

SCHEDULE A: Applications with Recommendation

21/1012

Item No: 07

Date of Committee:

14/01/2022

Appn Ref No:
21/1012

Applicant:
Mr B Johnson

Parish:
Upper Denton

Agent:

Ward:
Brampton & Fellside

Location: Rowanlea, 2 Hadrians Crescent, Gilsland, Brampton, CA8 7BP

Proposal: Raising Of Eastern Property Walls By 2.8m To Match Existing First Floor Extension; Erection Of New Gable Roof, First Floor Bedroom & Bathroom

Date of Receipt:
29/10/2021

Statutory Expiry Date
24/12/2021

26 Week Determination

REPORT

Case Officer: Laura Brice

1. Recommendation

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

2. Main Issues

2.1 Whether The Proposal Is Appropriate To The Dwelling

2.2 Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

2.3 Impact Of The Proposal On Hadrians Wall Buffer Zone

2.4 Parking Provision

2.5 Impact Upon Biodiversity

2.6 Other Matters

3. Application Details

The Site

- 3.1 The application relates to Rowanlea, 2 Hadrians Crescent, a two-storey detached property located within Gilsland, Brampton. The dwelling is constructed from coursed brickwork with pebbledash gables, grey concrete tiles to the pitched roof, white UPVC windows, and a brown UPVC door.

The Proposal

- 3.2 The application seeks full planning permission for the Raising Of Eastern Property Walls By 2.8m To Match Existing First Floor Extension; Erection Of New Gable Roof, First Floor Bedroom & Bathroom. The submitted plans illustrate that the proposed extension will be constructed from materials to match the existing dwelling.

4. Summary of Representations

- 4.1 This application has been advertised by means of notification letters sent to four neighbouring properties. During the consultation period six letters of objection have been received from five different properties.

The letters of objection cover a number of matters which are summarised as follows:

- overlooking
- loss of light
- concern over alleged use as a hostel and the proposal to increase capacity
- parking issues

5. Summary of Consultation Responses

Historic England - North West Office: - no comments

Upper Denton Parish Council: - no objections

MOD Safeguarding - for all statutory application consultations: - no response received

6. Officer's Report

Assessment

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

Practice Guidance (PPG) and Policies SP6, HO8, HE1 & GI3 of the Carlisle District Local Plan (CDLP) 2015-2030. The 'Achieving Well Designed Housing' Supplementary Planning Document, adopted by the Council, is also a material planning consideration.

6.3 The proposal raises the following planning issues:

1. Whether The Proposal Is Appropriate To The Dwelling

- 6.4 In 1983 planning permission was granted for an extension to the original bungalow to provide a granny annex to the first floor (application reference 83/0247). This current application seeks permission to raise the roof height on the east elevation approximately 2.8 metres to match the existing height of the property on the western side as permitted in 1983. This would create an additional bedroom (no.4) and bathroom.
- 6.5 It is noted that the neighbouring property No.1 Hadrians Crescent was granted permission in 2019 to raise the roof height of their original bungalow to create a second storey (application reference 19/0080). At the time of the site visit for this 2021 application, construction was almost complete at No.1, bar the rendering.
- 6.6 The majority of neighbouring properties on Hadrians Crescent are bungalows. Due to the topography, the property is located on a slope, meaning that from the rear (north) elevation the property would appear slightly taller than it would from the front. However, since the property is already raised to its proposed height at one side, it is not considered that this proposal would over-dominate the bungalows to the rear. Alongside this, No.1 Hadrians Crescent now has a second storey after being determined as acceptable according to the same policies as this application is being assessed against. Furthermore, there are other neighbouring properties that are two-storey buildings, including 'Riverside' to the west which is on higher ground than the application site yet does not appear over-dominant to the properties below.
- 6.7 The application also proposes to replace the existing front door to the east elevation with a window and install a new front door into the front elevation to replace an existing window there. This is an appropriate alteration to the dwelling which would not require permission by itself.
- 6.8 The scale and height of the proposals are comparable to the existing property and the extension would create a balanced appearance alike to a traditional property. It would therefore be more visually appealing than the existing. The extensions would be constructed from materials which will match the existing dwelling and would employ similar detailing. Accordingly, the proposals would complement the existing dwelling in terms of design and materials to be used.
- 6.9 Overall, in the context of the original building and the 80s extension, the proposal would be proportionate in scale. In this respect, the extension would not be obtrusive or detract from the character or appearance of the street scene. Accordingly, the proposal is acceptable and does not raise any planning issues by means of appropriateness to the dwelling.

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

- 6.10 Policies within the Local Plan seek to ensure that development proposals should be appropriate in terms of quality to that of the surrounding area. Policies SP6 'Securing Good Design' and HO8 'House Extensions' of the Local Plan together with the 'Achieving Well Designed Housing' SPD seek to ensure that householder development proposals do not result in loss of amenity to surrounding properties through unacceptable overlooking, loss of light, over-dominance or other unacceptable conditions for existing or future occupiers of properties.
- 6.11 Rowanlea (2 Hadrians Crescent) is located within the village of Gilsland and is visible from the roadside. Four other properties share a boundary with Rowanlea: bungalows to the rear and two-storey properties either side. The other properties to the rear on Hadrians Crescent are bungalows. To the front elevation there are no adjacent properties across the road so there is no chance of overlooking, loss of light or over-dominance.
- 6.12 It is not considered that the proposal would detrimentally affect the living conditions of any occupier(s) of 1 Hadrians Crescent to the east and Riverside to the west through loss of light, overlooking, or over-dominance due to the positioning of the properties. The proposed study and bathroom windows in the eastern elevation on the first floor would look towards No.1 which has skylights on its western elevation, no additional windows to the first floor, and obscure-glazed windows to the ground floor. Therefore, there would not be a detrimental impact on No.1 by way of overlooking.
- 6.13 To the rear the gardens of the neighbouring bungalows No.3 and No.4 Hadrians Crescent would receive a degree of overlooking from the extension but since there is already potential overlooking from the existing bedroom window on the first floor it is not considered there would be a huge change. The application proposes for three windows on the rear elevation to supply two bedrooms. These would align with the existing windows to the ground floor and would look north towards the neighbouring bungalows. Distance between the primary windows in Rowanlea and No.4 Hadrians Crescent exceeds the 21m guidance in the adopted 'Achieving Well Designed Housing' SPD, however, between Rowanlea and No.3 the distance is approximately 13m meaning the proposal would not adhere to this guidance. Whilst the boundary treatment of fencing and hedgerow helps prevent overlooking from the ground floor level of Rowanlea, the proposed first floor extension would result in some loss of privacy and potentially loss of light to No.3. That being said, due to the existing first floor extension it is not considered that the proposal would exacerbate these issues to an extent which is significant enough to warrant refusal of this application.

3. Impact Of The Proposal On Hadrian's Wall Buffer Zone

- 6.14 Rowanlea is located within proximity to Hadrian's Wall World Heritage Site to the south and west. Policy HE1 'Hadrian's Wall World Heritage Site' of the

Local Plan highlights that *“proposed development outside the boundaries of the buffer zone will, where appropriate, be carefully assessed for its effect on the site’s Outstanding Universal Value, and any that would result in substantial harm will be refused”*, while development which results in less than substantial harm should be assessed against the public benefits of the proposal.

- 6.15 Given the nature and scale of the proposal, it is not felt that the proposal would have an adverse impact on any nationally important archaeological remains, the Hadrian’s Wall frontier, nor the setting of the Hadrian’s Wall World Heritage Site. Historic England were consulted, and they have no comments to the proposal.

4. Parking Provision

- 6.16 There were concerns from objectors regarding parking provision. Cumbria County Council’s ‘Development Design Guide Appendix A- Parking’ suggests that dwellings with four bedrooms should have parking provision for two vehicles, the same amount as for three bedrooms. Alongside the garage, there is space on the driveway to accommodate another car. Therefore, the proposal would be acceptable for parking provision.

