new buildings, including the re-use where possible of reclaimed bricks following demolition of those buildings not being retained as part of the development hereby permitted, shall be submitted to and approved in writing by the local planning authority before they are utilised within the development. The development shall thereafter be fully implemented in accordance with the details approved in response to this condition.

**Reason:** To ensure the development is harmonious with the sensitive local setting within Burgh-by-Sands Conservation Area, in the

vicinity of (and including) curtilage listed buildings and within the Solway Coast Area of Outstanding Natural Beauty and Hadrian's Wall Buffer Zone (adjacent to the Hadrian's Wall Vallum Scheduled Ancient Monument), to accord with Policies SP 6, SP 7, HE 2, HE 3, HE 7, HE 1, GI 2 and HO 2 of the Carlisle District Local Plan 2015-2030.

4. Prior to their implementation within the development, details of all proposed walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected shall be submitted to, and approved in writing by the local planning authority. The development shall be undertaken in strict accordance with the details approved in response to this condition.

**Reason:** To ensure the design and materials to be used are appropriate to the visual environs of the locality, and to ensure compliance with Policies SP 6, HE 7, of the Carlisle District Local Plan 2015-2030.

5. Details of the windows, doors, depth of recessing of windows and doors from the outer edge of any openings and treatment of all new openings in the barn conversion shall be provided prior to the formation of any new openings and/or installation of windows and doors within this building. The development shall be undertaken in strict accordance with the details approved in response to this condition.

**Reason:** To ensure the design and materials to be used are appropriate to heritage buildings and settings and to ensure compliance with Policies HE 3, HE 7 and SP 6 of the Carlisle District Local Plan 2015-2030.

6. Prior to the commencement of development, details of the proposed rainwater goods to be installed on the converted barn and the means of fixing said goods to the proposed dwellings shall be agreed in writing by the local planning authority. The rainwater goods shall then be installed in strict accordance with these details.

**Reason:** To ensure that the development is appropriate in terms of its appearance in the context of nearby listed buildings and the Burgh-by-Sands Conservation Area, and to accord with Policies SP 6, HE 3 and HE 7 of the Carlisle District Local Plan 2015-2030.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and/or re-enacting that Order) the following forms of development within the provisions of Part 1, 2 and 14 to Schedule 2 of the Order shall not be undertaken without the express permission in writing of the council:

1. Extension or enlargement

2. Additions or alterations to roofs
3. Detached outbuildings
4. Porches
5. Chimneys and flues
6. Gates, fences, walls or other means of enclosure
7. Domestic renewable energy apparatus

**Reason:** The further extension or alteration of these dwellings, or alterations to boundaries, or erection of detached buildings requires detailed consideration to safeguard the amenities of the surrounding area, to accord with Policies SP 6, HE 1, HE 2, HE 3, HE 7 and GI 2 of the Carlisle District Local Plan 2015-2030.

8. Prior to commencement of the development hereby approved, details of all proposed foul and surface water drainage works shall be submitted to, and approved in writing by the local planning authority. The drainage works agreed in response to this condition shall be fully implemented and be operational prior to occupation of the first dwelling.

**Reason:** In the absence of any details of drainage in relation to the application, and to ensure acceptable means of surface and foul water dispersal/disposal, to accord with Policies IP 6 and CC 5 of the Carlisle District Local Plan 2015-2030.

9. For the duration of the development works, existing trees to be retained (G1 - row of Birch and T1 - Ash) as identified on the Tree Constraints Plan forming part of the approved Tree Report listed as an approved document in Condition 2 above shall be protected by suitable barriers erected and maintained in accordance with the specification within Appendix 4 to the Tree Report. The local planning authority shall be notified at least seven days before work starts on site so that barrier positions outwith the Root Protection Areas 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 to be retained during development works, to ensure that their health is not compromised so that they can safely be retained for future amenity and biodiversity purposes, in accordance with Policy GI 6 of the Carlisle District Local Plan 2015-2030.

10. The development shall at all times be undertaken and occupied in strict accordance with the mitigation and actions stated in the DRAFT Bat Survey (Hesketh Ecology dated 26.3.20) stated as an approved document in Condition 2 of this planning permission, in particular those within Section 8 'Mitigation' and Section 9 'Summary', the latter of which includes provision for

'swallow cups' to be installed. All of the provisions introduced for bat and bird accommodation shall at all times be kept clear and maintained to enable them to be occupied by protected species of bat and bird.

