

**DEVELOPMENT DIVISION**

**PLANNING COMMITTEE**

**17th January 2012**

**PLANNING APPLICATIONS FOR DECISION**

Ladies and Gentlemen,

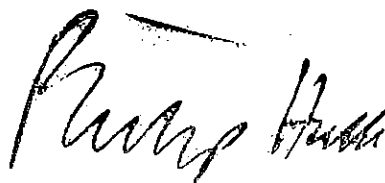
The plans in this report have been submitted for approval under the Town and Country Planning Acts.

All County Council Matters are "Delegated" to the Committee for comment and cannot be moved "Non-Delegated" (Minute No. 244, 20<sup>th</sup> July, 1992).

All other applications in this report are also "Delegated" but can be moved "Non-Delegated" by a Member of the Committee under the terms adopted for the Scheme of Delegation approved by Council, 16<sup>th</sup> May, 1994. Any such motion needs to be accepted by a majority of Members of the Committee present (Council, 8<sup>th</sup> August, 1995). All applications left as delegated will be decided by the Committee and will not be subject to confirmation by Council.

The plans recommended for approval under the Town and Country Planning Acts will be subject to the standard conditions referred to in Minute No. 208 (April 1971) of the Plans Sub-Committee, Barrow-in-Furness, County Borough Council, in addition to any conditions indicated hereunder.

The application plan numbers also refer to files for the purposes of background papers.



**Director of Regeneration and Community Services**

# PLANNING COMMITTEE

17th January 2012

<b>PLAN NUMBER:</b>	<b>APPLICANT:</b>	<b>AGENT:</b>
2011/0770	Mr G McFarlane	
<b>WARD/PARISH:</b>	<b>CASE OFFICER:</b>	<b>DATE RECEIVED:</b>
Newbarns	Barry Jesson 01229 876323	01/11/2011
		<b>STATUTORY DATE:</b> 09/01/2012
<b>LOCATION:</b>	18 Flass Lane, Barrow-in-Furness	
<b>PROPOSAL:</b>	Erection of a rear ground floor living room, utility room and wc extension.	

## SAVED POLICIES OF THE FORMER LOCAL PLAN:

### POLICY B14

Extensions to the rear of dwellings will not be permitted where they adversely affect the amenities of neighbouring properties by virtue of loss of sunlight or privacy or by the creation of an overbearing impact or excessive level of enclosure.

## SUMMARY OF MAIN ISSUES:

Whilst the rear extension is larger than a typical extension, the orientation and large plot ensure no significant harm is caused to any neighbouring properties.

## NON MATERIAL CONSIDERATIONS:

Boundary dispute.

## REPRESENTATIONS:

### Development Advertised on Site

Occupiers of 16, 20, Flass Lane, Barrow. All informed.

The Occupier, 20 Flass Lane, Barrow

"I own and live at 20 Flass Lane, Barrow-in-Furness.

My problem is the amount of light that will be stopped from entering my conservatory, the extension will be directly adjacent to it.

## PLANNING COMMITTEE

17th January 2012

The owner of 18 Flass Lane spoke to me a while ago regarding this and said that he would put up boards to show me how much light it would prevent entering my conservatory, but he has not done so.

Also I am concerned about how near to my conservatory it will be, on a recent loft extension he had the section built out of his roof at the rear appears to be built up to the middle of the joint chimney, but the gutter part of it is all on my side, over my roof. I would not like this to happen with his extension."

### CONSULTATIONS:

None.

### OFFICERS REPORT:

The proposal is to construct a large rear single storey extension, forming a living room, utility and w.c. The site comprises a large traditional semi detached property set within a large curtilage to both front and rear. To the rear of the site is a parcel of land separating the rear gardens from Newbarns School. Within the footprint of the proposed extension, an existing attached store is currently present. This will be demolished to make way for the larger extension. No relevant planning history exists for the property.

The extension is roughly square, at approximately 6m in length, and 6.8m in width and features a shallow dual pitched roof. This minimises the height to some degree at eaves level where the height is 2.6m, with a ridge height of 4.1m. There are no windows proposed in the side elevation facing the adjoining neighbour, No. 20 Flass Lane. Whilst longer than a typical rear extension, it is similar to no.20's rear conservatory which is also approximately 6m in length. It does not amount to cramped development or over development of the plot given the large curtilage the property is set within.

A letter has been received from No. 20 expressing concern over the potential for the extension to reduce light to their conservatory. However, the orientation is such that the extension is sited to the north of the neighbouring property/conservatory. As such, no sunlight will be blocked to the concerned neighbour. Indeed, the extension will not block any sunlight to No. 16 Flass Lane due to the separation distance. Privacy is protected by a blank elevation to No. 20, whilst only the window of the utility room faces No. 16; this is not defined as a habitable room in the former Local Plan. Concern has also been raised with regard to the extension over sailing the boundary. The submitted plans show the extension to be set within the boundary; it is standard practice that a condition is attached to any consent requiring the development to be carried out in strict accordance with the submitted plans. Furthermore boundary issues are a civil matter with any dispute to be resolved between the concerned parties.

The extension is to be rendered, with matching slates to the pitched roof. Having considered the proposal, and all representation received, I believe a favourable recommendation is warranted.

# PLANNING COMMITTEE

17th January 2012

## RECOMMENDATION:

I recommend that planning permission be GRANTED subject to the Standard Duration Limit and the following conditions:

### Condition No. 2

The development must be carried out in accordance with the plans (drawing numbers 18FL/1 - 18FL/4 inclusive) hereby approved as submitted with the application dated 01.11.2012.

### Reason

To ensure that the development is carried out only as indicated on the drawings approved by the Planning Authority.

### Condition No. 3

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order, 2008 (or any Order revoking or re-enacting that Order with or without modifications) no opening of any kind shall be made in the south facing elevation of the permitted extension.

