

<b>Agenda Item</b> A12	<b>Committee Date</b> 8 June 2009	<b>Application Number</b> 09/00377/OUT
<b>Application Site</b> West Lindeth House, 2 Stankelt Road, Silverdale	<b>Proposal</b> Outline application for the erection of two dwellings with integral garages, sewage plant and access improvements	
<b>Name of Applicant</b> Mrs B Lord	<b>Name of Agent</b> Barden Planning Consultants, 130 Highgate, Kendal LA9 4HE	
<b>Decision Target Date</b> 19 June 2009	<b>Reason For Delay</b> Not applicable	
<b>Case Officer</b>	Peter Rivet	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

### **1.0 The Site and its Surroundings**

- 1.1 This application is associated with no. 09/00377/CU, reported previously.
- 1.2 The surrounding area is residential and is characterised by houses with substantial gardens. The grounds of West Lindeth House contain a number of mature trees, including a very large Chilean Pine (monkey puzzle). The house is not listed, but the gate piers at the Lindeth Road entrance are. The site is within the Arnside/Silverdale Area of Outstanding Natural Beauty.

### **2.0 The Proposal**

- 2.1 The application is in outline form and is for two new detached houses within the grounds. Two sites are identified for them, both close to the southern site boundary. The Design and Access Statement indicates that they would have traditional style slate roofs; the walls would be a mixture of render and local rubble limestone.
- 2.2 As with the change of use application, the plans show alterations to the Lindeth Road access with the piers on the north side of the gateway repositioned to improve visibility. As with the application for the subdivision of the existing house, the development would be served by a new packaged sewage treatment plant of the type required by the Environment Agency.

### **3.0 Site History**

- 3.1 There have been no recent planning applications involving this property. The last one was in 1989 when consent was granted for the conversion of a derelict barn to two dwellings and the construction of a new access.

## **4.0 Consultation Responses**

4.1 The following responses have been received from statutory consultees:

<b>Consultees</b>	<b>Response</b>
Silverdale Parish Council	Concerned about the possibility of increased traffic on to the private road at the rear, on to Stankelt Road.
County Council highways	No objections, as the proposal would be likely to reduce rather than increase the number of trips to the site and the applicant proposes to improve the site entrance. Ideally they would like improved visibility both sides of the site entrance. Conditions should be attached to any consent requiring the provision of the improved site access, turning spaces within the site, off street parking spaces. They draw attention to the public footpath adjoining the site.
Environmental Health	A desk study of possible land contamination will be needed. Any plant associated with the sewerage treatment plant should be arranged so as not give rise to noise or vibration problems.
Tree Protection Officer	There is a relatively large number of trees within and around the boundaries of the site, many of them large mature ones. A detailed arboricultural statement is required (this request has been referred to the applicant's agent). Where possible, the design of the development should accommodate the constraints presented by the trees, their canopies and root systems.
Arnside/Silverdale AONB Executive	Are concerned that the present application is in outline form only, and would prefer a detailed submission. Draw attention to the policies in the AONB Management Plan - see letter dated 21 May 2009.
United Utilities	No objections. A separate metered water supply will be required for each dwelling.

## **5.0 Neighbour Representations**

- 5.1 Three letters have been received from neighbours who object on the following grounds:
- The house is an important example of the work of the Kendal architect George Webster
  - The access on to Lindeth Road is dangerous
  - The intended siting of the new houses is unclear (both sites are in fact specified on the plans provided).
  - Trees and shrubs in the garden have recently been cut down.
- 5.2 Councillor Fishwick objects to the proposal on the following grounds:
- The application for two new houses should not be accepted in outline form as the site is a very sensitive one
  - The house and its garden setting should be protected from development
  - The access on to Lindeth Road is inadequate for the number of dwellings proposed, even with the improvements shown.
- 5.3 Three other letters from neighbours raise no objection the proposal in principle, saying that they are happy with the two new houses, but they would wish to see more details and a management scheme for the gardens including measures to protect the existing trees and shrubs within the site. They note that some shrubs and small trees have been crudely clipped. Another asks that the houses should be priced so that they are within reach of young people.

## **6.0 Principal Development Plan Policies**

- 6.1 Policy SC3 of the Core Strategy covers development in villages, including Silverdale which is one of those identified as containing a full range of five key services.
- 6.2 Of the "Saved" Policies in the Lancaster District Local Plan, H7 sets out requirements for residential development in villages. Policy E3 requires that development within or adjoining AONBs should respect their character. Policy E33 protects listed buildings from unsympathetic alterations.

- 6.3 The Arnside/Silverdale AONB Management Plan and the Silverdale Parish Plan, while non-statutory documents, are also material considerations.

## **7.0 Comment and Analysis**

- 7.1 Although the application has been submitted in outline form, it is accompanied by a substantial amount of supporting detail. Their siting and the access arrangements to them, as well as the intended foul drainage arrangement, are specified. Subject to receipt of the tree survey, which is expected to be available in time for the Committee meeting, the level of information available is sufficient to allow the impact on the houses to be assessed.
- 7.2 The sites proposed for the two new houses are reasonably unobtrusive ones and their impact on the area as a whole will be very small. They can be accommodated without adversely affecting the light and aspect of neighbouring properties. They will not require the removal of any of the large trees within the site, which are an important part of the setting of West Lindeth House.
- 7.3 Extra houses will generate traffic, but it is unlikely that the intended total of five dwellings will produce any more than resumption of use as a nursing home. Like the change of use application, the proposal makes provision for widening the Lindeth Road access. The County Council's highway engineers suggest that by repositioning both gate piers it would be possible to achieve better sight lines, but this would be more likely to compromise their status as a listed structure.

## **8.0 Conclusions**

- 8.1 The proposal is compatible with the character of the site and will not adversely affect the character and setting of West Lindeth House. It is therefore recommended that the proposal should be supported.

## **Recommendation**

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Outline permission - details to be submitted: materials, design, boundary treatment.
3. Houses to be no more than two storeys in height.
4. Development to be carried out in accordance with the approved plans.
5. Contaminated land survey to be undertaken.
6. Construction work to take place only 08:00 - 18:00 Mondays to Saturdays, with no work on Sundays or public holidays.
7. Details of foul drainage plant to be agreed.
8. Vehicular access to be provided before houses are occupied.  
Provision of turning spaces.
9. Provision of off street garaging/car parking.
10. Trees to be protected during building works.

## **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

## **Background Papers**

Letter from the Arnside/Silverdale AONB Manager dated 21 May 2009.