**Reason:** The site is known to contain presence and activity, including roosting/nesting, of protected species including birds and bats. The mitigation measures identified within the aforementioned survey will ensure adequate mitigation is provided to offset potential disturbance and/or destruction of protected species and their habitats, to accord with Policy GI 3 of the Carlisle District Local Plan 2015-2030.

11. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological excavation relating to the current development scheme hereby approved in this planning permission, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing 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, to accord with Policy HE 2 of the Carlisle District Local Plan 2015-2030, and to ensure the excavation/investigation reflects changes to the scheme since the first report was commissioned in 2006.

12. 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 one year 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 publicly accessible record is made of the archaeological remains that have been disturbed by the development, to accord with Policy HE 2 of the Carlisle District Local Plan 2015-2030.

13. Prior to the commencement of development, a detailed methodology for the demolition and construction works shall be submitted to and approved by the local planning authority, relating to minimisation of potential impacts on the Grade II listed buildings at Cross Farm. The development shall thereafter be undertaken in strict accordance with the methodology approved in response to this condition.

**Reason:** To ensure that the Grade II listed building(s) at Cross Farm, in particular the 'Cruck barn' south of the main farmhouse, are protected from potential damage during demolition and construction works, to ensure that development is undertaken in accordance with Policy HE 3 of the Carlisle District Local Plan 2015-2030.



14. Prior to the demolition of any buildings on site a detailed methodology for the demolition works shall be submitted to and approved by the local planning authority, to ensure that there is no damage to the underlying archaeological remains on the site. The demolition works shall be undertaken in strict accordance with the details approved in response to this condition.

**Reason:** To ensure that any underlying archaeological remains on the site are protected during demolition, in accordance with Policy HE 2 of the Carlisle District Local Plan 2015-2030.

15. There shall be no excavation of any kind within 5 metres of the Grade II 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 HE 3 of the Carlisle District Local Plan 2015-2030.

16. The access road and parking areas shall be constructed, drained and lit in strict accordance with details that have first been submitted to and approved in writing by the local planning authority, prior to the occupation of any of the dwellings hereby approved.

**Reason:** To ensure an acceptable standard of construction, drainage and lighting is provided, in the interests of amenity and highway safety and to accord with Policies SP 6 and IP 3 of the Carlisle District Local Plan 2015-2030.

17. No dwelling shall be occupied until the vehicular access to the site and parking accommodation for each of the four residential plots (including internal/covered parking space) has been completed in accordance with the approved plans and first made available for unobstructed use. The individual parking facilities shall be retained free from obstruction and capable of use for the parking of domestic vehicles at all times thereafter.

**Reason:** To ensure an acceptable standard of access and parking provision is available when the development is brought into use and during its occupation thereafter, to accord with Policies IP 2, IP 3 and SP 6 of the Carlisle District Local Plan 2015-2030.

18. No construction vehicles shall at any time park outwith the site either during or prior to construction works associated with the development.

**Reason:** To ensure that the local road network is kept clear from construction traffic, to ensure that the construction does not prejudice the safety of road users, including pedestrians, and to accord with Policy IP 2 of the Carlisle District Local Plan 2015-2030.

