

John Coward Architects Ltd
3 Unsworth's Yard
Ford Road
Cartmel
Grange over Sands
LA11 6PG

South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DL

Tel: 01539 733333
www.southlakeland.gov.uk
Date: 6 March 2017

Our Ref: SL/2017/0185/JCH Your Ref:

Dear Sir/Madam

LOCATION: Fairfield, Vicarage Lane, ALLITHWAITE

PROPOSAL: Two storey side extension, single storey rear extension and existing flat roof garage re-roofed with a pitched roof.

Thank you for your FULL PLANNING application. It was received on **03 March 2017**.

Please note that we may have changed the description of the proposal. If you do not agree with the description please contact me. If you have provided an email address we will normally contact you by email.

The application appears to be in order. However, if we find that we need further information or an additional fee we will let you know as soon as we can.

Your application number is **SL/2017/0185** (Please use this whenever you contact us). The Planning Officer dealing with your application is **Chris Harrison**.

We will do our best to issue a decision within 8 weeks. If we cannot do so, we will contact you. If we do not issue a decision within 8 weeks you may lodge an appeal with:

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN

Alternatively you may contact them at: www.planning-inspectorate.gov.uk

PLEASE NOTE THAT YOU SHOULD CHECK WITH THE BUILDING CONTROL SECTION TO CONFIRM WHETHER OR NOT THE WORKS YOU PROPOSE REQUIRE CONSENT UNDER BUILDING REGULATIONS.

Yours faithfully

Jo Hutchinson
Senior Development Management Technician
Development Management
Email: development.management@southlakeland.gov.uk



Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr & Mrs"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Buss"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="37 Rivermead Court"/>				
	<input type="text" value="Marlow Bridge Lane"/>				
	<input type="text"/>				
Telephone number:	<input type="text"/>				
Town/City:	<input type="text" value="Marlow"/>				
Country:	<input type="text" value="Buckinghamshire"/>				
Mobile number:	<input type="text"/>				
Postcode:	<input type="text" value="L7 1SJ"/>				
	<input type="text"/>				
Fax number:	<input type="text"/>				
Email address:	<input type="text"/>				
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No				

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mrs"/>	First Name:	<input type="text" value="Rebecca"/>	Surname:	<input type="text" value="Gibson"/>
Company name:	<input type="text" value="John Coward Architects Ltd"/>				
Street address:	<input type="text" value="3 Unsworth's Yard"/>				
	<input type="text" value="Ford Road"/>				
	<input type="text" value="Cartmel"/>				
Telephone number:	<input type="text" value="01539536596"/>				
Town/City:	<input type="text" value="Grange over Sands"/>				
Country:	<input type="text" value="United Kingdom"/>				
Mobile number:	<input type="text"/>				
Postcode:	<input type="text" value="LA11 6PG"/>				
	<input type="text"/>				
Fax number:	<input type="text"/>				
Email address:	<input type="text" value="rebecca@johncowardarchitects.co.uk"/>				

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Residential dwelling

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered
vehicle access
proposed to or from
the public highway?

Yes No

Is a new or altered
pedestrian access
proposed to or from the
public highway?

Yes No

Do the proposals
require any diversions,
extinguishment and/or
creation of public rights of
way?

Yes No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within
falling distance of your proposed development?

Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans
or drawings:

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

no change to existing

Doors - description:

Description of *existing* materials and finishes:

timber and upvc

Description of *proposed* materials and finishes:

timber and aluminium

Lighting - description:

Description of *existing* materials and finishes:

external lights to doors

Description of *proposed* materials and finishes:

external lights to doors

Roof - description:

Description of *existing* materials and finishes:

blue grey Slate

Description of *proposed* materials and finishes:

Slate to match existing

Vehicle Access - description:

Description of *existing* materials and finishes:

tarmac

Description of *proposed* materials and finishes:

flags and tarmac

Walls - description:

Description of *existing* materials and finishes:

Render

Description of *proposed* materials and finishes:

Render to match existing

Windows - description:

Description of *existing* materials and finishes:

timber and upvc

Description of *proposed* materials and finishes:

timber and aluminium

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design & Access Statement
JCA Drawing numbers 1661/05 & 06c

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title: First name: Surname:
Person role: Declaration date: Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

DESIGN AND ACCESS STATEMENT

Extension and Alterations
Fairfield, Vicarage Lane,
Allithwaite

February 2017

Job no. 1661



John Coward Architects Limited
No. 3 Unsworth's Yard
Ford Road
Cartmel
Cumbria
LA11 6PG

Telephone: (015395) 36596
Fax: (015395) 36775
E:mail: info@johncowardarchitects.co.uk

1. Introduction

Fairfield is a detached three-bedroom dwelling in Allithwaite. The house is set in a large plot with parking to the front, two garages and large garden to the rear. Mr and Mrs Buss wish to extend their home to provide an additional bedroom and living accommodation and provide a family kitchen dining room with access to the garden.