### Reason

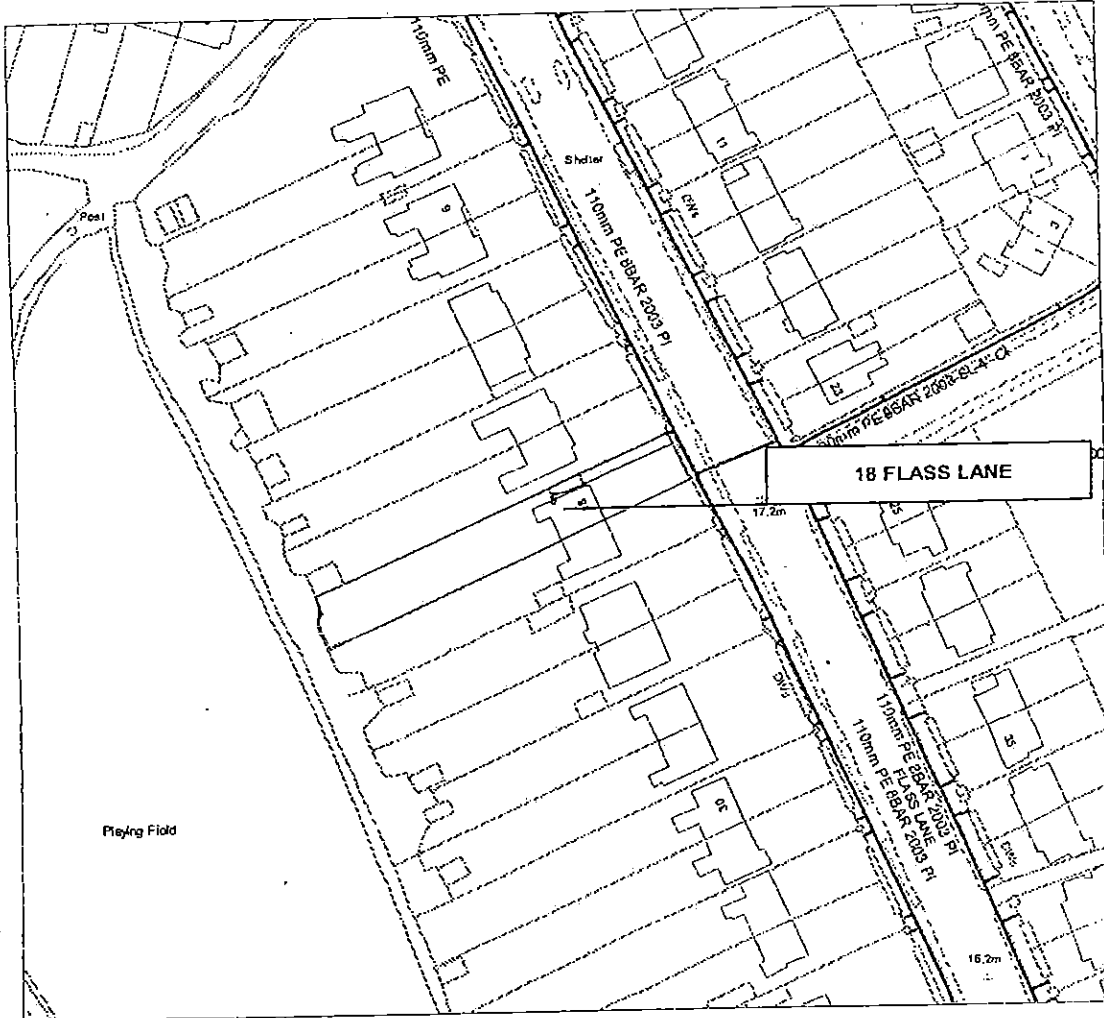
In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking.

### Reason for Approval

That having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act and all other material considerations, and subject to the proposed conditions, the development as proposed by reason of its location, design and orientation, will not have a detrimental impact upon the neighbouring properties or the visual amenities of the area. As such, the proposal complies with the Development Plan for the area, specifically saved policy B14 of the former Barrow-in-Furness Borough Council Local Plan Review 1996-2006.



6/11/0770/121  
**CON29DW**  
 DRAINAGE AND WATER ENQUIRY



18 FLASS LANE BARROW IN FURNESS LA13 0AB

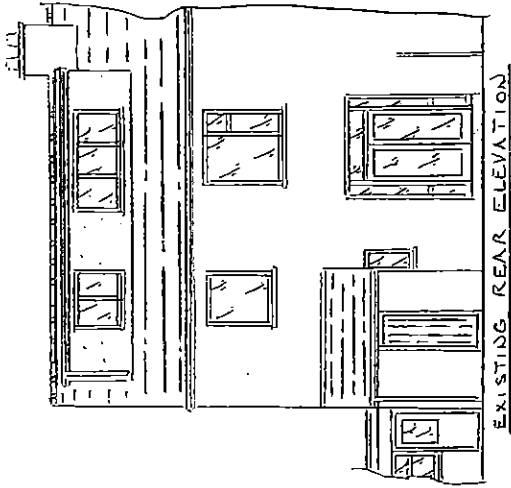
<b>Extract From the Map of Water Mains</b>		
<p><b>United Utilities</b>          WATER MAINS RECORDS</p> <p>Mapping By Steven Slater</p>	<b>Legend</b>	
		Distribution Mains
		Trunk Mains
		Non Potable Mains
		Proposed Mains
		Disused Mains (these may still be live)
	District or Parish Boundary	
	Development Outline	

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

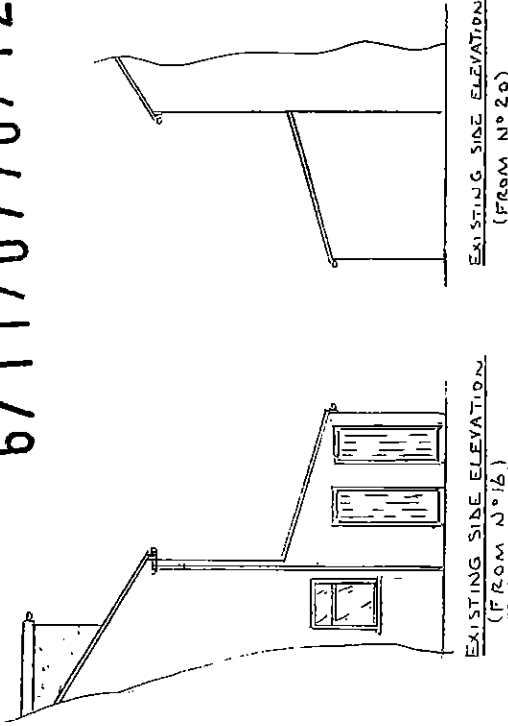
© United Utilities Water PLC 2006. The plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown and United Utilities Water PLC copyrights are reserved. Unauthorised reproduction will infringe these copyrights.