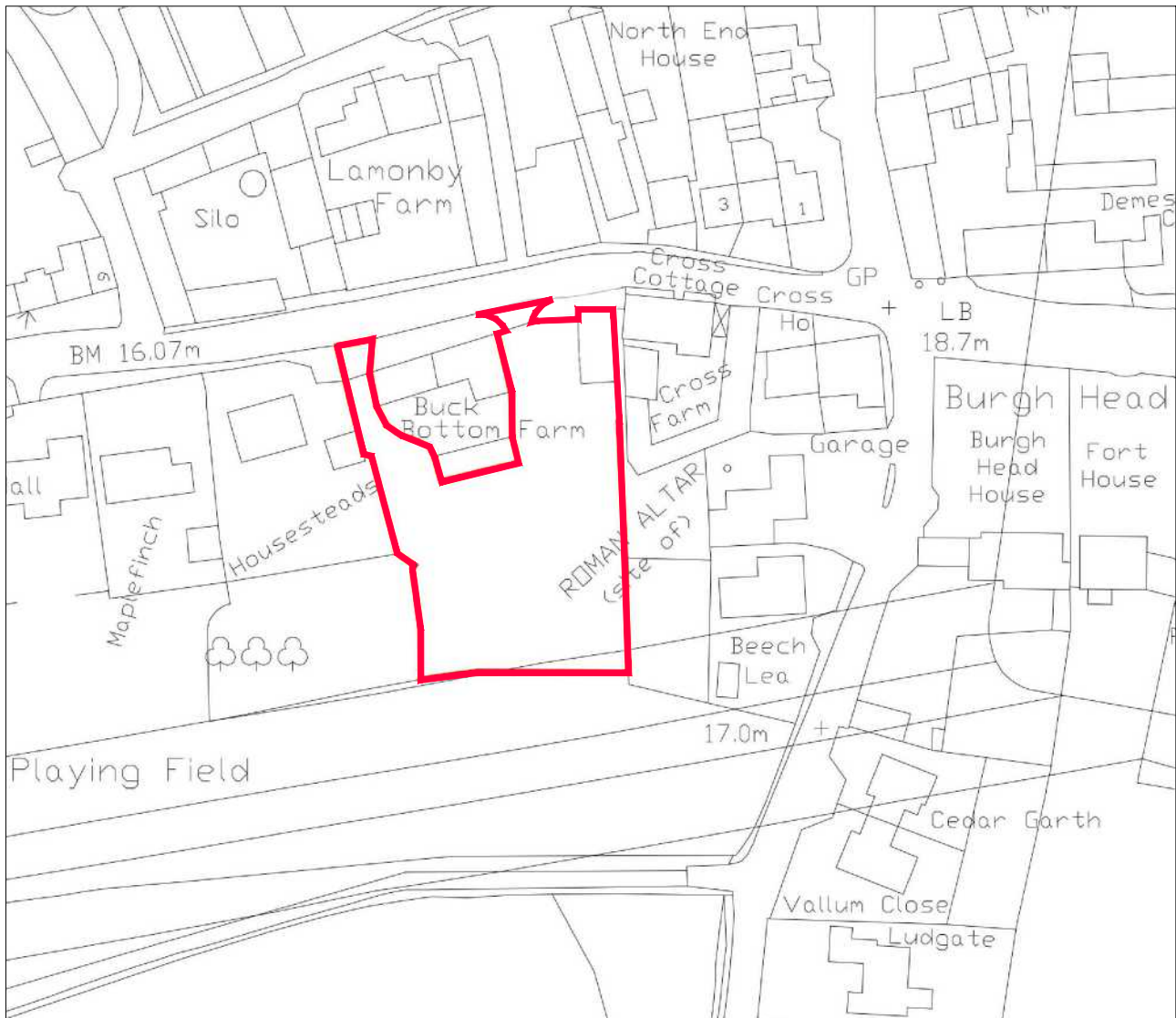
19. Hard and soft landscaping works shall be undertaken in strict accordance with details that shall first have been submitted to, and approved in writing by the local planning authority. Said details shall include timing/phasing of implementation in relation to occupation of the development, and aftercare.

**Reason:** To ensure that a satisfactory landscaping scheme is implemented, in the interests of public and environmental amenity, in accordance with Policies SP 6 and GI 6 of the Carlisle District Local Plan 2015-2030.

20. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out within a timeframe that has first been submitted to and approved in writing by the local planning authority and maintained thereafter in accordance with maintenance measures identified in the approved landscaping scheme. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

**Reason:** To ensure that a satisfactory landscaping scheme is implemented and maintained, in the interests of public and environmental amenity, in accordance with Policies SP 6 and GI 6 of the Carlisle District Local Plan 2015-2030.