The house has been empty for over two years and has not been looked after or cared for many years. It is therefore in a poor state of repair and needs re-roofing, new windows and a full internal upgrade. Whilst this work is being undertaken it is sensible to carry out the alteration works to provide a quality upgraded family home. Mr and Mrs Buss are the new owners of the property and want to invest in the house to give them space to look after their elderly mother and also accommodate their children and their families.

2. Design Statement

2.1 Amount

The proposal is for the removal of a single storey garage and garden room and replacing with a two storey extension to the side of the property and a single storey extension to the rear. The existing flat roof garage is to be re roofed with a pitched roof to match the existing house.

2.2 Layout

The layout of the proposed extension is illustrated on the submitted drawings. A larger kitchen / dining room will be created by knocking through the existing dividing wall and rear wall. This will open up into a good-sized family area. With access through sliding folding doors into the garden. To the side a new extension will house a back door with hall and access to the utility space and a ground floor bedroom for their mother. A small stair will link to a first-floor living space / work room allowing fabulous views over the fields to the bay.

Alterations are proposed to the windows and internal layout in particular the uncomfortable window arrangement to the bathroom and hall stairs and landing will be altered to give an elegant tall window to the stairs. The bay window on the rear is to be removed to allow for patio doors to the living room and a Juliette balcony to the master bedroom.

2.3 Scale

Scale of the extension has been carefully considered to sit comfortably against the existing house and not be overbearing. The ridge has been run through in line with the existing as it helped the proportions of the house. Continuity will be provided as the whole house is being re roofed and the rendering will be tied in and wholly repainted.

2.4 Landscaping

The proposed landscaping will be similar to the existing with the addition of a patio area. The mature garden will be retained and improved.

2.5 Appearance

The proposed single storey extension will be modern in appearance. It will be a new addition to the existing house and of its own time. The proportions, scale and geometry of the extension are however fairly traditional allowing the existing house and proposed extension to sit comfortably together. The two-storey extension is in keeping with the existing house.

The extension will be rendered in roughcast to match the existing house. The windows will be aluminium clad timber or aluminium, both will appear modern due to their design. The

The roof of the extension will match the existing house as will the eaves and verge details, the roof will be finished in slate to match the existing.

3. Access Statement

The proposals will have no impact on existing access arrangements. The provision of the ground floor bedroom will make the house a lifetime house which is hugely beneficial.