Received Date 26/02/2009 Response Date 27/02/2009

6/11/0770/121

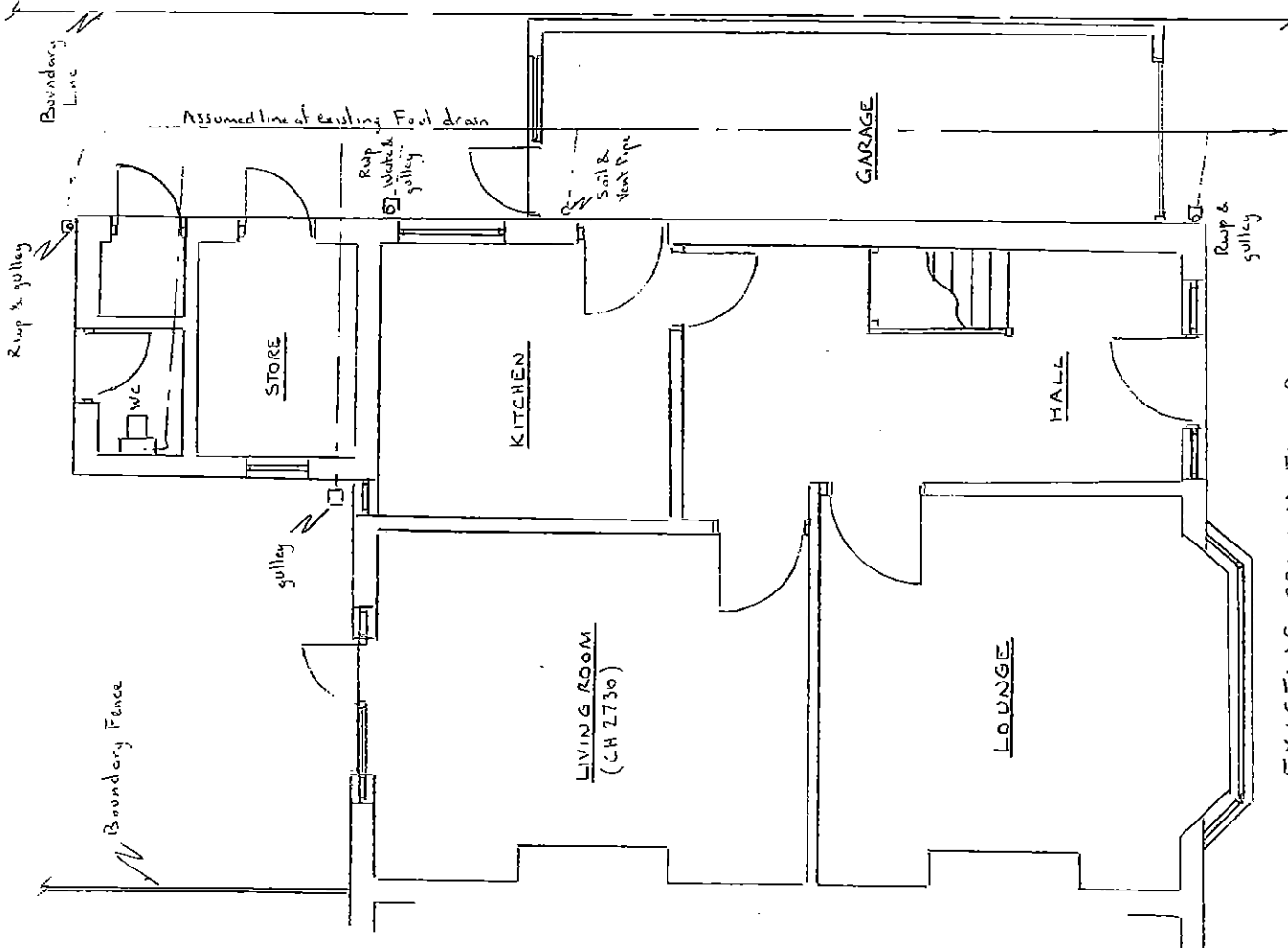


EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION (FROM N° 16)

EXISTING SIDE ELEVATION (FROM N° 20)

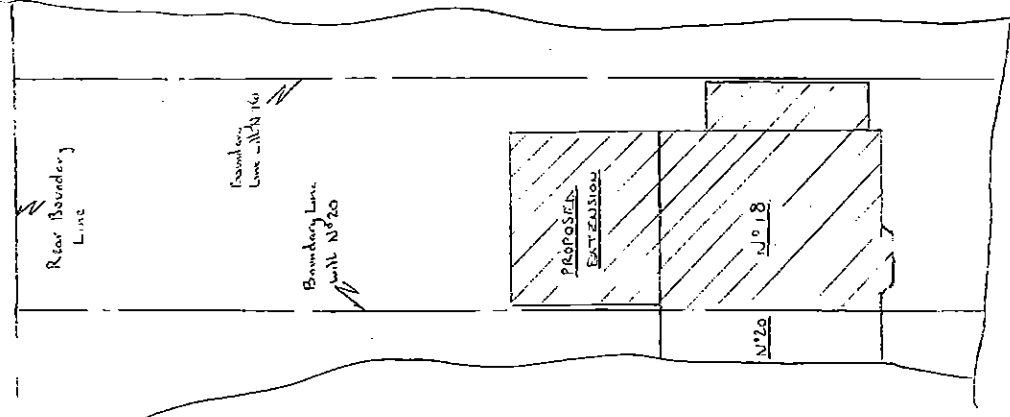


EXISTING GROUND FLOOR

DRG REF 18FL1 | ALL DIMENSIONS & SIZES IN MILLIMETRES | SCALES: 1 TO 50 ELEVATIONS | 1 TO 100 SHEET 1 OF 4  
PROPOSED ALTERATIONS AT N° 18, FLASS LANE BARRON-IN-FURNESS

