



Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/5135

Application type: Full Planning application

Applicant: Y Bloor & C Riley

Location: Dobson Hill, Staveley In Cartmel, Cumbria, LA12 8NH

Grid reference: 338012, 486255

Proposal: Internal reconfigurations, rear extension, replacement of septic tank to sewage treatment plant and proposed air source heat pump

Report prepared by: Laura Rogan, Planner

Report agreed by: Neil Henderson, Planning Manager

Recommendation: APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.
- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 I am reporting this application to committee as my recommendation of approval is contrary to Staveley-in-Cartmel's objections.
- 2.2 Dobson Hill is a detached, two storey, stone and slate dwelling situated adjacent but set well back from the passing road which travels through Staveley in Cartmel.
- 2.3 The property is situated south west of Fell Foot Wood which is a Plantation on Ancient Woodland Site.
- 2.4 Planning permission is sought to demolish the existing conservatory on the east (rear) elevation and to erect a new single storey extension in its place. The proposed structure would be pitched roofed and fully clad in zinc. It would be approximately 4m high, 3.8m wide and 7m deep. It would be orientated to fit in with the existing garden landscape and hardstanding.
- 2.5 Permission is also sought to install an air source heat pump adjacent to the north eastern boundary approximately 6m south east of the main dwelling, and to install a package treatment plant in the garden to the south of the house.

3 Representations

- 3.1 Staveley in Cartmel Parish Council recommend the application be refused. The extension is out of character to the adjoining house, surrounding buildings and the architecture in the Lake District. The asymmetrical angled extension, clad and roofed in metal of an unknown colour, is not sympathetic to the existing house and those in Staveley-in-Cartmel village. This is another example of an alien extension to traditional buildings that destroys what makes the Lake District National Park what it is today and further erodes the UNESCO status. There are insufficient details of pipework to and from the new relocated Water Treatment Plant. In particular the outflow to the watercourse. There is no indication of where the location of the watercourse is in respect to the curtilage of the property. In addition, does this watercourse run dry during spells of no rainfall?
- 3.2 A letter of support was received by the occupier of neighbouring Wood How. They state that the views of the Parish Council do not represent the residents of Staveley in Cartmel. They do not believe the proposed extension would be intrusive and would not spoil the character of the house. To see the extension from outside the grounds you would have to go up the bridleway, crouch down and peer up through their garden so it will have little or no impact on the village. Regarding the package treatment plant, they go onto say that Wood How has been in the same family for 50 years and the watercourse has never dried up even during this extraordinarily dry summer.

4 Development plan policies and other relevant guidance

- 4.1 The relevant Development Plan comprises:
- The Lake District National Park Local Plan 2020-2035
- 4.2 The following Lake District National Park Local Plan policies are relevant to this application:
- Policy 01: National and international significance of the Lake District

- Policy 02: Spatial strategy
- Policy 04: Biodiversity and geodiversity
- Policy 06: Design and development
- Policy 20: Renewable and low carbon energy

- Design Code Supplementary Planning Document

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications.

4.4 There is no community plan in this area.

5 Main issues and assessment

5.1 The main issues in this assessment are:

- Character and appearance of the area
- Neighbouring amenity
- Trees
- Pollution control

5.2 Character and appearance of the area

5.3 Dobson Hill is a traditional stone, slate and rendered dwelling sited in an area which is characterised by buildings of a similar age and character. A bridleway travels past the property from south west to south east, but as there is intervening mature trees, no clear public views can be obtained from this path.

5.4 The dwelling is set well back from the adjacent road to the west with boundary treatment consisting of mature trees and hedging. This results in the property being well screened from this public vantage point.

