Notice of Decision

Eden District Council

To: Foskett Hylton
The New Barn
Westgate
Sandford
Appleby
CA16 6NR

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No.: 09/1038
On Behalf Of: Mr & Mrs A Mawson

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE full planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Full Application
Proposal: Change of use from barn to 2 no. dwellings.
Location: THE BARN NEXT TO FARRIERS COTTAGE ORTON PENRITH CA10 3RY

The reason(s) for this decision are:

1) The proposal, chiefly the access gravel track parking and amenity/garden areas would involve an extension of development beyond the existing limits of the settlement into sensitive open countryside within the Orton Conservation Area and such would be contrary to the Council's policy of restricting new development to appropriate infill sites within Local Service Centres. It is Council policy to protect the undeveloped nature of the countryside by only allowing development in it where a need has been established in a specific location, where no other more practicable alternatives exist, which is sufficient to outweigh any environmental costs. The circumstances surrounding this application are such that insufficient justification has been put forward for the creation of an independent access and garden/parking areas, extending in to this sensitive countryside, in association with the development of the barns into 2 no. dwellings. As a consequence the proposal conflicts with Core Strategy policies CS16, CS17 and CS18.

2) The nature of the design details submitted in particular the fenestration details and inclusion of chimneys, are such that in terms of the character of the area, the traditional agricultural appearance of the existing building and complex to which it relates, together with the impact on the amenity of immediately adjacent independent residential dwellings are compromised to a degree unacceptable to the Local Planning Authority. As a consequence the proposal conflicts Core Strategy policies CS16, CS17 and CS18 and is contrary to the advice contained within the Barn Conversion Design Guide.

3) The applicant has failed to provide any information to demonstrate the form, design and workability of the foul and surface water drainage systems.

Date of Decision: 2 September 2010

Signed:

(Authorised Officer)

S Huddart BSc CEng FICE MIMgt
Director of Technical Services

Attention is drawn to the attached notes.

Notice of Decision

Eden District Council

To: Alastair Davis
Old Hall Farmhouse
Bongate
Appleby
Cumbria
CA16 6HW

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No.: 10/0637
On Behalf Of: Mr & Mrs N Walls

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE full planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Full Application
Proposal: Two storey extension to side of dwelling.
Location: 21 THE CRESCENT KIRKBY STEPHEN CA17 4AF

The reason(s) for this decision are:

1) The immediate and overbearing proximity of the extension proposal, together with the proposed fenestration which would lead to direct overlooking of neighbouring property and rear garden would result in the unreasonable loss of privacy amenity and enjoyment of occupation contrary to the Councils Core Strategy Policy CS18. In addition the proposal would also result in an undesirable and overbearing 'terracing effect', through erosion and loss of separation between two short terraces of residential property, which would be harmful to the character and accepted level of visual amenity within the area, and would therefore act contrary to the aims of the Councils Core Strategy Policy CS18 and its residential development guidelines. The proposal if allowed would set an undesirable precedent for similar development which would then be difficult for the Authority to resist.

Date of Decision: 28 September 2010

Signed:

(Authorised Officer)

S Huddart BSc CEng FICE MIMgt

Director of Technical Services

Attention is drawn to the attached notes.

Notice of Decision

Eden District Council

To: Bruce Armstrong-Payne Planning
The Coach House
Sandath
Fell Lane
Penrith
CA11 8BJ

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No.: 10/0672
On Behalf Of: Heatherville Ltd.

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby REFUSE outline planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Outline Application
Proposal: Outline application for 3 no. dwellings with layout, scale and access.
Location: TOWN HEAD FARM MORLAND PENRITH CA10 3BP

The reasons for this decision are:

1) The proposal would result in the creation of an isolated inappropriate urban form of residential development, prominently located and remote from the southern limits of Morland village and constituting development in the countryside contrary to Eden Local Plan Retained Policy NE1: Development in the countryside and Core Strategy Policies CS1: Sustainable Development Principles, CS2: Locational Strategy, CS3: Rural Settlements and the Rural Areas, and CS18: Design of new development.

Date of Decision: 23 September 2010

Signed:

(Authorised Officer)

S Huddart BSc CEng FICE MIMgt
Director of Technical Services

Attention is drawn to the attached notes.

Your reference:
Our reference: 10/0717
Enquiries to: Mr D Cox
Direct Dial: 01768 212476
Date: 13 September 2010

Eden District Council
Mansion House Penrith Cumbria CA117YG
Telephone: (01768) 817817
Facsimile: (01768) 212320
Internet: www.eden.gov.uk
Email: planning.services@eden.gov.uk

Mr D Ellwood
1 Bridgend Bungalow
Clifton
Penrith
Cumbria
CA10 2EA

Dear Sir/Madam

Town and Country Planning Act 1990

Planning Application No: 10/0717
Proposal: Non-material amendment to application 03/0183 comprising of increasing size of extension and turning the roof 90 degrees.
Address: GREYSTONE CLIBURN PENRITH CA10 3AL

I refer to the above application and can confirm that the alterations as set out in your application do amount to material changes to the approved plans. The proposed changes cannot therefore be treated as a non-material minor amendment to the approved scheme ***and the submission of a formal planning application will be required.***

This application has been considered on the basis of the details and plans received on 13 August 2010.

Before submitting the required planning application, could I suggest that you obtain pre-application advice on how best to proceed with your proposal with Mr D Cox, who will be your case officer in this respect.

Please note that this application should be read in conjunction with the original planning permission. The conditions attached to that permission remain enforceable and should be complied with.

Yours faithfully

S Huddart BSc CEng FICE MIMgt
Director of Technical Services