Datum Line: 9.00m



North Elevation
Scale 1:100



West Elevation
Scale 1:100

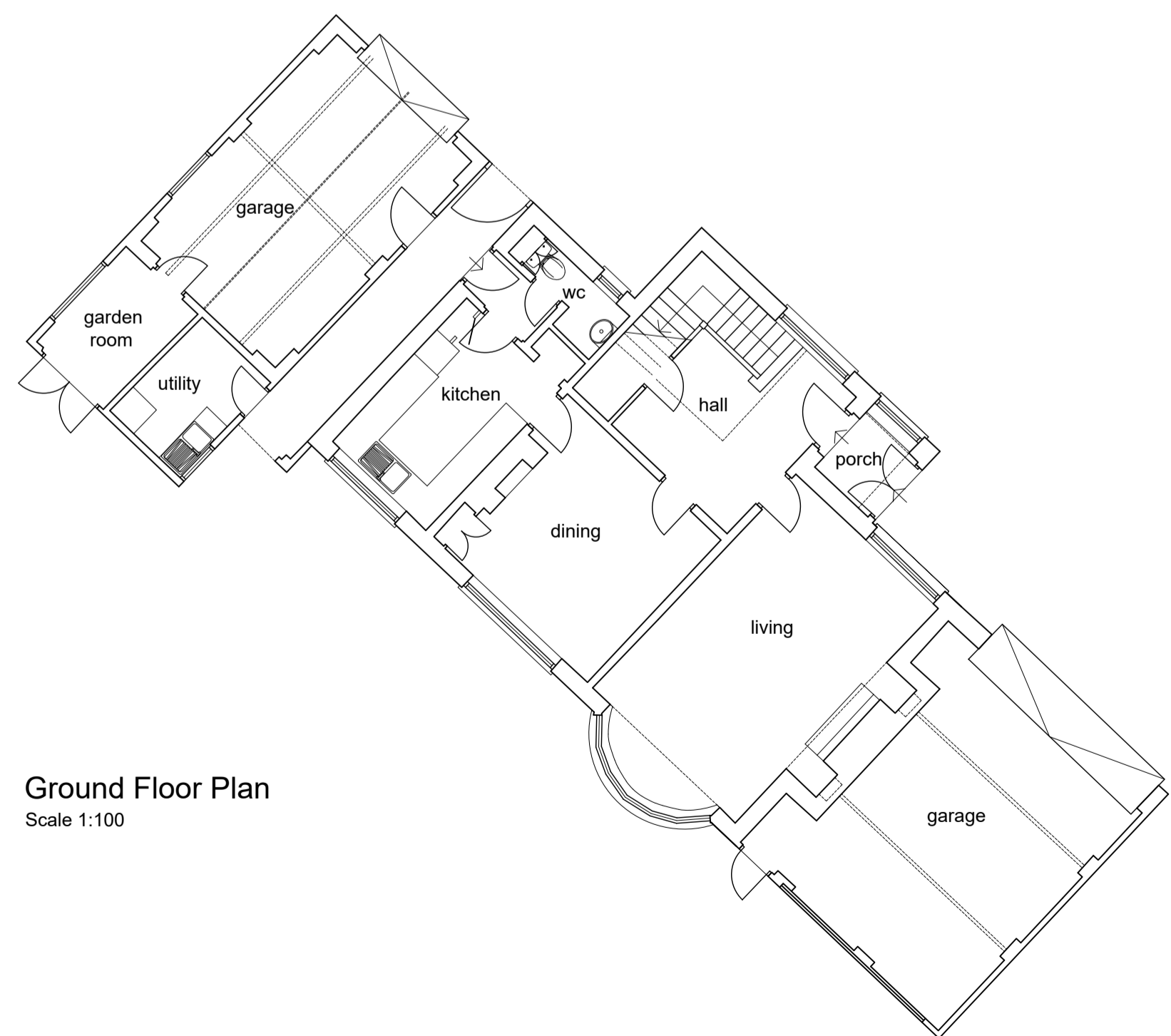
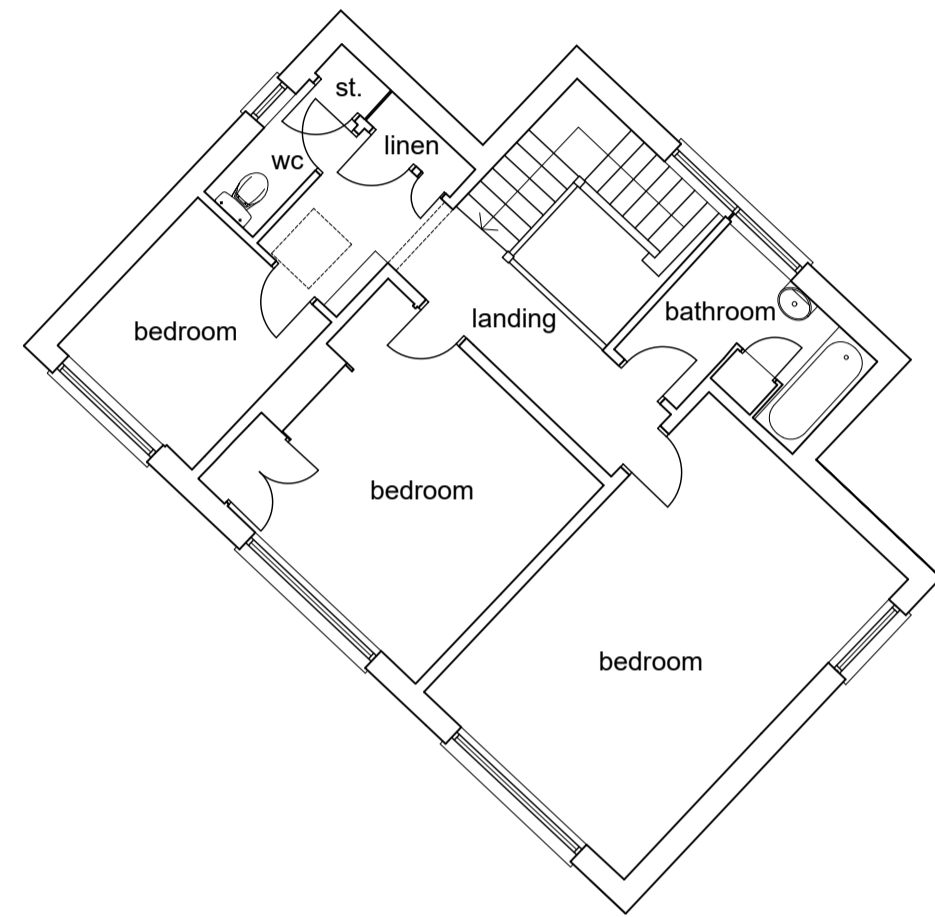