5. Impact Upon Biodiversity

- 6.17 The Council’s GIS Layer has identified that the site has the potential for several key species to be present within the vicinity. As the proposed development seeks permission to extend an existing dwelling with minimum disturbance to vegetation, it is unlikely that the development would harm a protected species or their habitat. However, should approval of this application be granted an informative should be included within the Decision Notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed.

6. Other Matters

- 6.18 Several objectors to the proposal highlighted their concerns over the property allegedly being used as a hostel. In September 2021 the Council’s Enforcement Officer contacted the occupier(s) of 2 Hadrian’s Crescent to discuss the issue and advised them they would require an application for change of use (C3 to sui generis) if they wanted to propose use of the property as a hostel (reference EC/21/0062/EC). Having discussed this matter with the applicant, no further information has been provided on the use as a hostel and for the purposes of this application it is to be considered as a Class C3 residential property.

Conclusion

- 6.19 In overall terms, it is considered that the proposal would not detrimentally affect the living conditions of any occupiers of the neighbouring properties to an extent which is significant enough to warrant refusal of this application. The scale and design of the proposed extension is acceptable in relation to the dwelling. The proposal will not have a detrimental impact on the visual

amenity of the area or the setting of Hadrian's Wall World Heritage Site.

- 6.20 In all aspects the proposals are compliant with the objectives of the National Planning Policy Framework, Planning Policy Guidance and Local Plan policies. Accordingly, the application is recommended for approval.

7. Planning History

- 7.1 In 1983 planning permission was granted for an extension to provide a granny annex (reference 83/0247).

8. Recommendation: Grant Permission

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

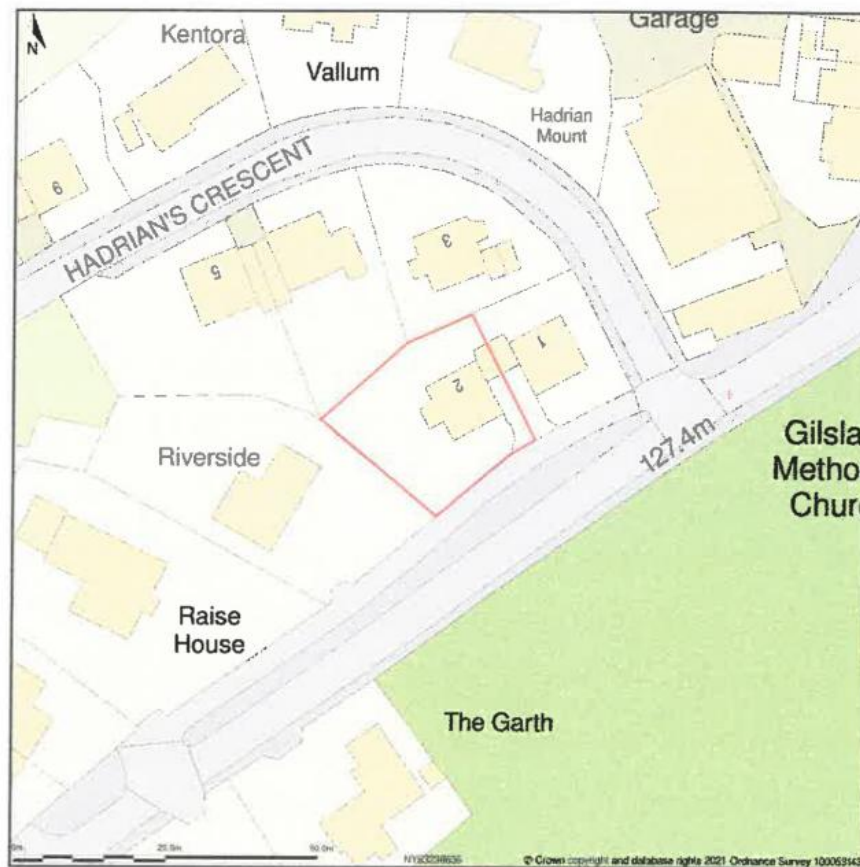
Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

1. the submitted planning application form received 26th October 2021;
2. the site location plan received 26th October 2021;
3. the block plan received 28th October 2021;
4. the proposed ground floor plan received 26th October 2021;
5. the proposed first floor plan received 26th October 2021;
6. the proposed north elevation received 26th October 2021;
7. the proposed east elevation received 26th October 2021;
8. the proposed south elevation received 26th October 2021;
9. the proposed west elevation received 26th October 2021;
10. the Design Statement received 26th October 2021;
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.

Rowanlea, 2, Hadrians Crescent, Gilsland, Cumbria, CA8 7BP



Site Plan shows area bounded by: 363165.19, 566294.84 363306.61, 566436.26 (at a scale of 1:1250), OSGridRef: NY63236636. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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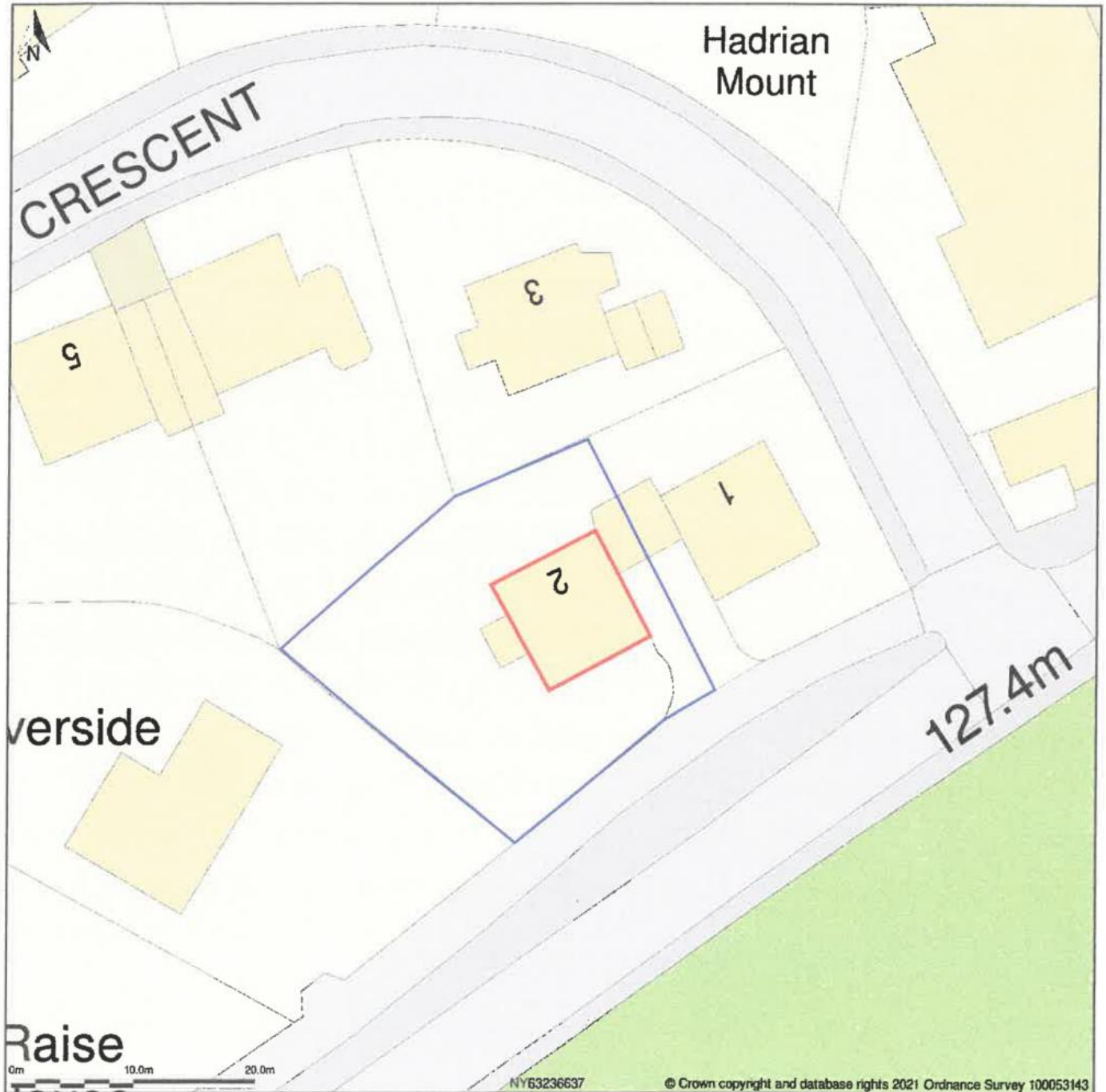
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DATE OF RECEIPT