- 5.5 On the east (rear) elevation there is a modern double glazed, uPVC conservatory which gained planning permission in 1997 (7/1997/5304). The conservatory through its form, design, and use of materials, does not correspond to the appearance and character of the main dwelling, but I noted during my initial site visit that it cannot be seen from any public vantage points due to its positioning and the property's boundary treatment.
- 5.6 It is proposed to demolish the existing conservatory and to erect an extension in the same location. The proposed single storey extension would be pitched roofed and fully clad in zinc. Large picture windows would feature on the east and south elevations; a large double door opening would be placed on the north elevation, and a roof light on the south facing roof pitch. A flue would be installed for an internal wood burning stove. The orientation of the extension has been dictated by the existing garden landscaping and hardstanding.
- 5.7 Through its use of materials, its design and orientation, the proposed extension would be an overtly modern structure which does not correspond to the traditional appearance and character of the main dwelling, reflecting the parish council's comments. As, however, it does not feature in any public views it is difficult to identify any harm on the character of the surrounding area. Moreover I am conscious that the extension would replace an existing conservatory which is also of non-traditional design and materials. Given these two factors I do not consider that the development would result in harm sufficient to warrant a recommendation for refusal in the public interest.
- 5.8 The air source heat pump would be located at the eastern boundary of the property where an existing oil tank is situated. The oil tank due to its position to the rear of the property and the boundary screening by mature trees and hedging, cannot be publicly viewed. Its replacement with an air source heat pump would reduce carbon usage and would have a neutral effect on the character of the surrounding area.
- 5.9 It appears that both the air source heat pump and the replacement package treatment plant might benefit from permission through the General Permitted

Development Order and a Local Development Order respectively if they were undertaken individually. Nevertheless they form part of the development for which permission is sought so I have assessed them accordingly. Members should however be aware that there is a likely fall back position for these elements

- 5.10 As the proposed package treatment plant would be situated underground with only the inspection chamber visible, and would not be viewed publicly, there would be no harmful effects on the character of the surrounding area.

5.11 Neighbouring Amenity

- 5.12 The nearest neighbouring properties to Dobson Hill are: Laburnum Cottage situated approximately 25m south west, Wood How located approximately 66m south east, and School House located approximately 53.4m north.

- 5.13 As Laburnum Cottage is situated to the opposite side of Dobson Hill where the proposed works are taking place and there is an intervening road, I do not consider there would be any harmful amenity issues in the way of overlooking, overbearing or loss of light.

- 5.14 Due to the sufficient distance between Wood How and the application property, the intervening bridleway and mature tree and hedge screening, I am satisfied there would be no amenity issues in the way of overlooking, overbearing or loss of light.

- 5.15 There is also sufficient distance between Dobson Hill and School House and intervening screening which would ensure there would be no harmful amenity issues.

5.16 Trees

- 5.17 Dobson Hil is bounded by Fell Foot Wood on its north eastern boundary. Fell Foot Wood is a Plantation on an Ancient Woodland Site (PAWS). The air

source heat pump and the package treatment plant would both be sited at the north eastern boundary of the woodland.

- 5.18 Developments within a 15-metre buffer zone should be avoided to minimise risks of root damage and harm to the trees and habitats. However, both would be placed in areas where ground has already been disturbed – the air source heat pump would be placed where the existing oil tank is sited, and the package treatment plant would be placed under ground where the land has been disturbed by domestic gardening. I consider these small areas would have minimal impacts on the health of these trees and would not cause harm to the ancient semi-natural woodland. Likewise, because the land is already in garden use, indirect impacts as a result of disturbance are unlikely.
- 5.19 The Arboricultural Impact Assessment submitted in support of the application has highlighted that the digging of a trench for the outlet pipe of the proposed package treatment plant could impact trees T009 and G001. However, it concluded that it would be minimal for both - the excavations for the outlet drain will not be overly large or deep and the route is flexible to ensure adequate distance from the structural roots of T009.
- 5.20 The Method Statement section of the Impact Assessment has set out mitigation measures to ensure there will be no adverse impacts to trees from poor construction practice. This includes a sequence of works, the erection of protective barriers, the use of hand tools when excavating root protection areas, and monitoring.
- 5.21 I am satisfied the proposals would not result in adverse impacts to trees and woodlands.
- 5.22 Pollution Control
- 5.23 It is a well-established principle of the planning system that it should operate on the basis that related regulatory controls should not be duplicated. The NPPF states that planning decisions should assume that these regimes will

operate effectively. Domestic treatment plants must abide by binding rules set by the Environment Agency. If they don't, then an application for a discharge permit must be made to the same organisation

- 5.24 Staveley-in-Cartmel have concerns regarding the pipework and outflow of the new package treatment plant. While the proposed block plan shows the location of the package treatment plant it does not indicate the pipework for the outflow. However, in the Arboriculture Survey the proposed site plan in appendix 7 clearly shows the location of the inflow and outflow pipework. Furthermore, the Non-Mains Drainage Survey states that the discharge will be as existing as the current sewage treatment plant.
- 5.25 In this case it is reasonable to conclude that the replacement plant is likely to be less polluting than the older septic tank and that any discharge from the treatment plant will be satisfactorily regulated by the pollution control regime.