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0 metres 50 metres

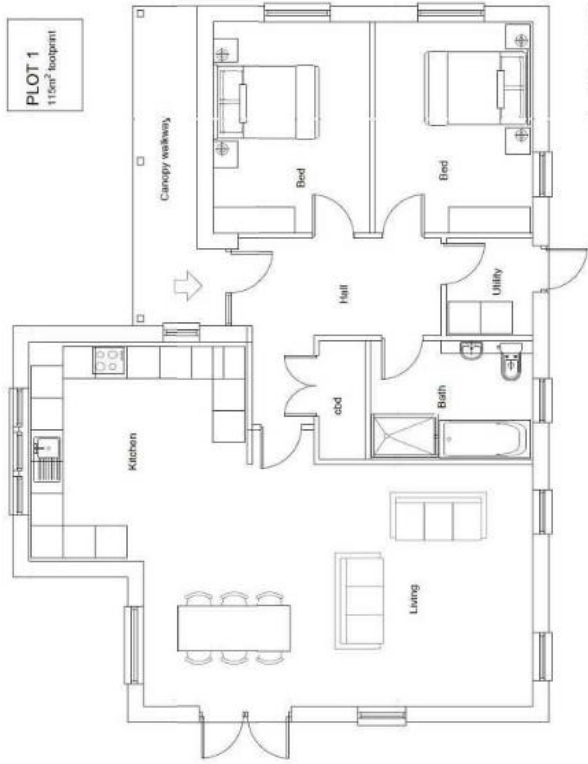
Project	<b>Buckbottom Farm, Burgh By Sands</b>			Black Box Architects Limited. 1 Devonshire Chambers 8 Devonshire Street Carlisle, Cumbria. CA3 8AD	
Drawing	<b>Planning Submission</b>	Revision		Scale	<b>1:1250</b>
Detail	<b>Site Location Plan</b>	Job.no.	<b>20-113-06</b>	Date	<b>May-21</b>