26 OCT 2021

CARLISLE BUILDING CONTROL

Rowanlea, 2, Hadrians Crescent, Gilsland, Cumbria, CA8 7BP



Block Plan shows area bounded by: 363193.46, 566332.13 363283.46, 566422.13 (at a scale of 1:500), OSGridRef: NY63236637. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Project

Proposed Raising of East Wall
to Create Additional Living Space

Applicant

Ben Johnson
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP

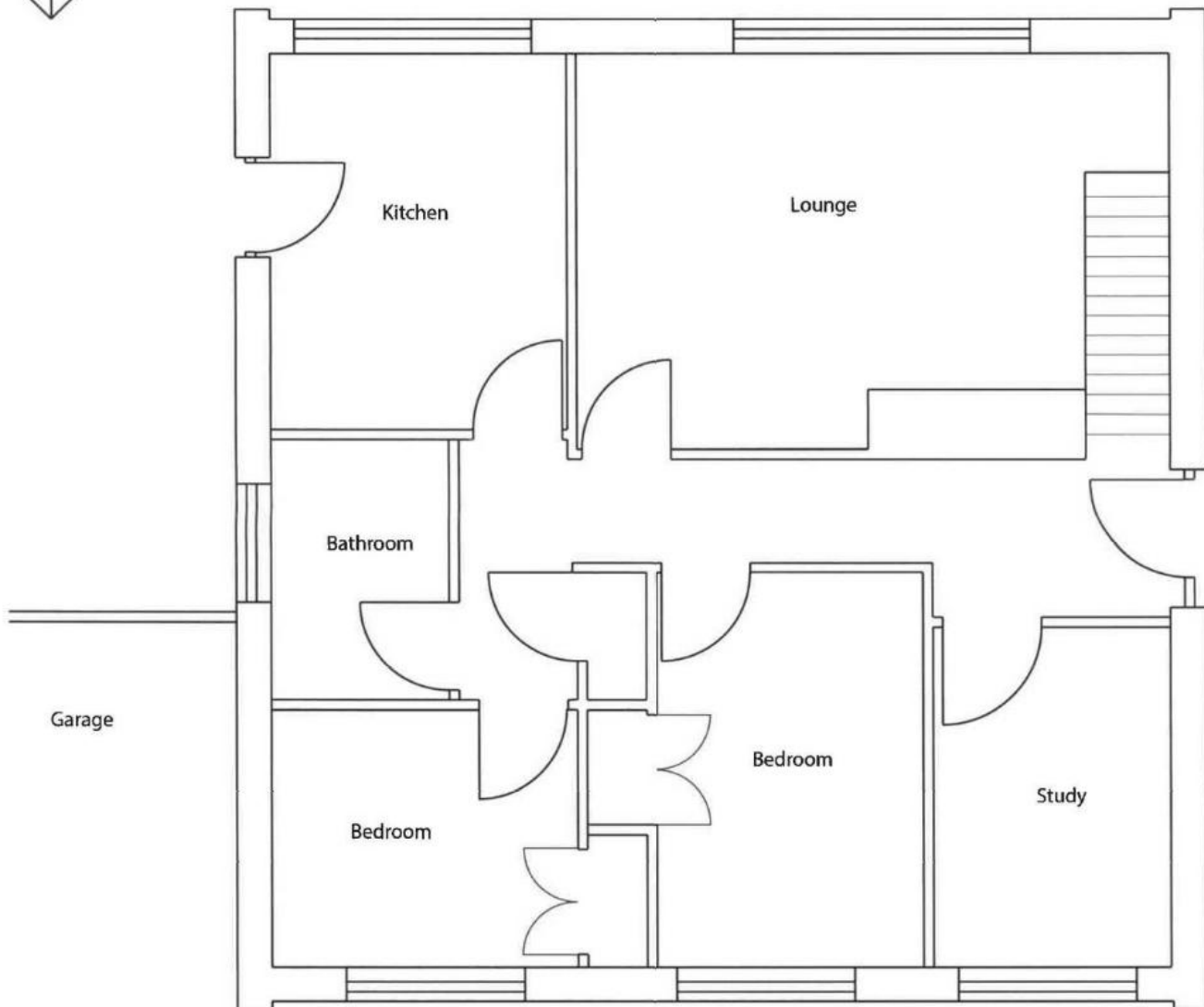
Title

Existing Ground Floor

Scale

1:50 @ A3

South



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Applicant

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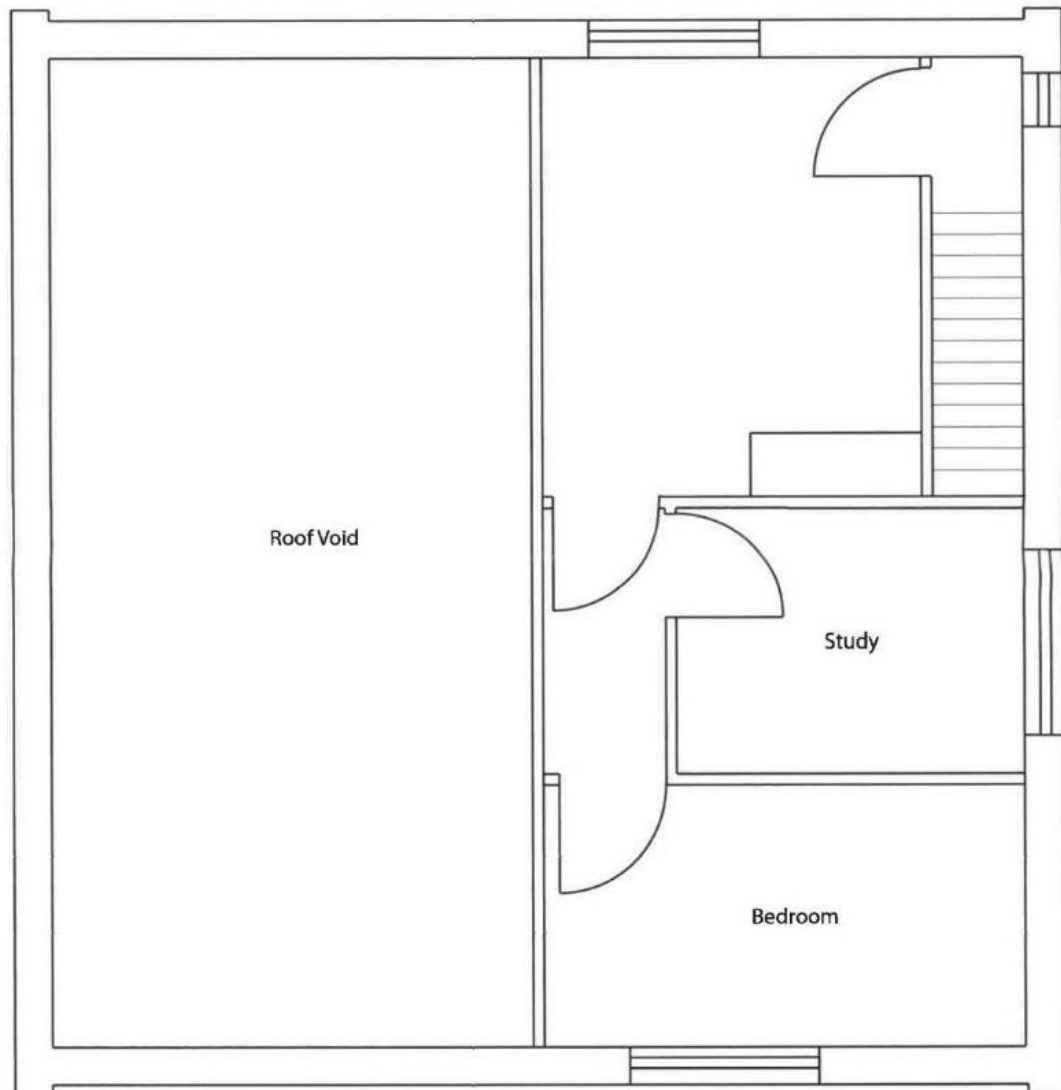
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Existing First Floor