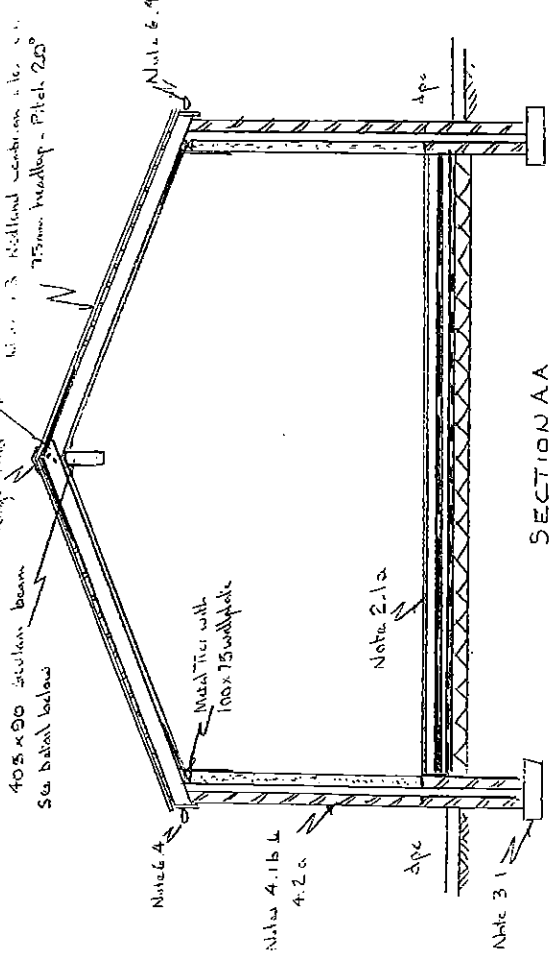


6/11/0770/121



SITE PLAN - SCALE 1:200

Roofers, stippled & balled with 2x2" MR with  
with metal sheet max. 1000 along and other  
island at 2000 center



SECTION AA

Glulam Beam

Root Load =  $(3.3 \times 1.5 \text{ kN})$  per metre = 4.95 kN/m

Safe Load of 405 x 90 Glulam beam with 6m span 1.2 w  
BS 5268 Part 2: 1996 is 5.31 kN/m & is therefore adequate  
See attached sheet giving Glulam Safe Load Tables



# PLANNING COMMITTEE

17th January 2012

<b>PLAN NUMBER:</b>	<b>APPLICANT:</b>	<b>AGENT:</b>
2011/0704	Chas Kendal (TA) Ltd	Mr D Newby Datum Design Company
<b>WARD/PARISH:</b>	<b>CASE OFFICER:</b>	<b>DATE RECEIVED:</b>
Dalton South/ Dalton and Newton Parish Council	Barry Jesson 01229 876323	11/10/2011
		<b>STATUTORY DATE:</b> 05/12/2011
<b>LOCATION:</b>	17 Tudor Square, Dalton-in-Furness	
<b>PROPOSAL:</b>	Erection of a terrace of three dwellings (Outline with access, layout and scale not reserved for subsequent approval)	
<b>SAVED POLICIES OF THE FORMER LOCAL PLAN:</b>	POLICY B3	

## POLICY B3

Applications for residential development on unallocated sites will be permitted where they accord with the sequential approach of the Structure Plan and also satisfy the following criteria:

- i) The site is located within the built up area of existing settlements or the development cordons identified in Policy B13; and
- ii) The siting, scale, layout and design (in the materials and form of the buildings) of the development is sensitive to the local environment, it promotes the principles of 'Secure by Design' and adequate parking provision is made; and
- iii) Adequate access arrangements can be provided, including servicing the site by the public transport and by cycle routes; and
- iv) The development is laid out in a way that maximises energy efficiency; and
- v) The development will not result in the loss of land which has a recognised or established nature conservation interest; and
- vi) The development must not cause an undue increase in traffic passing through existing residential areas such as to be detrimental to residential amenity or highway safety; and
- vii) Adequate water supplies, foul and surface water sewers and sewerage treatment facilities exist or can be provided; and

# PLANNING COMMITTEE

17th January 2012

- viii) 'A risk-based approach will be adopted for development in or affecting flood risk areas to minimise the risk of flooding associated with the site and the potential effect development of the site might have elsewhere through increased run off or a reduction in the capacity of flood plains. This shall be in accordance with the sequential characterisation of flood risk set out in Table 1 of Planning Policy Guidance Note 25 'Development and Flood Risk; and
- ix) Where contamination is suspected, a desk study is undertaken and if necessary a site investigation is undertaken and remediation strategy submitted.

## POLICY B4

For allocated and unallocated sites the Authority will expect a density of at least 30 dwellings per hectare with higher densities sought in accessible locations and/or where consistent with good urban design principles.

## POLICY B5

Within the urban boundaries of Barrow and Dalton applications for new dwellings or conversions of existing buildings on suitable brownfield sites in residential areas or on the peripheries thereof will be permitted provided the design, siting, layout and access arrangements are satisfactory. This means that the development must also satisfy the criteria of Policy B3. This Policy will also apply to land currently or last used for employment purposes or with planning permission for employment use where the proposal involves the provision of housing for which a specific need has been identified and where the location is considered suitable by the Authority, or such housing is mixed with employment uses, or the existing use is an un-neighbourly or non-conforming one by reason of excessive traffic generation, noise or disturbance to local amenity.

## **SUMMARY OF MAIN ISSUES:**

Proposed development of brownfield sites makes efficient use of the plot and conforms to local and national policy.

## **NON MATERIAL CONSIDERATIONS:**

Rights of way  
Civil boundary issues

## **REPRESENTATIONS:**

The Occupiers 1, 2, 3, 4, 18, 20, 22, 24, 28, 32, 34, 36, 38, 40, 42, 44, The Haven, Beckside Road, 2, 4, Ulverston Road, 152 Market Street, 16, 17, 17a, 18, 19, 20 Tudor Square, Dalton in Furness all informed.