South Elevation
Scale 1:100

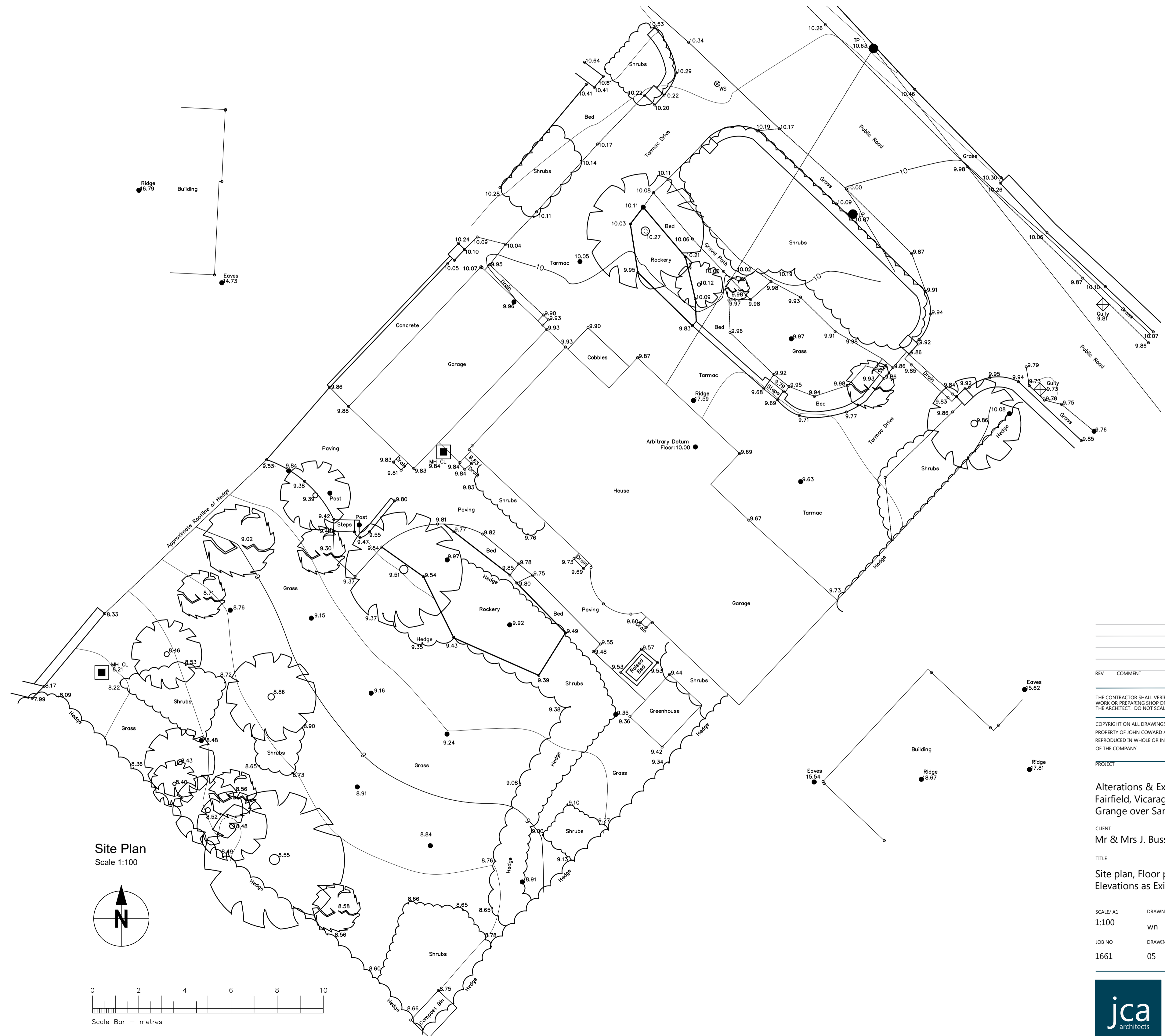


East Elevation
Scale 1:100

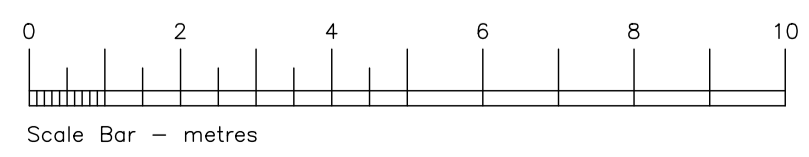
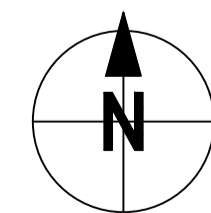
First Floor Plan
Scale 1:100



Ground Floor Plan
Scale 1:100



Site Plan
Scale 1:100



REV	COMMENT	BY	DATE

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB BEFORE STARTING WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT. DO NOT SCALE FROM THIS DRAWING.