Scale

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South



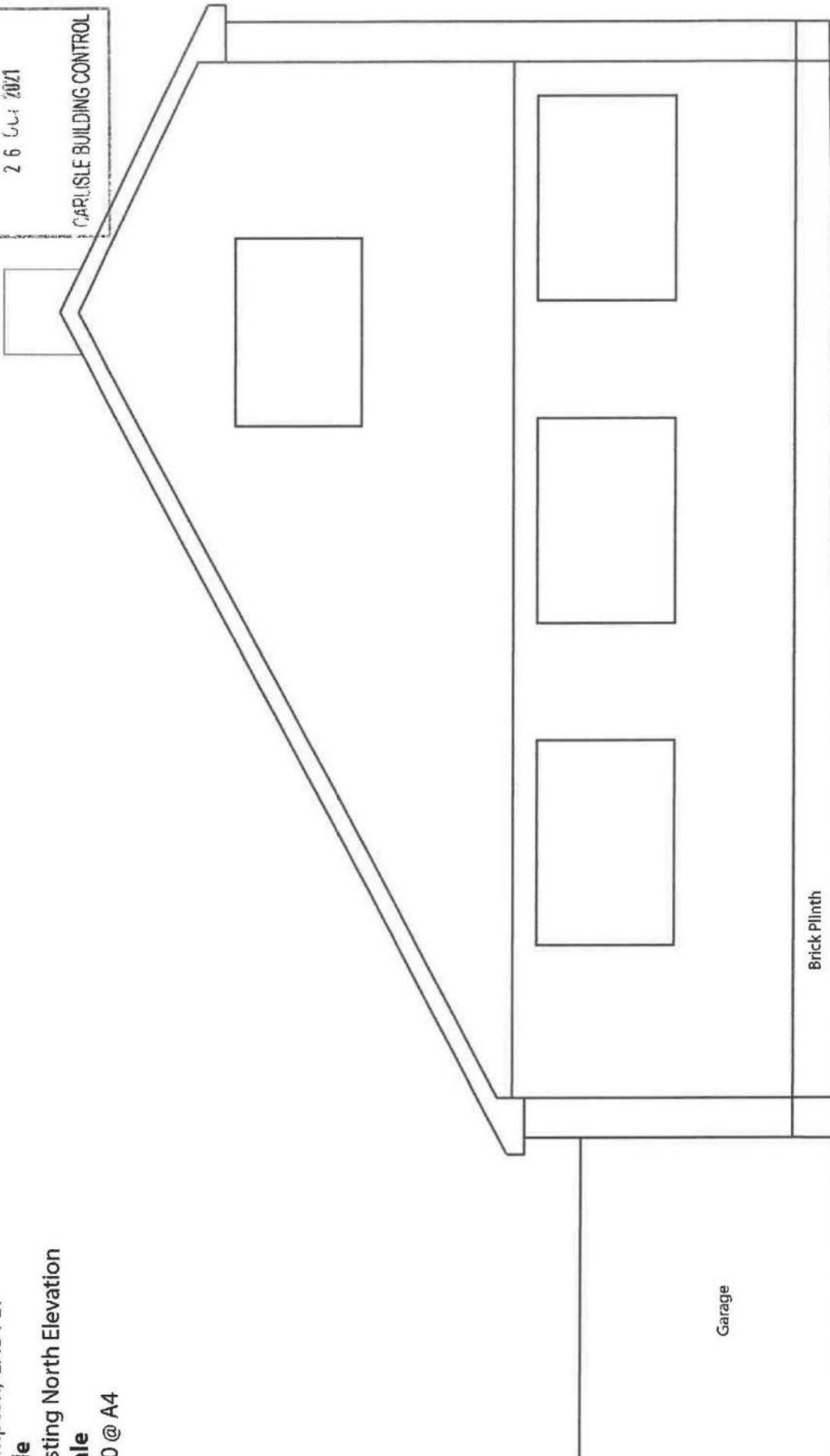
Project
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Applicant
Ben Johnson
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP

Title
Existing North Elevation

Scale
1:50 @ A4

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26 Jun 2021
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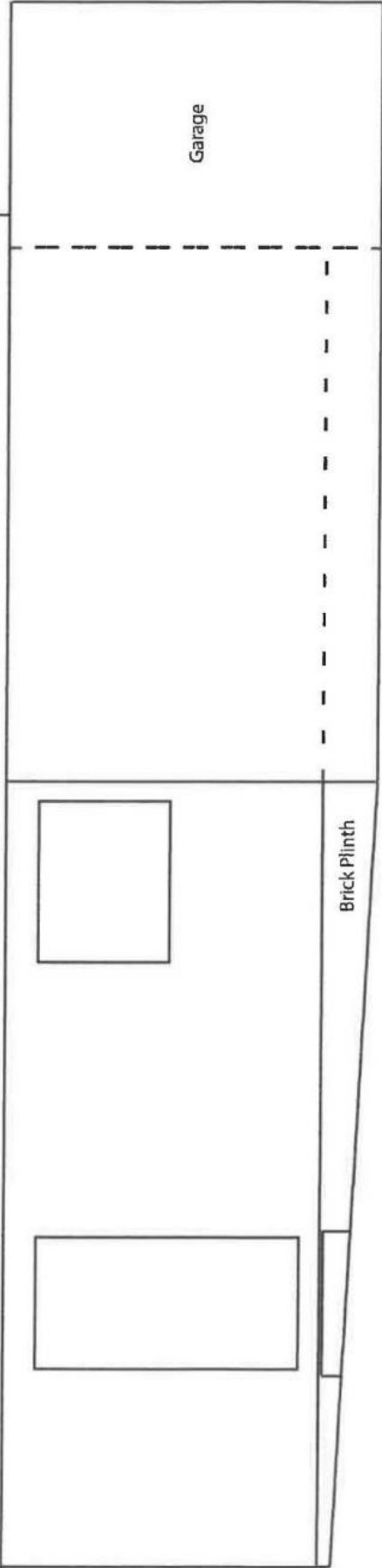
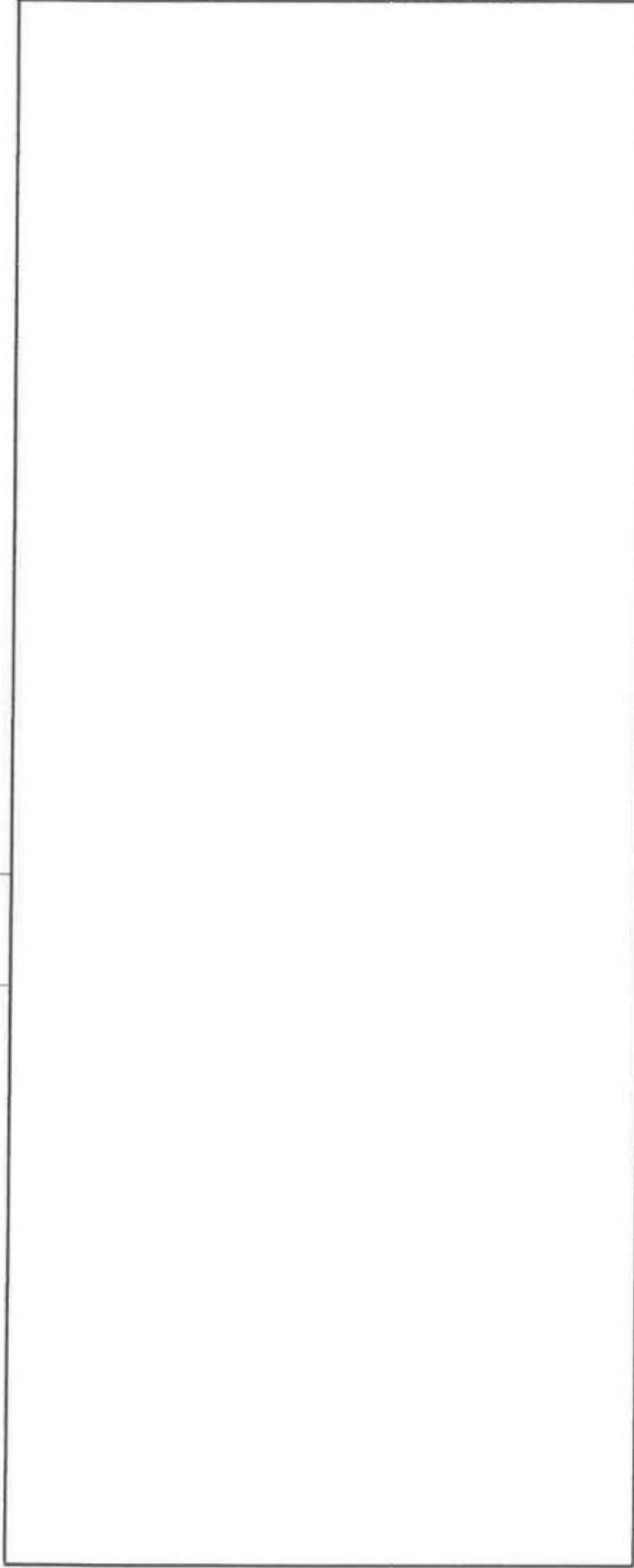
Project
Proposed Raising of East Wall
to Create Additional Living Space