Tel: 01228 402 200

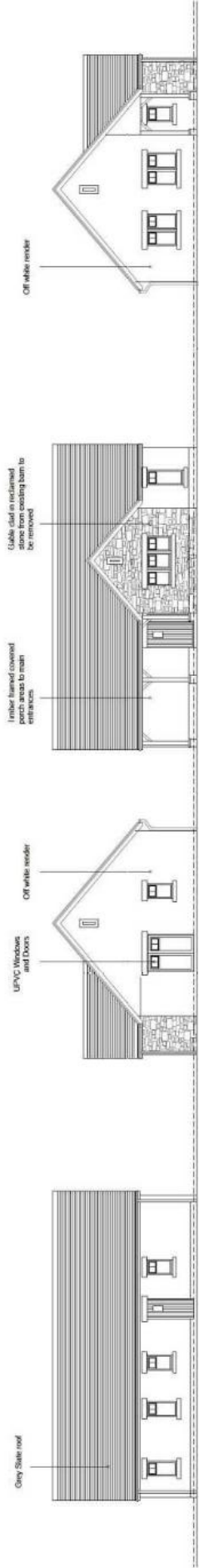




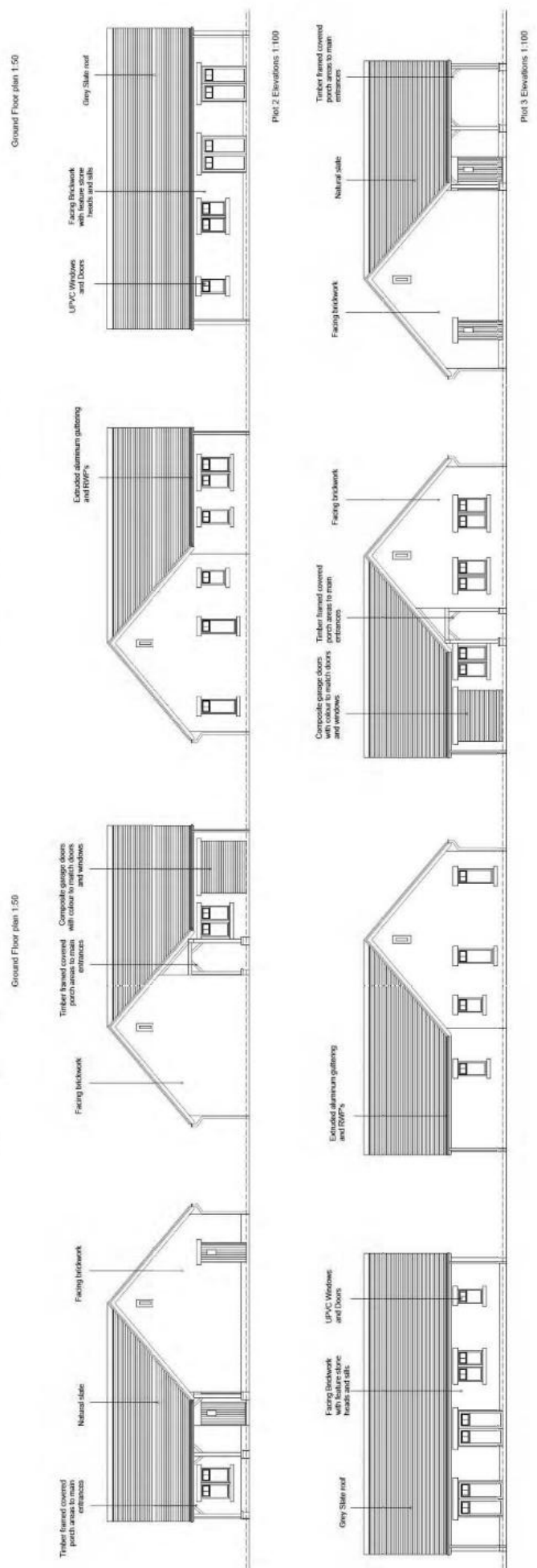
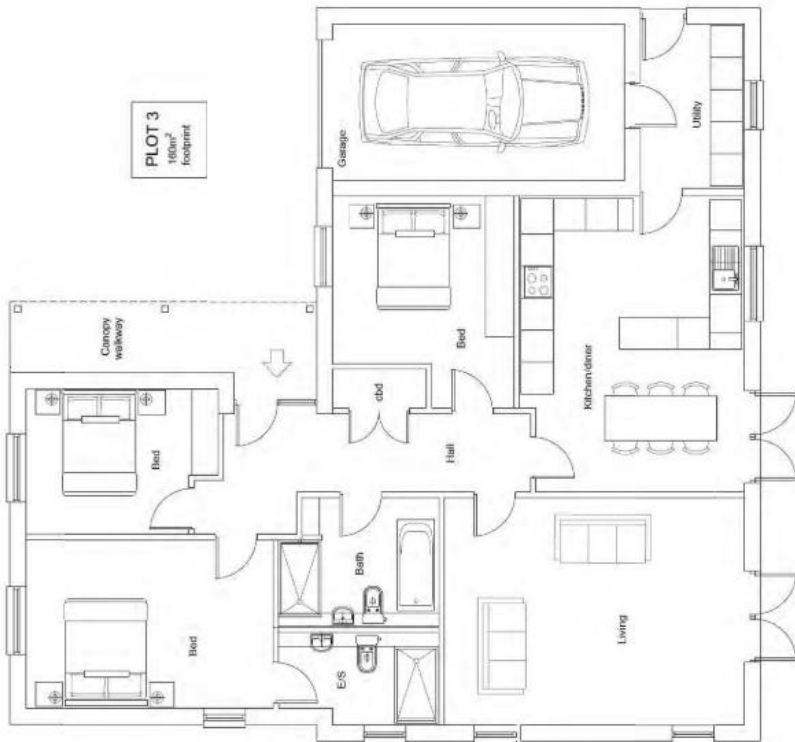
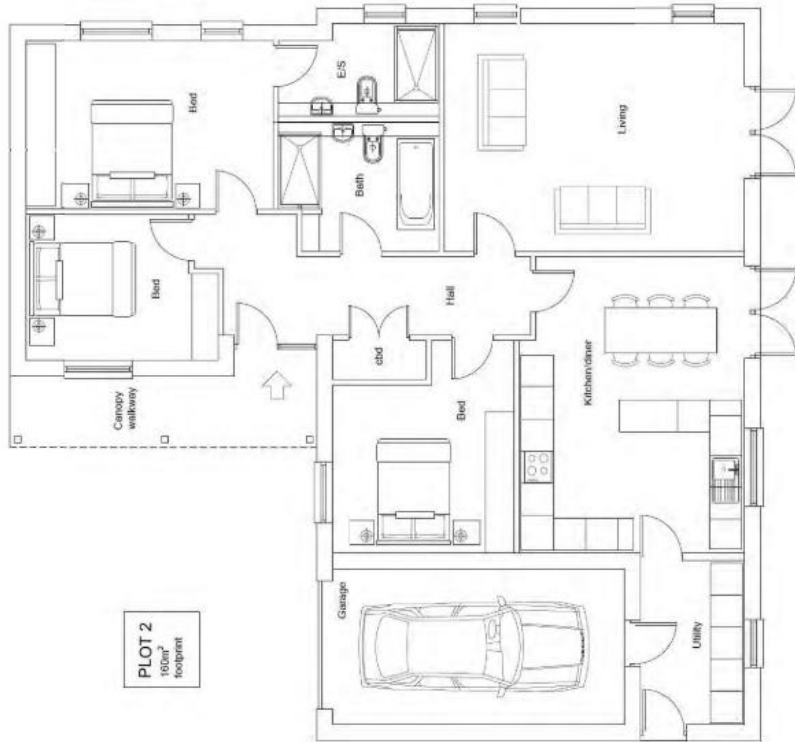