The Occupier, 40 Beckside Road, Dalton in Furness

"I am very concerned about the planning application B13/2011/0704. Firstly if you are to dig foundations along my garden wall and it should fall or collapse, I would hold persons building here responsible for repair as the ground level on my garden side is a lot higher than the car park side.

## PLANNING COMMITTEE

17th January 2012

Also, from the drawings of the houses I am concerned of the windows overlooking my side kitchen window and door, I am an elderly lady who lives on my own here and likes the privacy of my own garden and side entrance”.

The Occupier, 32 Beckside Road, Dalton in Furness

“I am writing to you, not to object to the property's being built but my concern that this land is at the back of my property 32 Beckside Rd is elevated by approx 6ft along the back of 32 -34 -36 -38 Beckside thus looking down into our gardens and direct at all our bedroom window , could this at some point be explained to us how this will be dealt with Thank-you, I just wanted to draw this to your attention but wish Mr Kendal well on his venture”.

### CONSULTATIONS:

#### United Utilities

“This response is based on the details submitted on the planning application form; any changes to the planning application will invalidate this response.

I will have no objection to the proposal.

The site should be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway as stated on the application form and may require the consent of the Environment Agency.

#### County Archaeologist

“I am writing to thank you for consulting me on this application and to confirm that I do not wish to make any comments or recommendations”.

#### Cumbria Highways

“I refer to the above consultation received here on 24/10/2011 and would comment as follows.

In order to assess the impact that this proposal may have on parking we require the following additional information from the applicant:-

- a) Gross floor area for the existing bookmakers;
- b) Numbers of staff working at the existing bookmakers;
- c) Confirmation as to whether there is living accommodation above the existing bookmakers and if so details on the type of accommodation and no. of bedrooms;
- d) Confirmation as to the types of vehicle that need access to the doors situated at the rear of the neighbouring business which will be affected by the proposals;

It should be noted that two proposed plans have been provided with the application, which show different proposals in respect of parking arrangements.

The parking provision for the proposed dwellings is not adequate. Two spaces per dwelling are required.

# PLANNING COMMITTEE

17th January 2012

There appears to be insufficient space in which to turn a vehicle and leave the site in a forward gear and depending on which plan you look at, access to one of the dwelling driveways is not possible due to the presence of two parking spaces at the rear of the bookmakers.

Given the above I would recommend that the application as submitted should be refused for the following reasons:-

## 1. Inadequacy of Submitted Information

Inadequate information has been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of:-

- a) access
- b) off street parking
- c) on site turning facilities

To support Local Transport Plan Policies: LD7, LD8"

## OFFICERS REPORT:

The proposal is for outline planning permission for the erection of a terrace comprising three dwellings. The site is to the rear of an existing bookmakers shop, formerly Chas Kendall – the company was recently taken over by Coral. The application site forms an overflow car park for the bookmakers and contains garages which will be removed. The site itself is not within the conservation area, though the existing access is partly within. The site is bounded by dwellings to the east and south, and a commercial property to the west. Whilst only an outline application matters such as access, layout and scale are not reserved for subsequent approval.

One of the main considerations is planning policy i.e. the suitability of the site and location for the proposed dwellings, rather than some of the finer details which would follow should the scheme be approved. The former Local Plan has no specific allocation for the site, falling outside of the Dalton Town Centre Shopping Area. In assessing the suitability of the site, national policy found in Planning Policy Statement 3 (PPS3) gives priority to previously developed land, in particular vacant or derelict sites and buildings. Previously developed land, often referred to as 'Brownfield land', is defined in PPS3 as follows;

*"Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure."*

The land forming the application site has in part been developed, and it does fall within the definition of previously developed land by virtue of its presence within the curtilage of the bookmakers. As such, there is clearly potential for some form of residential development of the site, though this has to be carefully considered in terms of local policy and the characteristics of the site and its surroundings. Relevant local policy can be found in saved policies B3 & B5 in the former Local Plan, which require development to be sustainable, located in a built up area with satisfactory services/access arrangements including good links with public transport. The site meets these criteria. It also provides a density of 40 houses per hectare, exceeding the minimum requirement of 30 in saved policy B4.

## PLANNING COMMITTEE

17th January 2012

When considering how the proposal relates to the surrounding properties, only a general view can be taken as elevations and materials are not provided. However, it can be conditioned that no openings are made in the side elevations, thus the primary elevations for consideration are the front and rear. The most sensitive elevation is the rear, south facing wall as it faces the houses located on Becks Road. Privacy is protected to these properties by distance, as more than 21m separation will exist between the main bodies of the houses. The layout and scale of the dwellings is typical of the area forming a sense of continuation of the row of dwellings to the east. The orientation and layout is such that no significant amount of sunlight/daylight will be blocked to any surrounding dwellings. Whilst not within the conservation area, it is in close proximity to it and a number of listed buildings. However, the development is well set back from the main thoroughfares of Market Street & Ulverston Road and is located behind a more modern style building, which features upvc windows. Taking that into account, it is not considered essential to insist on traditional style materials which could be alien to the building style proposed. This would not be detrimental and would preserve the character of the conservation area.

Cumbria Highways have objected to the proposal on the basis that a lack of information has been provided regarding access (to an adjoining properties rear doors), parking levels and on-site turning facilities. The latter has been addressed by the applicant by providing a turning space within the site. With regard to parking levels, the sites town centre location reduces the dependence on a car commonly associated with houses in more peripheral areas such as suburbs or rural areas. The provision of one space per dwelling should be more than sufficient in this location, which is well served by bus routes at Tudor Square.

Parking space for the bookmakers is being reduced as a result of the proposal given the current overflow car park is lost. Again, the premises are located in the town centre and would not ordinarily be required to provide any off-road parking for customers or staff. The retained parking to the front is again sufficient in this location. Any rights of way through the applicants land are not a material planning consideration – if any were to be breached as a result of the development going ahead, this is a civil matter between the affected parties. The same applies to any shared boundary wall and resultant damage from any construction activity, a point raised by a concerned neighbour. One other comment has been submitted regarding privacy to the rear houses – this has been addressed earlier in the report and is protected by distance.

In summary, the proposal makes efficient use of a plot of land which has been deemed unnecessary by the business to which it belongs. It is an efficient use of land, on a brownfield plot, which amounts to a sustainable form of development when considered against local and national policy.