Applicant
Ben Johnson
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP

Title
Existing East Elevation

Scale
1:50 @ A4

DATE OF RECEIPT
26 Oct 2021
CARLISLE BUILDING CONTROL



Project

Proposed Raising of East Wall
to Create Additional Living Space

For

Ben Johnson
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP

Title

Existing South Elevation

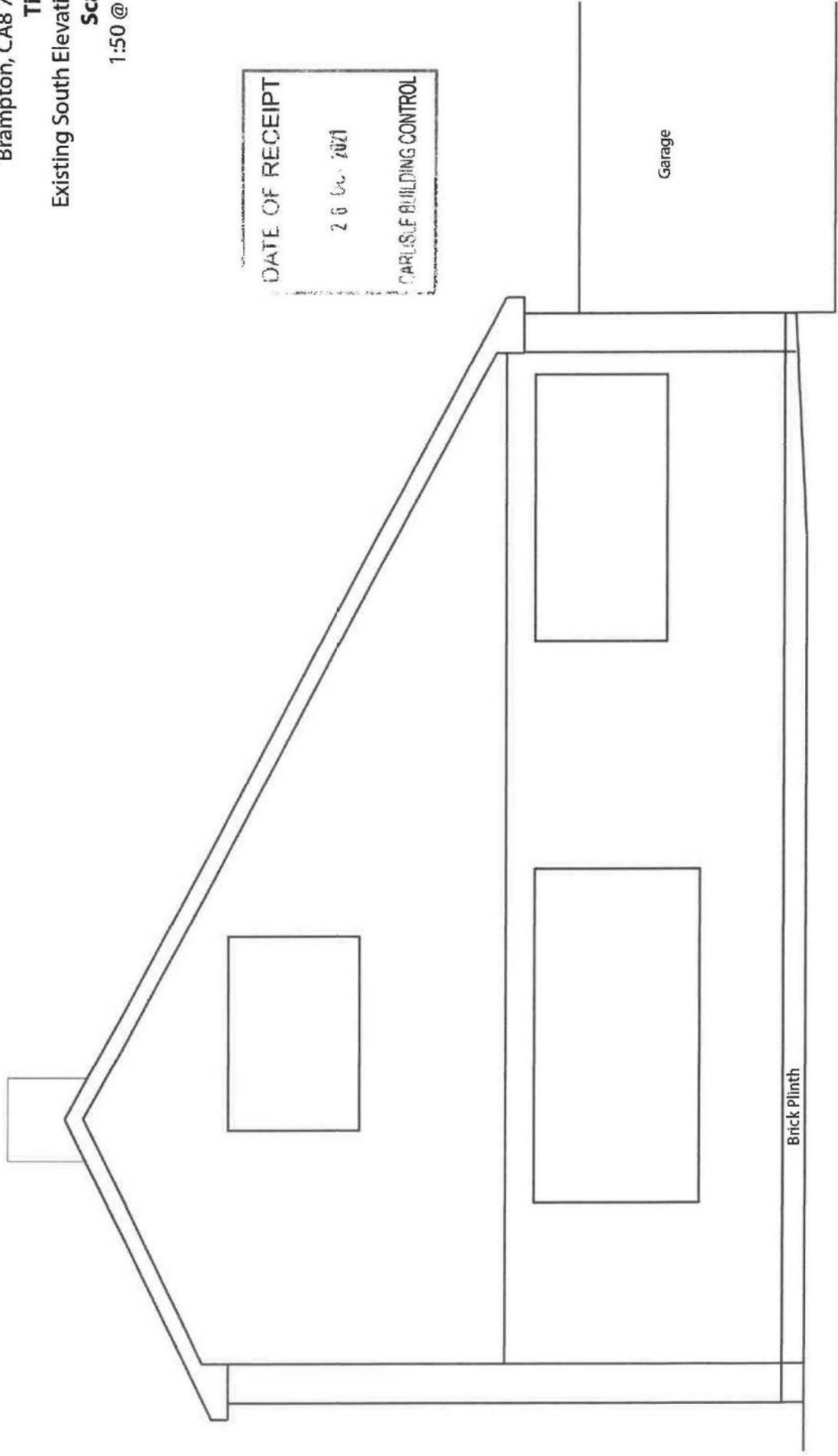
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CARLSLE BUILDING CONTROL