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Alterations & Extensions
Fairfield, Vicarage, Lane, Allithwaite, Grange over Sands, LA11 7QN

CLIENT
Mr & Mrs J. Buss

TITLE
Site plan, Floor plans & Elevations as Existing

SCALE/AL	DRAWN	CHECKED	DATE
1:100	wn	-	30/01/2017
JOB NO	DRAWING NO	REVISION	
1661	05	-	

Clerk to Lower Allithwaite Parish Council
Mr P Turner
Sunnyside
Holme Lane
Allithwaite
GRANGE over SANDS
LA11 7QD

South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DL

Tel: 01539 733333
www.southlakeland.gov.uk

Our Ref: SL/2017/0185

Your Ref:

Date:

6 March 2017

Dear Sir/Madam

LOCATION: Fairfield, Vicarage Lane, ALLITHWAITE
GEOCODE: Easting: 338392 Northing: 476783
DEVELOPMENT: Two storey side extension, single storey rear extension and existing flat roof garage re-roofed with a pitched roof.
REFERENCE NUMBER: SL/2017/0185 (Please use this whenever you contact us)
PLANNING OFFICER: Chris Harrison

We have received the above application that you may wish to comment upon.

The following link will take you directly to the application: http://kdc-pam.southlakeland.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=DC&folder1_ref=SL/2017/0185.

Or go to our website: <http://applications.southlakeland.gov.uk/planningapplications/welcome.asp> to view the documents.

Please send your comments by email: development.management@southlakeland.gov.uk before 21 days (**27 March 2017**).

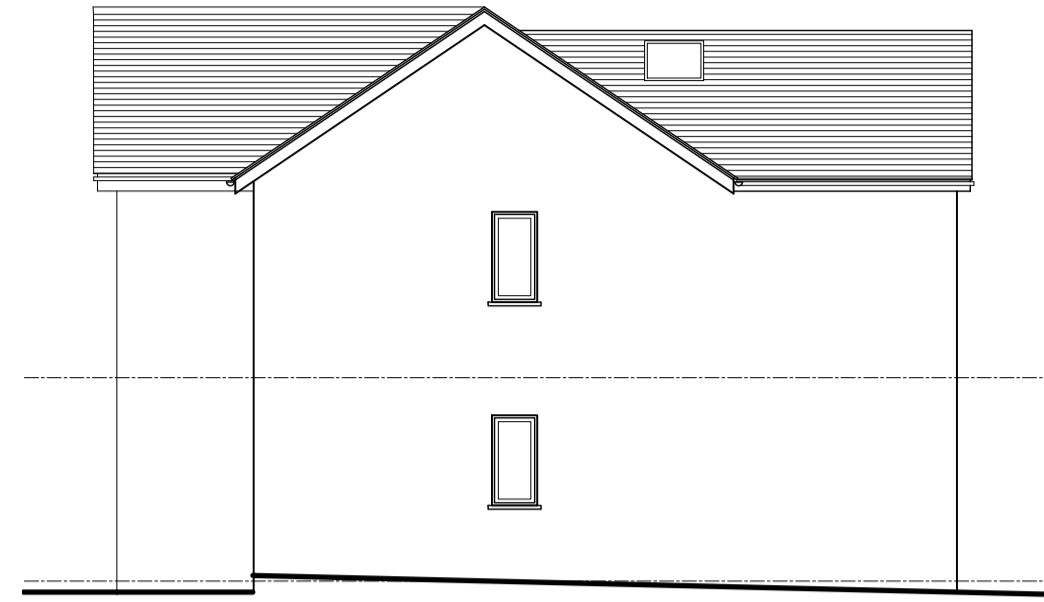
If you do not reply within that period I will assume you have no comments.