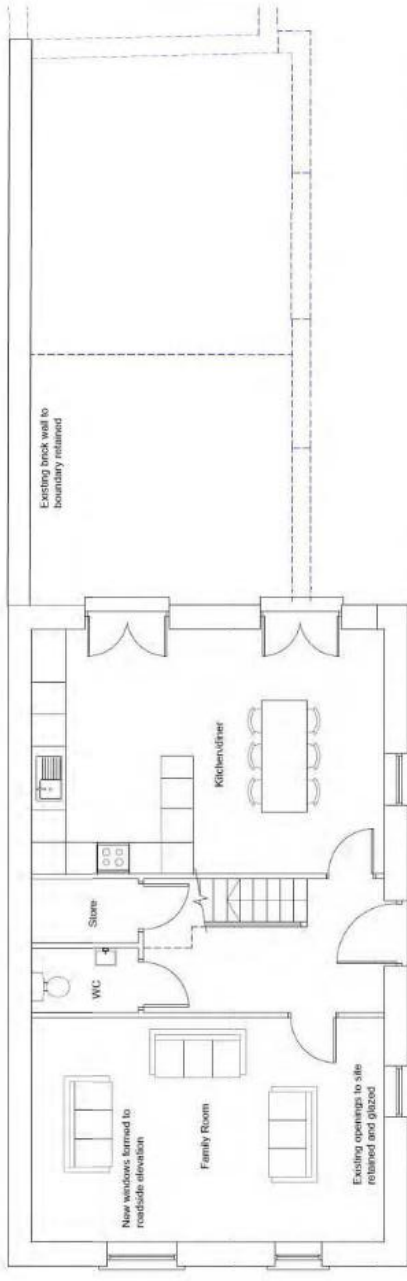
PLANNING SUB	
Project	Blackbottom Farm
Location	Burgh by Sands
Planning Submission	3 house + Barn Conversion
Drawn	House Type Plot 1
Scale	Sheet A1
Date	Apr-21
Ref	20-113-03



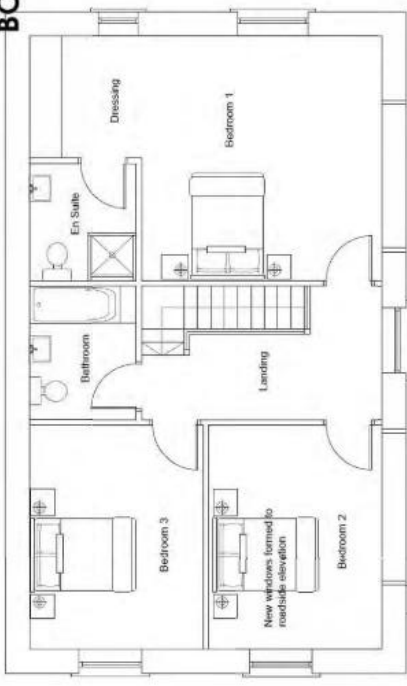




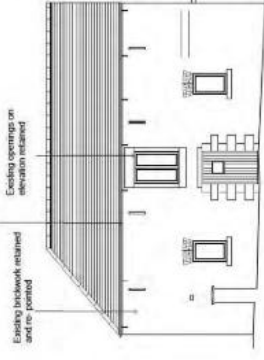
PLANNING SUB	
Black Box Architects Ltd 2 Clarendon Street Oxford OX2 7AP Tel: 01865 402 280 www.blackboxarchitects.com	Project Blackbottom Farm Burgh By Sands Planning Submission 3 house + Barn Conversion House Type Plot 2&3 Date May 21 20-113-04