Brick Plinth

Project

Proposed Raising of East Wall
to Create Additional Living Space

Applicant

Ben Johnson
2 Hadrians Crescent, Gillsland,
Brampton, CA8 7BP

Title

Existing West Elevation

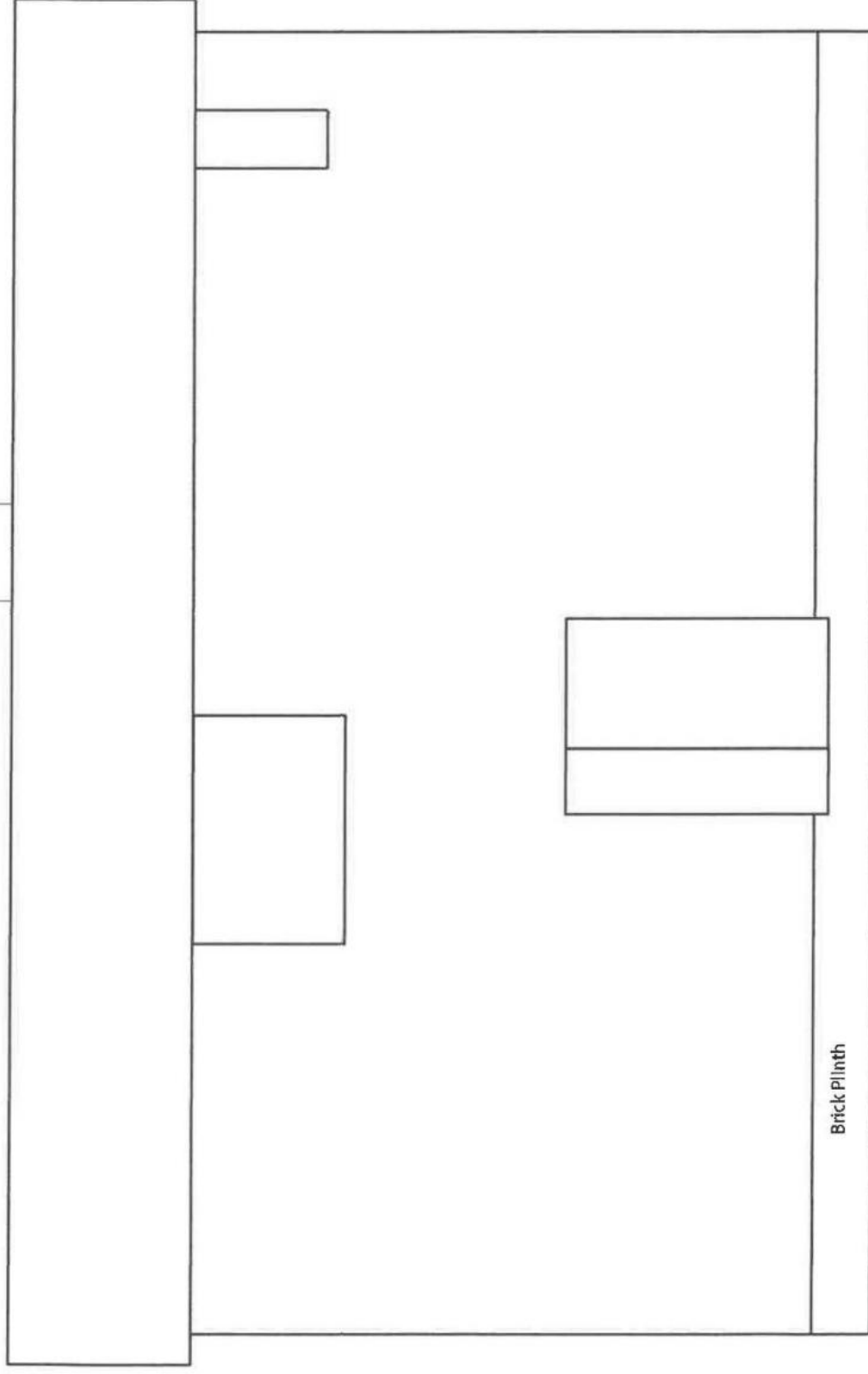
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CARLISLE BUILDING CONTROL