Yours faithfully

Chris Harrison
Development Management



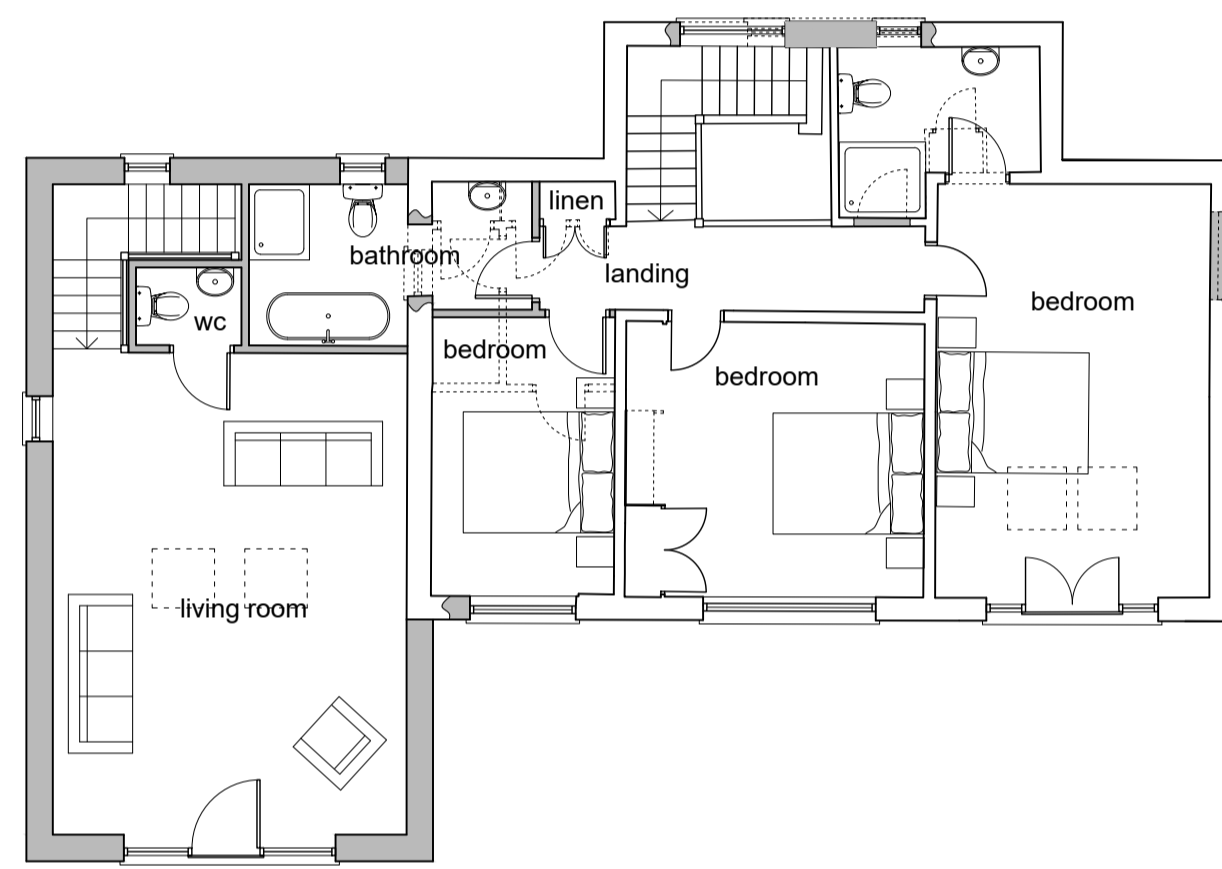
West Elevation
Scale 1:100



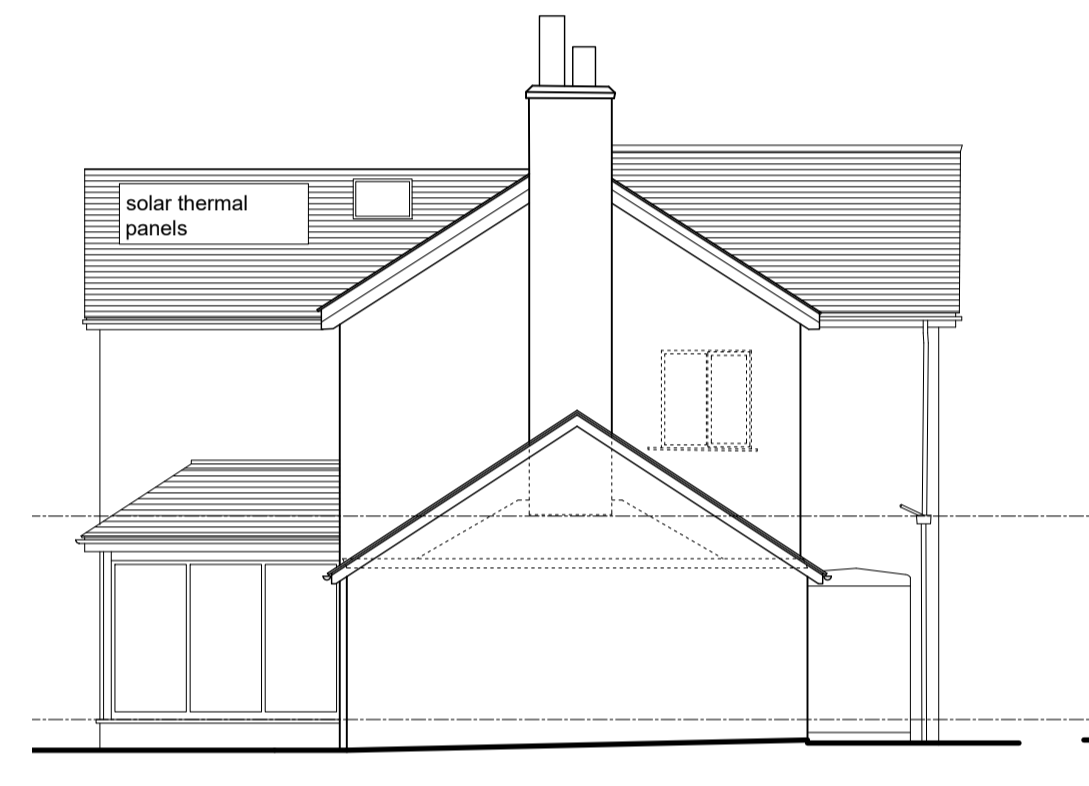
North Elevation
Scale 1:100



East Elevation
Scale 1:100



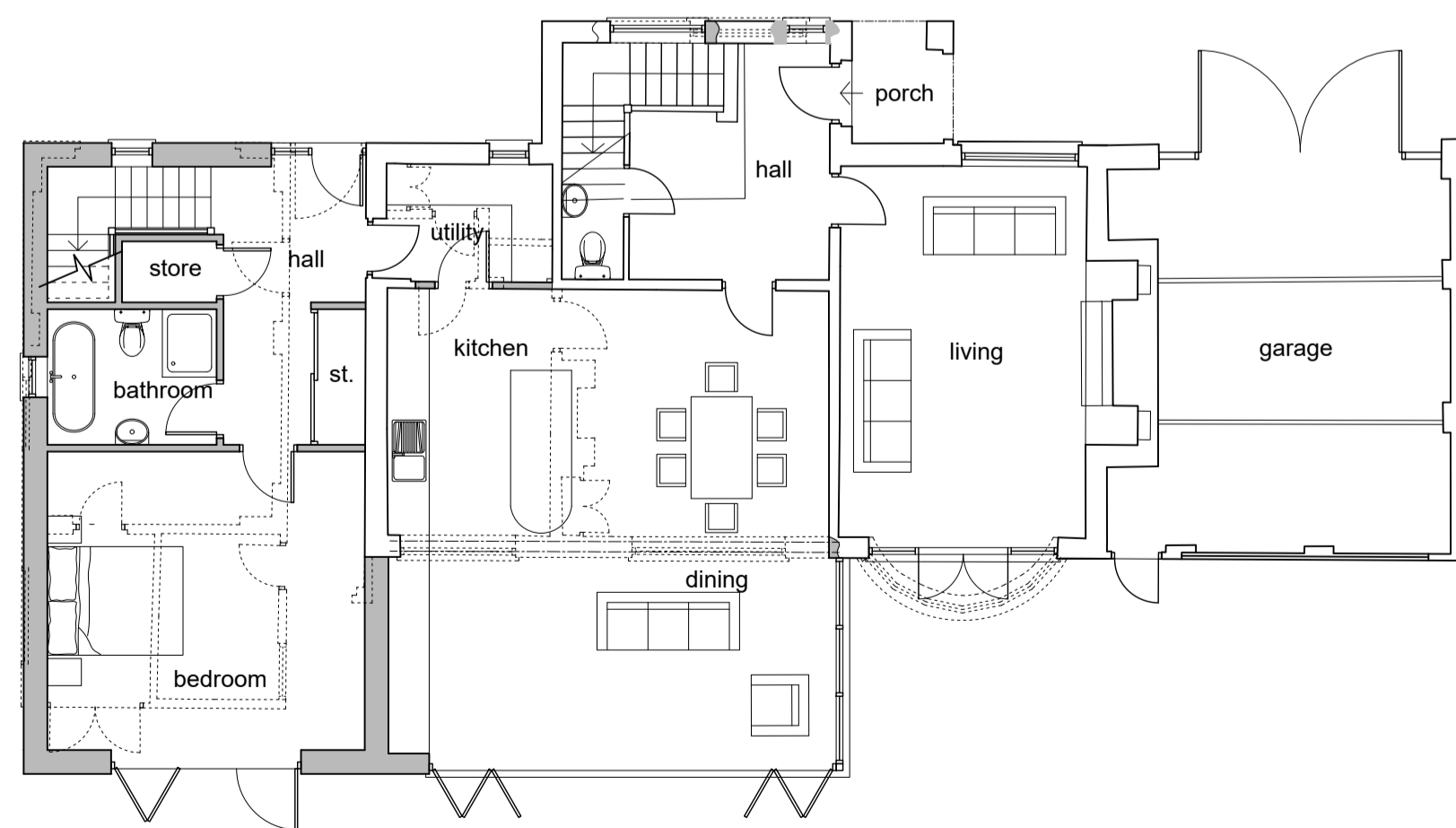