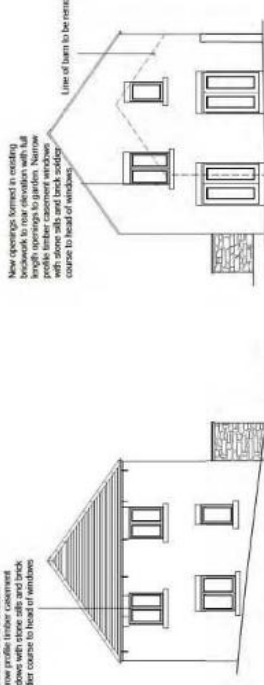
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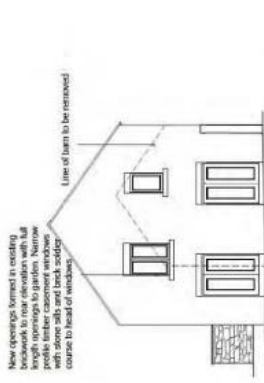
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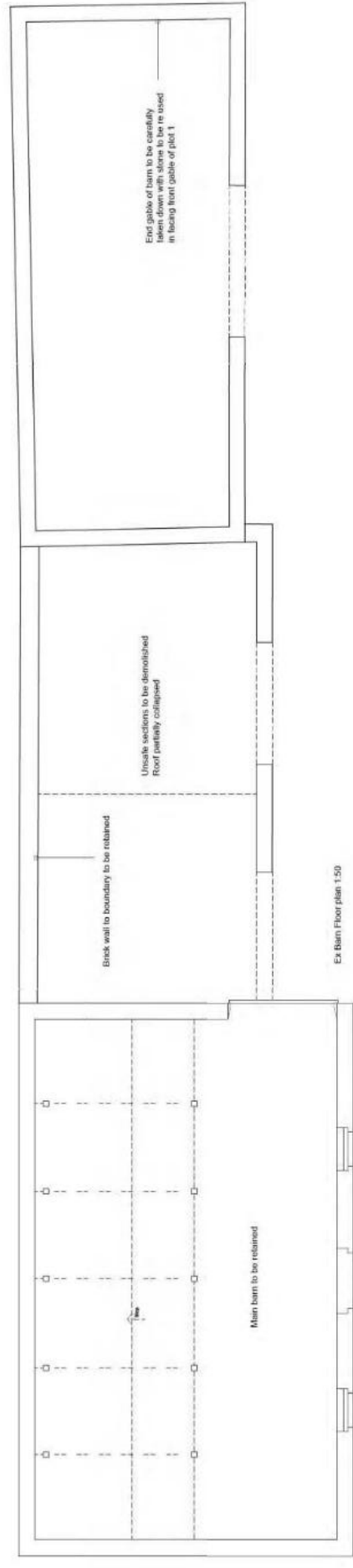
Proposed Side Elevation 1:100



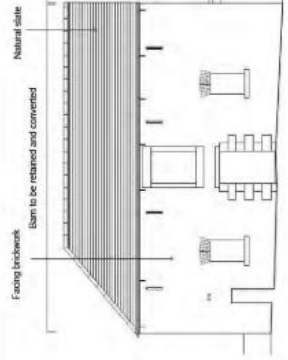
Proposed Front Elevation (roadside) 1:100



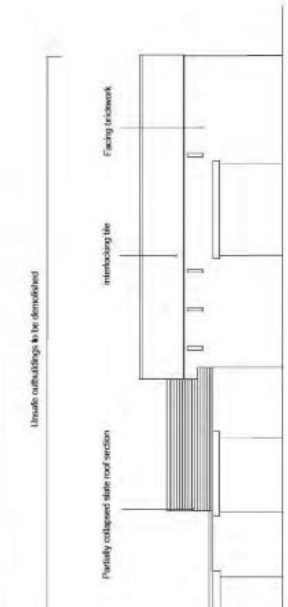
Proposed Rear Elevation 1:100



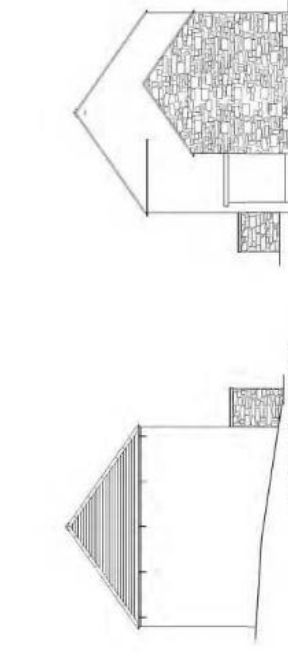
Ex Barn Floor plan 1:50



Sides Elevation 1:100



Front Elevation (roadside) 1:100



Rear Elevation 1:100