6 Conditions

- 6.1 A standard time limit of three years within which the development must begin is imposed by section 91 Town and Country Planning Act 1990.
- 6.2 I am also recommending a condition requiring the development to be carried out in accordance with the plans and details which form part of the planning permission.
- 6.3 I recommend a condition is added requiring the tree protection measures detailed in the submitted Arboriculture Survey are put in place before works commence. This would ensure that the risk to damage to trees is minimised

7 Conclusion

- 7.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 04, and 06, the Design Code SPD and other material considerations (including the provisions of the NPPF),

the development is considered to be acceptable, subject to the conditions recommended.

Recommendation: APPROVE with conditions

Conditions/Reasons

- 1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

- 2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:

- 0515/DH/GA00 Rev. A (Location Plan)
- 0515/DH/GA00.2 Rev. B (Proposed Site Block Plan)
- 0515/DH/GA02 Rev. A (Proposed Floor Plan)
- 0515/DH/ES03 Rev. A (Proposed Elevations and Overhead Sketch Visuals)
- 0515/DH/ES02 Rev. A (Proposed Elevations)
- 0515/DH/JUS1 Rev. A (Proposed Photomontages)
- 0515/DH/V01 Rev. A (Proposed Sketch Visuals)
- 0515/DH/V02 REV. A (Proposed Sketch Visuals)
- Proposed Air Source Heat Pump Details (10KW)
- Arboricultural Survey

REASON: For the avoidance of doubt.

- 3 Prior to the commencement of the development hereby permitted, tree protection measures shall be put in place in accordance with the approved details. All tree protection measures shall be retained for the duration of works.

REASON: To minimise the risk of damage to nearby trees, protection measures need to be in place before work starts on site and maintained during the construction period in accordance with Policies 04, and 06 of the Lake District National Park Local Plan 2020-2035.

NPPF decision notice requirements

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement.

The Local Planning Authority did not identify problems arising in relation to dealing with the application.