### RECOMMENDATION:

I recommend that planning permission be GRANTED subject to Standard Duration Limit and the following conditions:

#### Condition No. 1

No development whatsoever shall take place until full details of the appearance and landscaping of the development have been submitted to and approved by the Planning Authority and the development shall conform to such approved details.

## PLANNING COMMITTEE

17th January 2012

### Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

### Condition No. 2

Application for approval of Reserved Matters must be made not later than the expiration of three years beginning with this permission and the development must be begun not later than whichever is the later of the following dates:

a) The expiration of three years from the date of this permission;

or

b) expiration of two years from the final approval of the Reserved Matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

### Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

### Condition No.3

Prior to the commencement of the development, a desk top study/Phase 1 report, in accordance with a methodology subject to prior agreement with the Planning Authority, shall be carried out by the developer to establish if the site contains contaminants, and to assess the degree and nature of the contaminants present. The report shall be submitted to and approved in writing by the Planning Authority prior to the commencement of the development.

### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy D56 of the former Local Plan Review 1996-2006.

### Condition No.4

If the study referred to under condition no. 3 above identifies any potential for contamination, then a site investigation/Phase 2 report based upon the study shall be implemented. The site investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the written approval of the Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to and approved in writing by the Planning Authority. The report must include:

# PLANNING COMMITTEE

17th January 2012

i) A survey of the extent, scale and nature of contamination;

ii) An assessment of the potential risks to:

- human health
- property (existing or proposed)
- adjoining land
- groundwaters and surface waters
- ecological systems

iii) An appraisal of remedial options and proposal of the preferred option(s)

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR11"

Unless otherwise agreed by the Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until the phase 2 report has been approved in writing by the Planning Authority and the following conditions (nos 6-7) have been complied with.

## Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy D56 of the former Local Plan Review 1996-2006.

## Condition No.5

If the report detailed in condition 4 above identifies a potential for contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be submitted to and approved in writing by the Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives, remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy D56 of the former Local Plan Review 1996-2006.

# PLANNING COMMITTEE

17th January 2012

## Condition No.6

The remediation scheme referred to in condition no. 5 must be carried out in accordance with the approved details prior to the commencement of any development, other than that required to carry out remediation, unless agreed in writing by the Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Planning Authority.

## Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy D56 of the former Local Plan Review 1996-2006.

## Condition No.7

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition no.4 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition no.5, which is subject to the written approval of the Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which must be submitted to and approved in writing by the Planning Authority in accordance with condition no. 6.

## Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy D56 of the former Local Plan Review 1996-2006.

## Condition No.8

The parking spaces and access thereto must be reserved for the parking of private motor vehicles and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order, 2008 (or any Order revoking and re-enacting that Order with or without modifications) or not, shall be carried out on that area of land in such position as to preclude vehicular access to the development hereby permitted.

## Reason

To ensure that proper access and parking provision is made and retained for the use associated with the development hereby permitted.



# PLANNING COMMITTEE

17th January 2012

## Condition No.9

Prior to the beneficial occupation of the dwellings hereby approved, the vehicle turning space within the site shall be constructed in accordance with the approved details as shown on drawing no.611/02A. The turning space shall thereafter be maintained clear of all obstructions, and shall not be used for any other purpose.

## Reason

To ensure that the proposed development does not prejudice the free flow of traffic along the neighbouring highway network.

## Condition No.10

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order, 2008 (or any Order revoking or re-enacting that Order with or without modifications) no window openings serving habitable rooms of any kind shall be made in the side elevations of the permitted dwellings.

## Reason

In order to protect the residential amenities of neighbouring properties from overlooking or perceived overlooking.

## Condition No.11

Drainage must be on the separate system with all foul drainage connected to the foul sewers and surface water connected to the surface water soakaway system.

## Reason

In order to ensure that the site is adequately drained and in order to control the potential for pollution of the water environment.

## Reason for Approval

The development hereby approved has been assessed against the Development Plan for the area, specifically policies B3, B4 and B5 and material considerations, including third party representations. The Planning Authority concluded that the development, subject to the conditions imposed, would accord with the Development Plan and there were no other material considerations to justify a refusal of permission.