Brick Plinth

Project

Proposed Raising of East Wall
to Create Additional Living Space

Applicant

Ben Johnson
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP

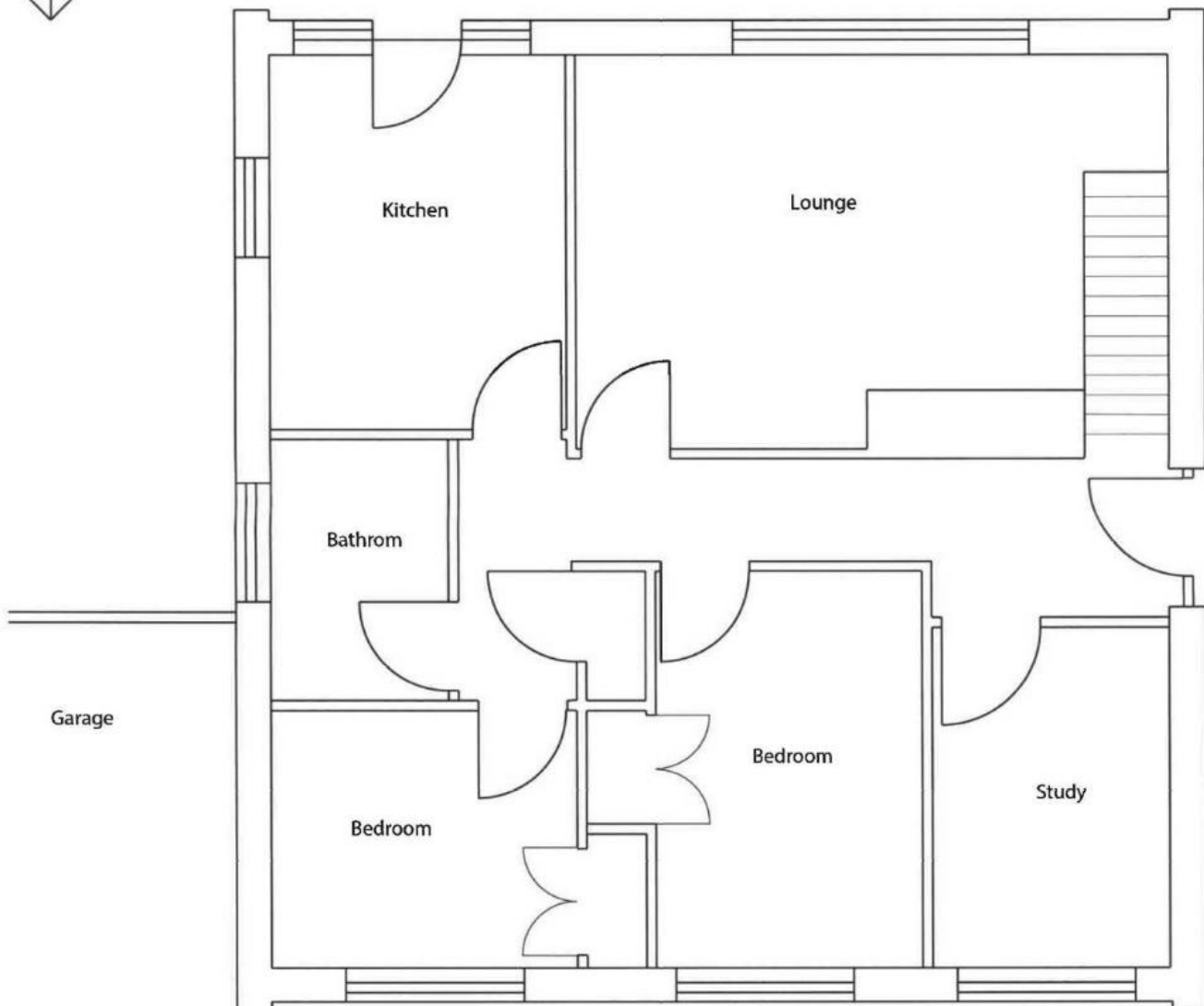
Title

Proposed Ground Floor

Scale

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South

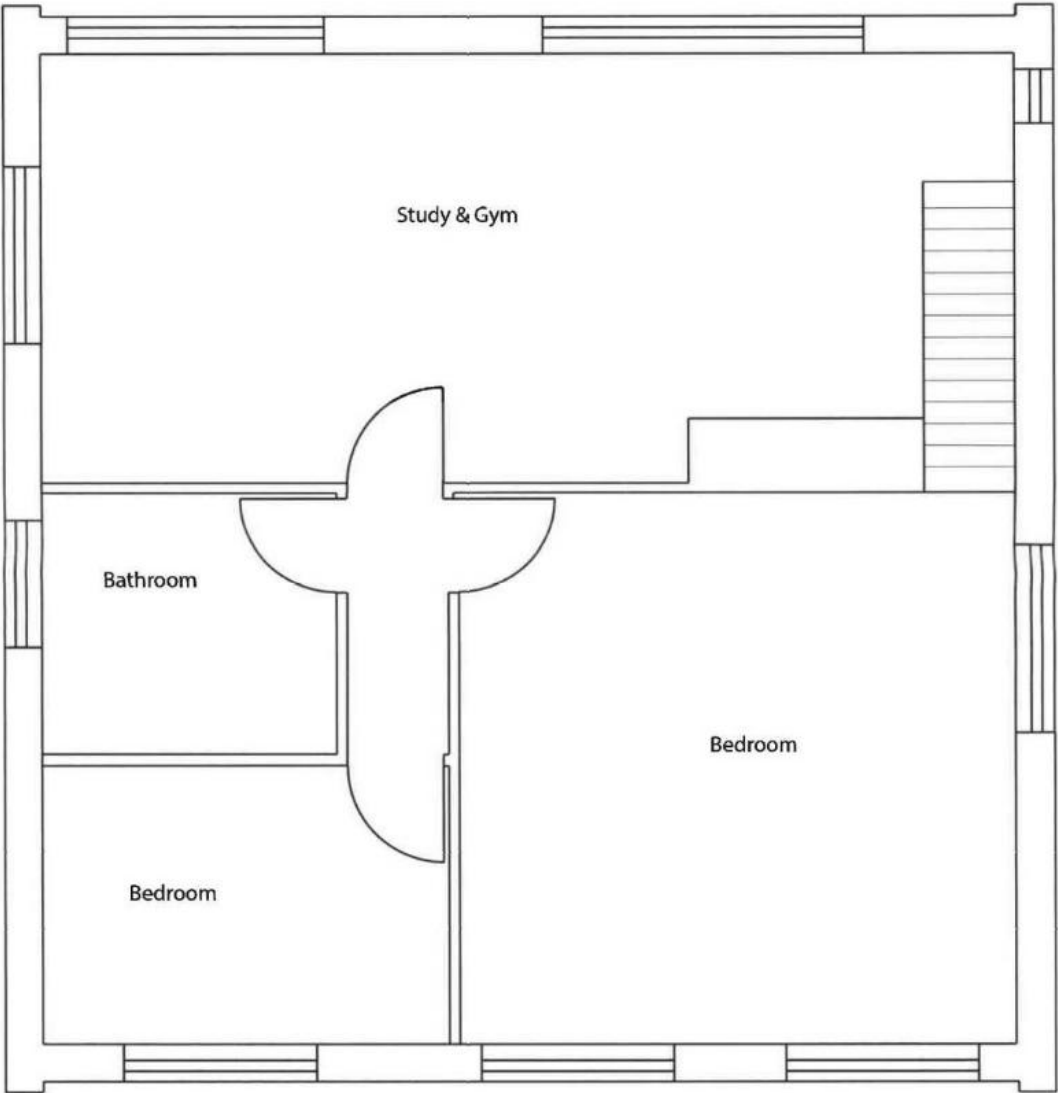


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CARLISLE BUILDING CONTROL

Project
Proposed Raising of East Wall
to Create Additional Living Space
Applicant
Ben Johnson
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP
Title
Proposed First Floor
Scale
1:50 @ A3



DATE OF RECEIPT
26 Oct 2021
CARLISLE BUILDING CONTROL

Project

Proposed Raising of East Wall
to Create Additional Living Space

Applicant

Ben Johnson
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP

Title

Proposed North Elevation

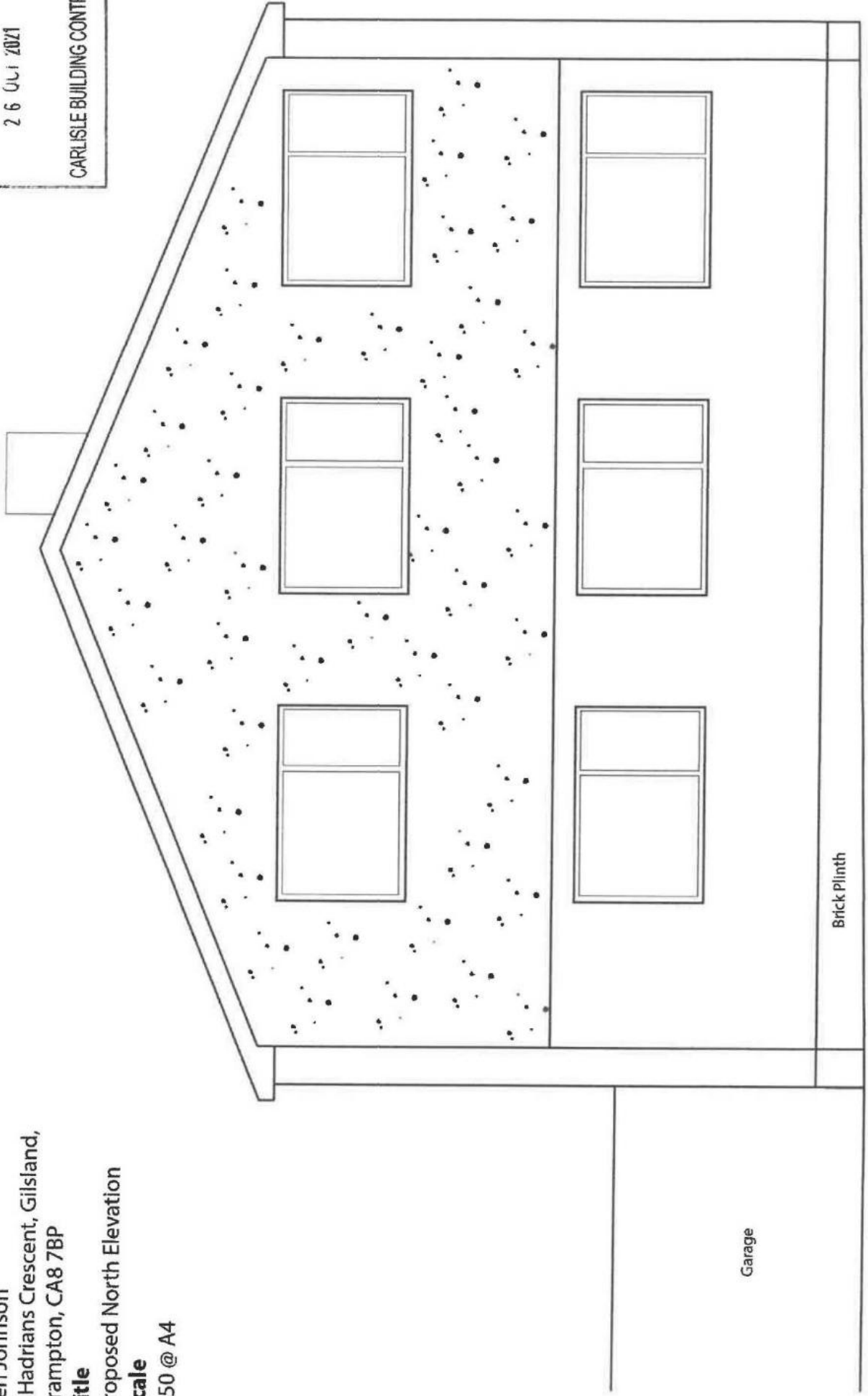
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26 JUL 2021

CARLISLE BUILDING CONTROL



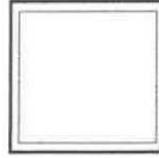
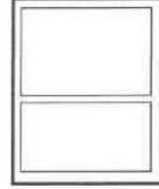
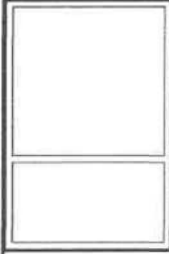
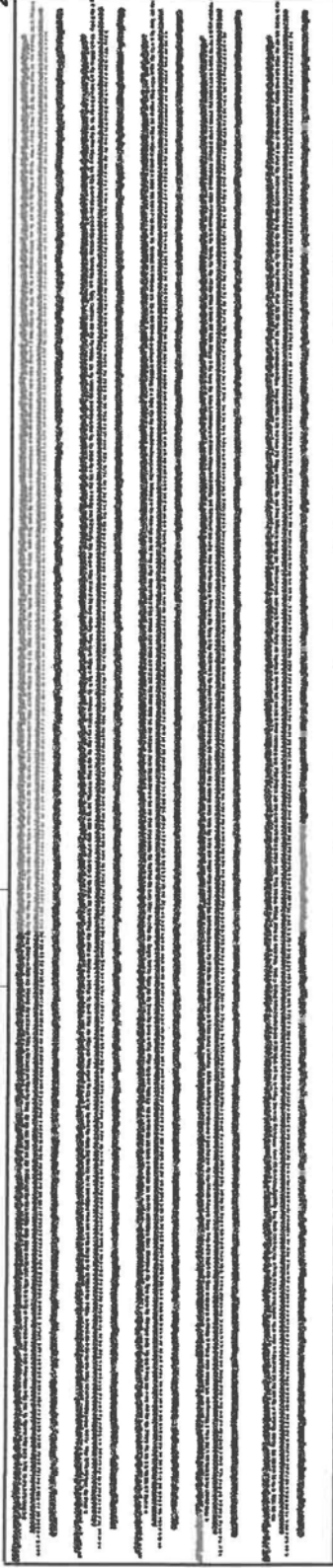
Project
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Applicant
Ben Johnson