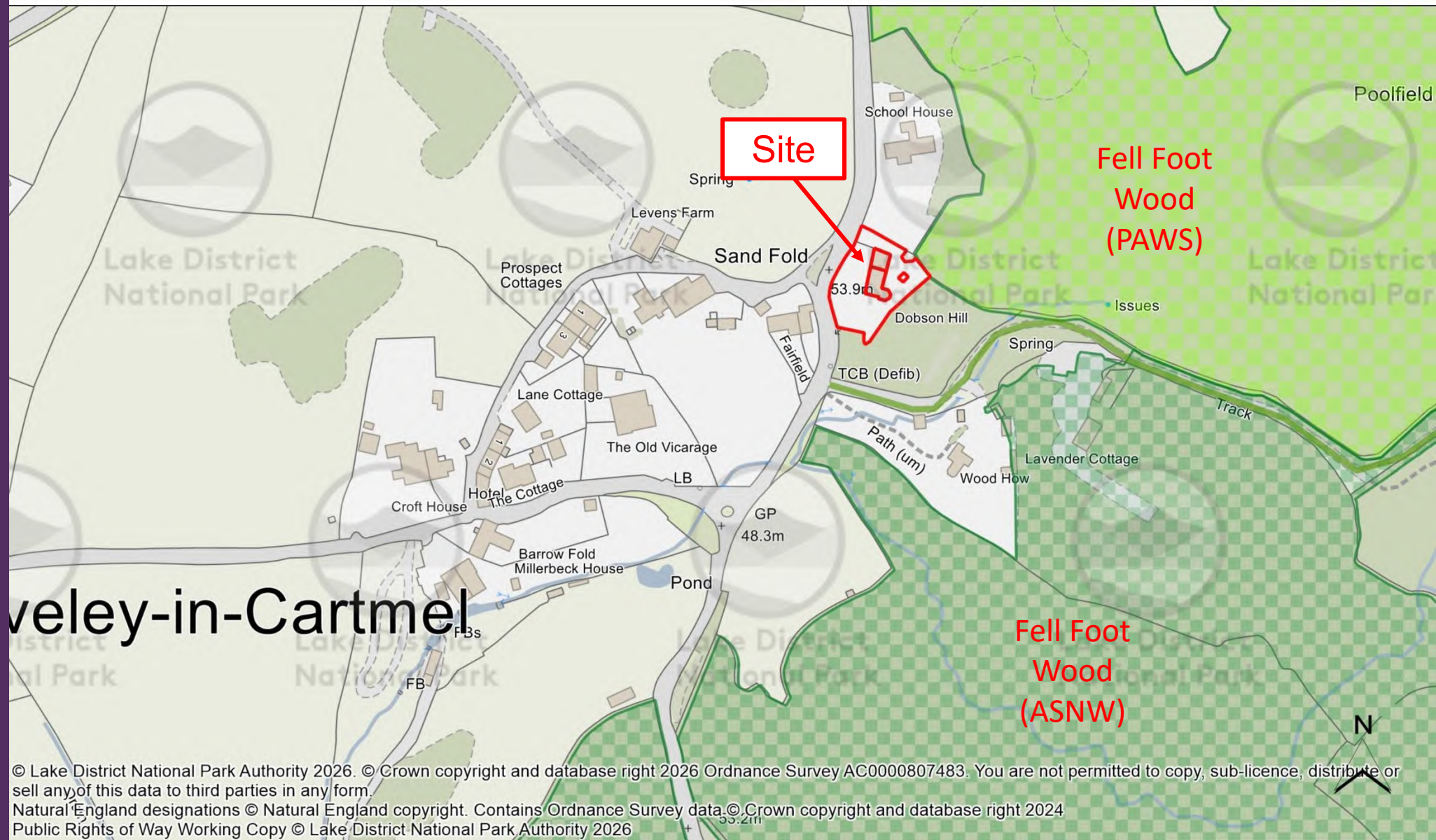
Background papers

Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

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Dobson Hill, Staveley In Cartmel, Cumbria,
LA12 8NH

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Lake District
National Park Authority

Staveley-in-Cartmel, England

Google Street View

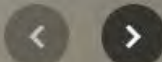


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Dobson Hill



Google Maps

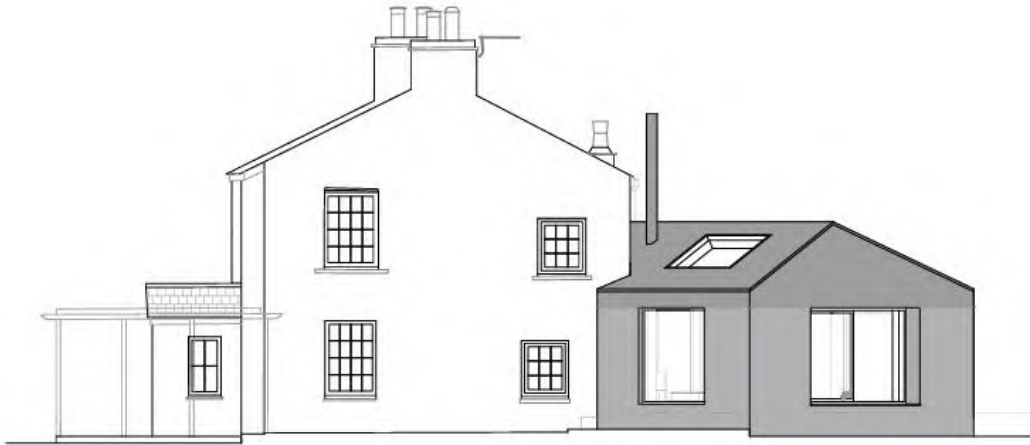
Existing
Conservatory



Existing conservatory
(South Elevation)



Proposed Extension



Proposed South Facing Elevation
1:100 @ A3



Proposed North Facing Elevation
1:100 @ A3



Sketch Visual



Sketch Visual



Photomontage looking from the North East

Photomontages of
proposed extension



Photomontage looking from the South



Photomontage looking from the West

Proposed location of
sewage treatment plant





Proposed location of
air source heat pump