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Existing Site Location Plan

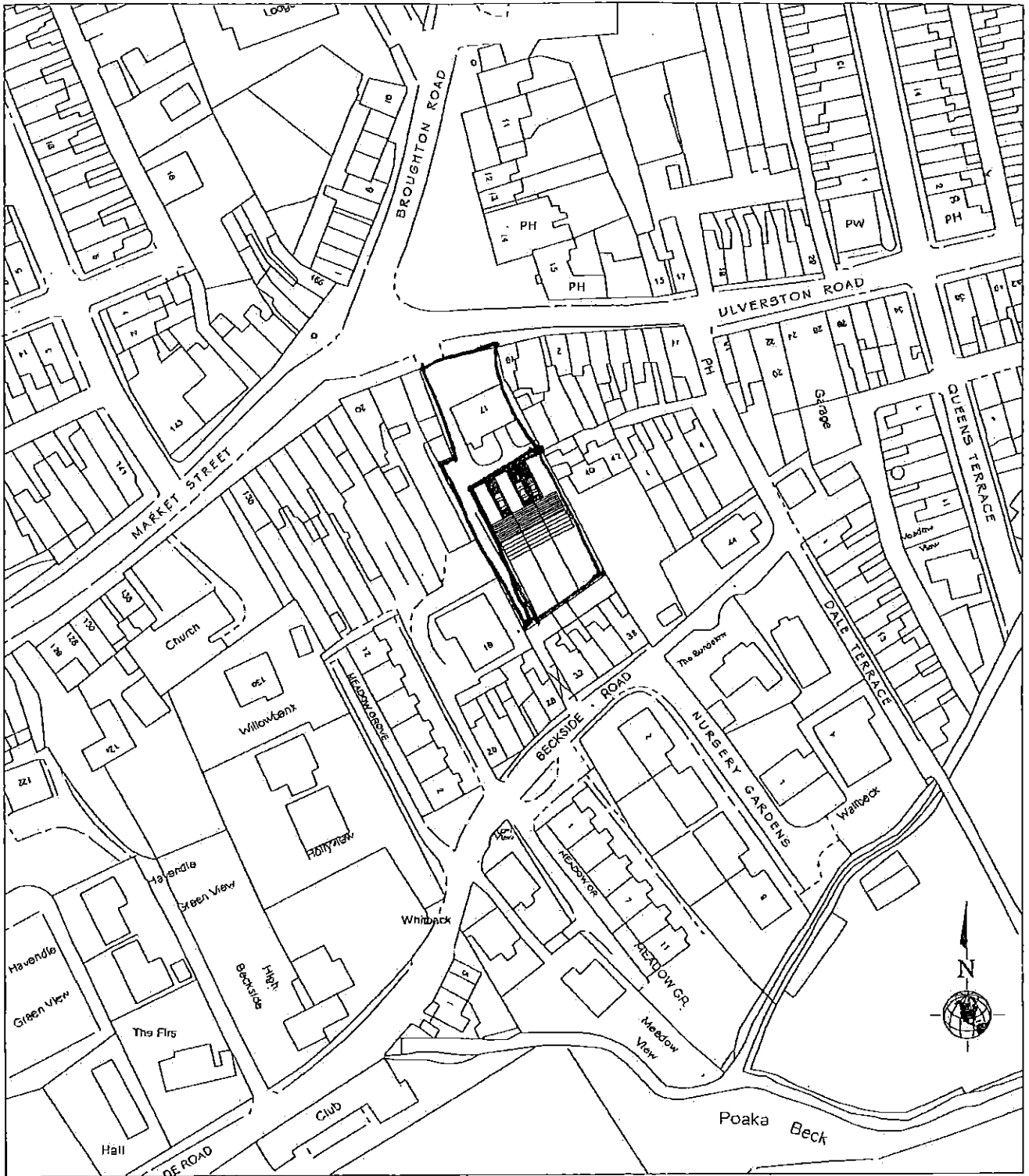
6/11/0704/113

THREE PROPOSED DWELLINGS TO THE REAR OF No. 17  
ULVERSTON ROAD, DALTON-IN-FURNESS.

Scale 1:1250  
Date 13/09/2011  
Drg No. 611/01



P.O. BOX 21  
ULVERSTON  
CUMBRIA LA12 0UE  
TEL. 01229 850060  
FAX 01229 850060  
MOB. 07720 708009



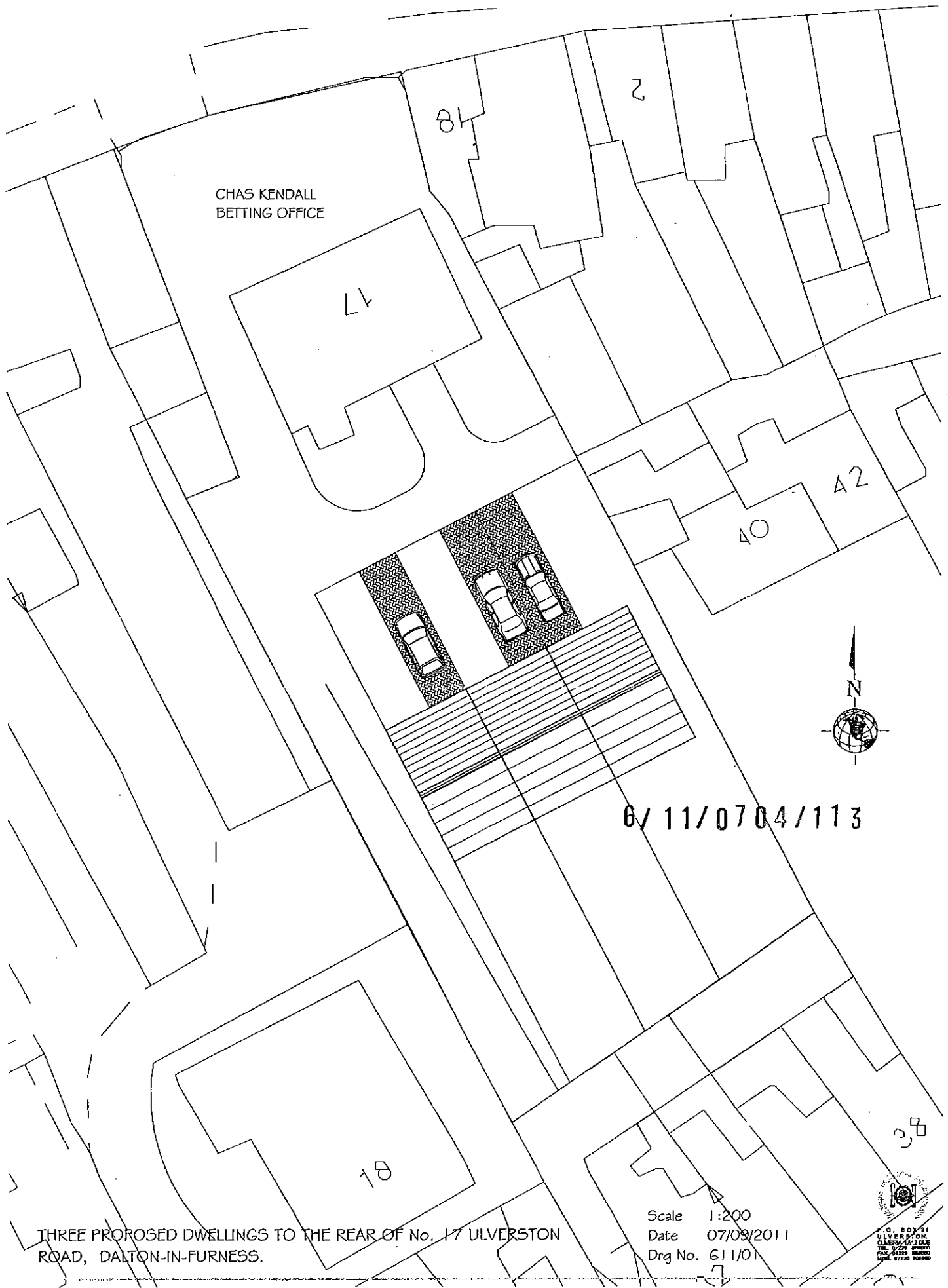
Site Location Plan

6/11/0704/113

THREE PROPOSED DWELLINGS TO THE REAR OF No. 17  
 ULVERSTON ROAD, DALTON-IN-FURNESS.