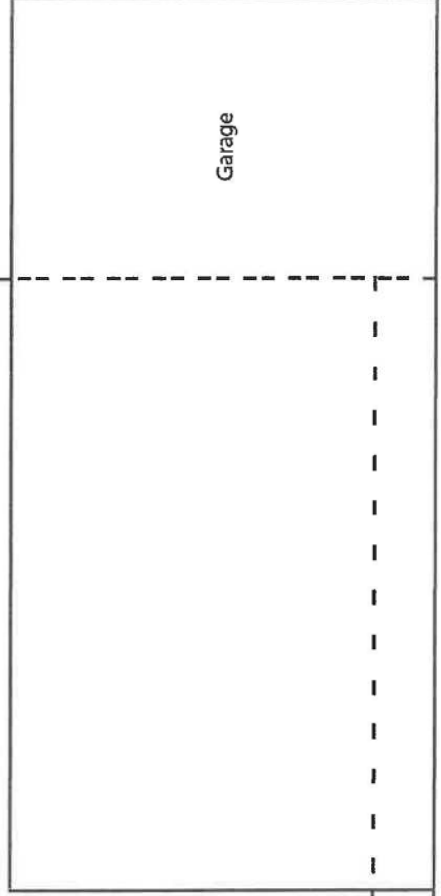
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP

Title
Proposed East Elevation

Scale
1:50 @ A4



Brick Plinth



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CARLISLE BUILDING CONTROL

Project

Proposed Raising of East Wall
to Create Additional Living Space

Applicant

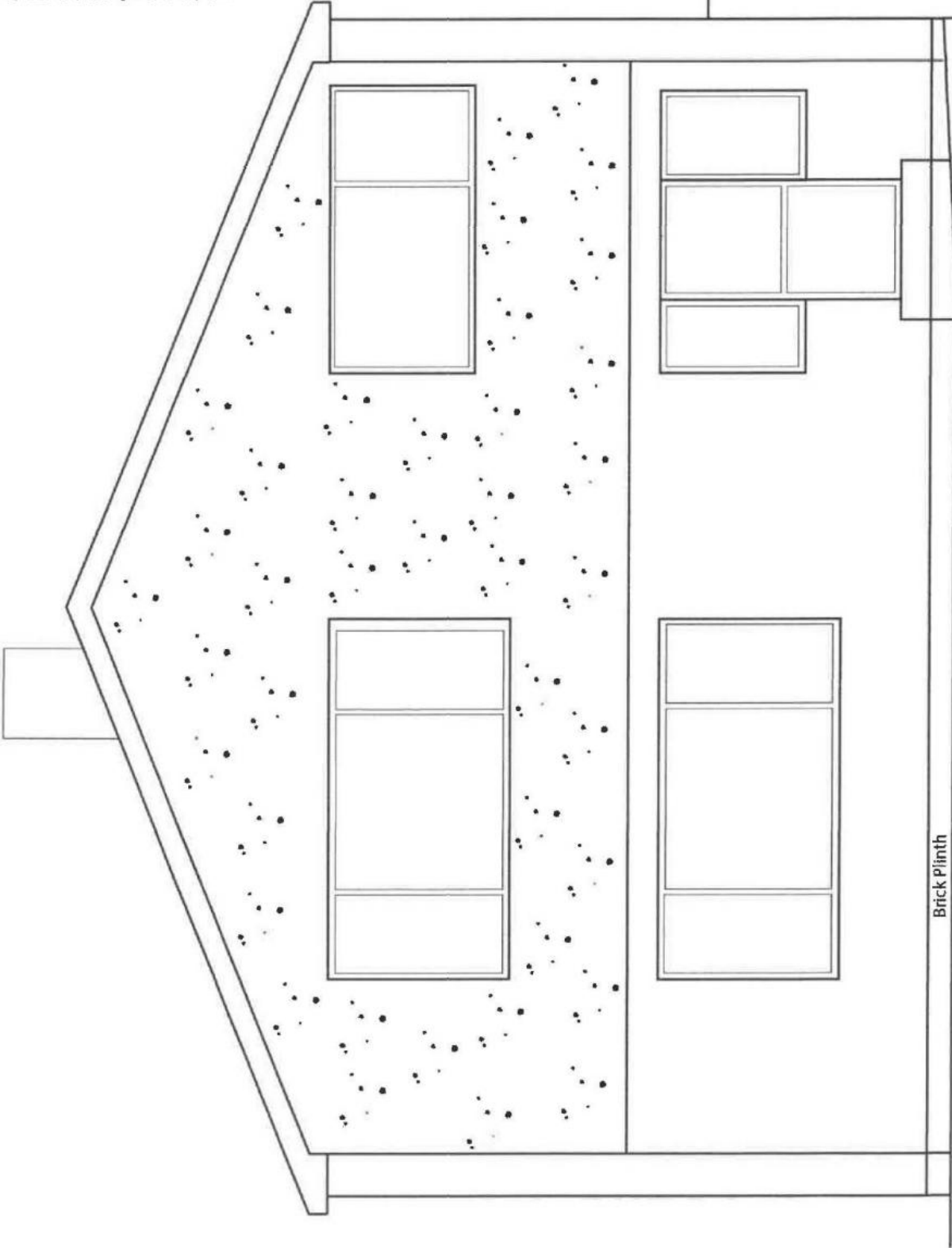
Ben Johnson
2 Hadrians Crescent, Gilsland,
Brampton, CA8 7BP

Title

Proposed South Elevation

Scale

1:50



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26 OCT 2024
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Garage

Brick Plinth

Project
Proposed Raising of East Wall
to Create Additional Living Space

Applicant
Ben Johnson

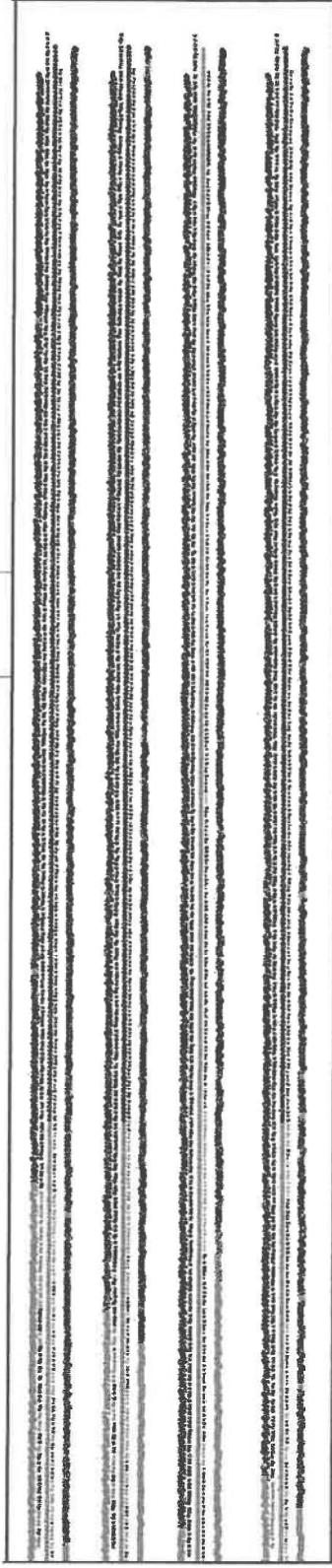
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Brampton, CA8 7BP

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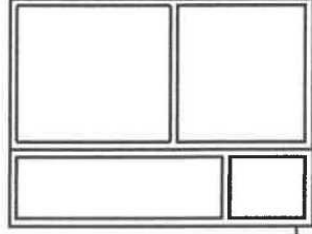
Proposed West Elevation

Scale

1:50 @ A4



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CARLISLE BUILDING CONTROL



Brick Plinth