Scale 1:1250  
 Date 13/09/2011  
 Drg No. 611/02

  
 P.O. BOX 21  
 ULVERSTON,  
 CUMBRIA LA12 0UE  
 TEL. 01229 880000  
 FAX. 01229 869000  
 MOB. 07720 709569



CHAS KENDALL  
BETTING OFFICE

6/ 11/0704/113

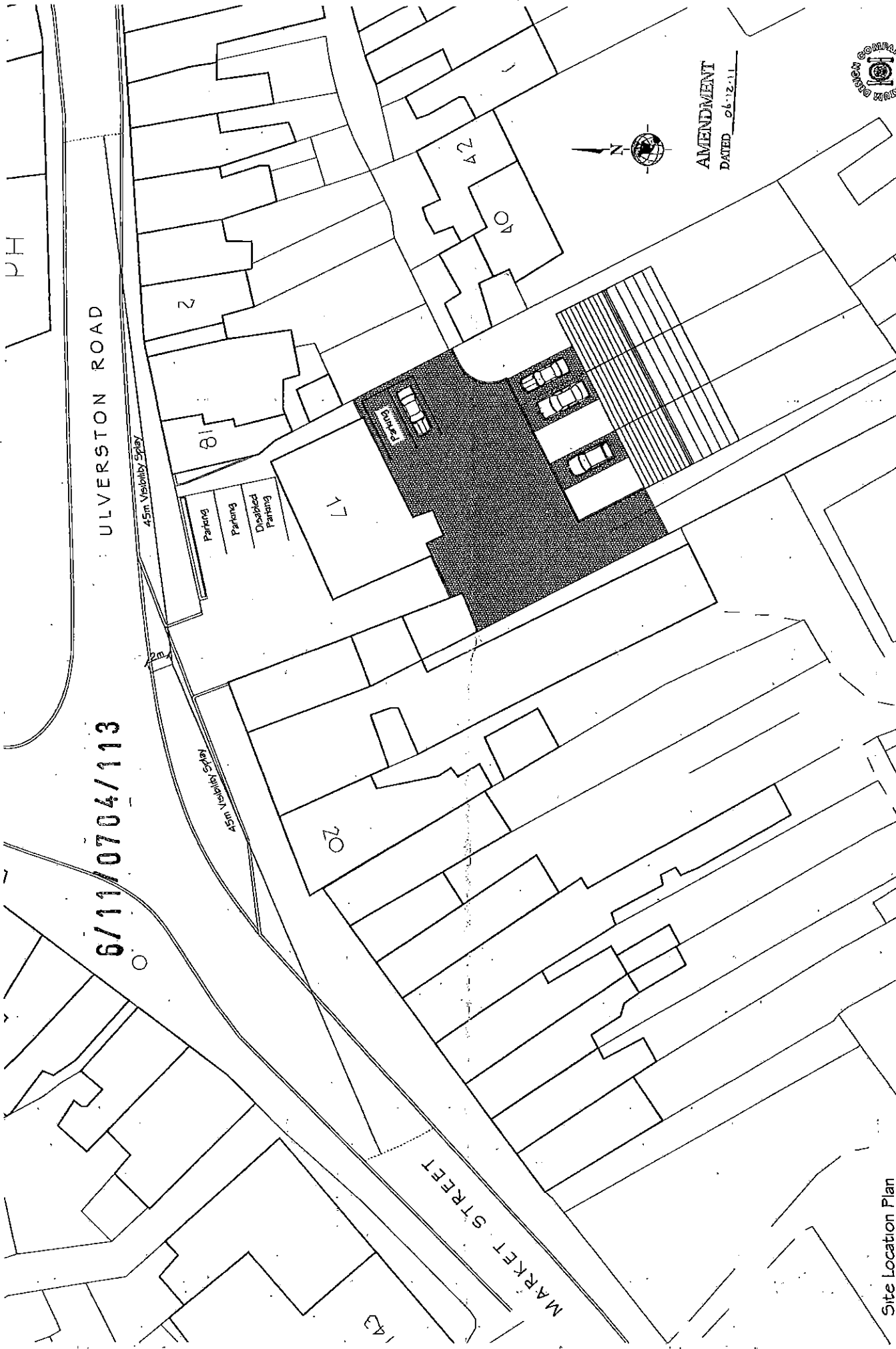


THREE PROPOSED DWELLINGS TO THE REAR OF No. 17 ULVERSTON  
ROAD, DALTON-IN-FURNESS.

Scale 1:200  
Date 07/03/2011  
Dwg No. 611/01



P.O. BOX 21  
ULVERSTON,  
LANCASHIRE  
TEL: 07524 88000  
FAX: 07524 88001  
MOB: 07728 70888



6/11/0704/113

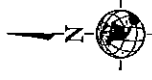
ULVERSTON ROAD

MARKET STREET

Parking  
 Parking  
 Disabled  
 Parking

45m Visibility Splay

45m Visibility Splay



AMENDMENT  
 DATED 06-12-11



P.O. BOX 31  
 ULVERSTON,  
 TASMANIA  
 7250  
 TEL: 07532 1000  
 FAX: 07532 1001

Scale 1:200  
 Date 28/09/2011  
 Dwg No. 611/02A  
 Revised 29/11/11 (Planning)

Site Location Plan

THREE PROPOSED DWELLINGS TO THE REAR OF  
 No. 17 ULVERSTON ROAD, DALTON-IN-FURNESS.

## PLANNING COMMITTEE

17<sup>th</sup> January 2012

### INDEX

<b>Page</b>	<b>App. No.</b>	<b>Address</b>	<b>Description</b>
1	2011/0770	18 Flass Lane, Barrow in Furness	Erection of a rear ground floor living room, utility room and wc extension
4	2011/0704	17 Tudor Square, Dalton in Furness	Erection of a terrace of three dwellings (Outline with access, layout and scale not reserved for subsequent approval)