First Floor Plan
Scale 1:100



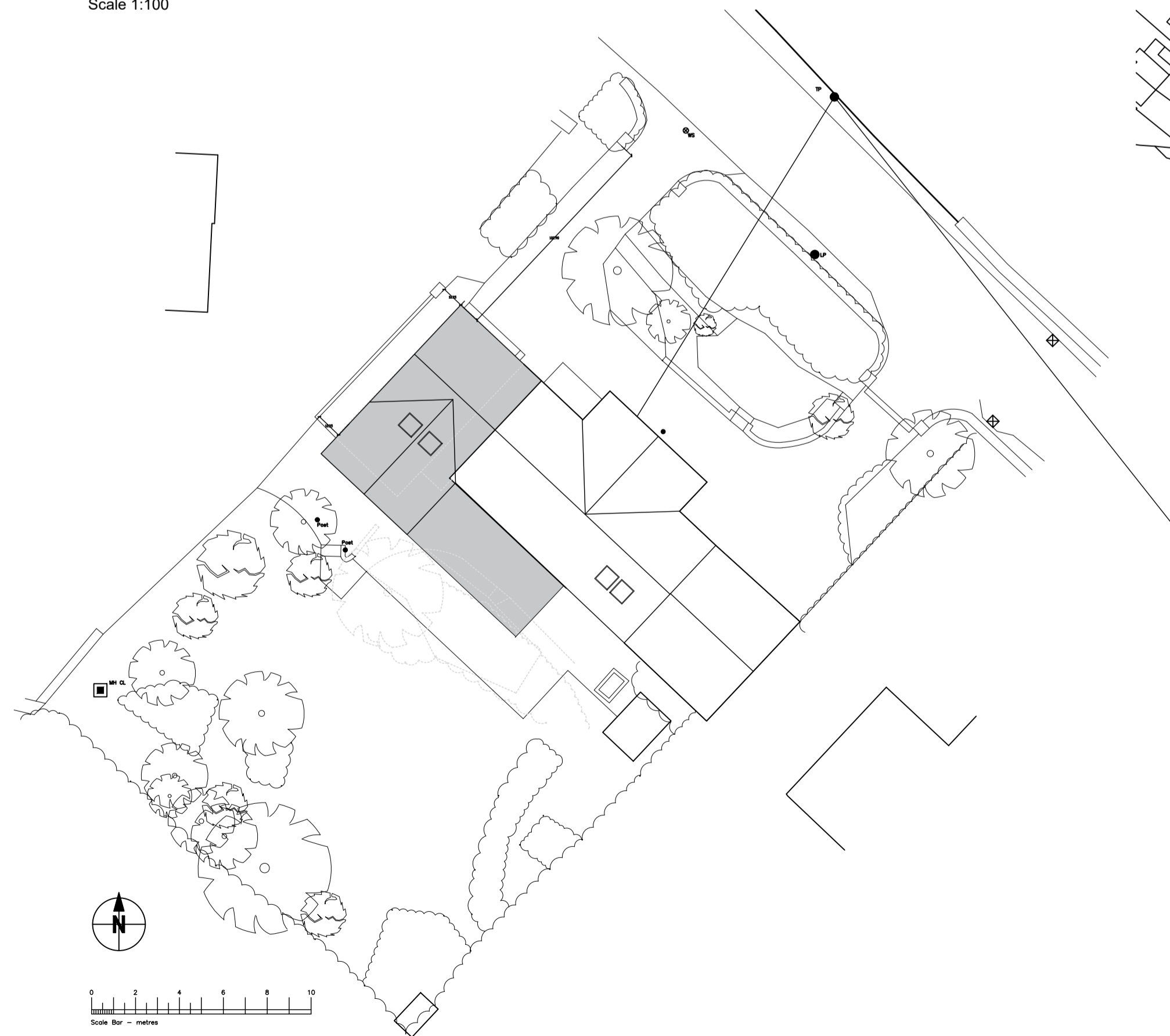
South Elevation
Scale 1:100



Location Plan
Scale 1:1250



Ground Floor Plan
Scale 1:100



Block Plan
Scale 1:200

C	Location Plan and Block Plan added.	dk	01-03-2017
B	General as client requests.	dk	21-02-2017
A	General as client requests.	dk	10-02-2017
REV	COMMENT	BY	DATE

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PROJECT

Alterations & Extensions
Fairfield, Vicarage, Lane, Allithwaite,
Grange over Sands, LA11 7QN

CLIENT
Mr & Mrs J. Buss

TITLE
Proposals

SCALE/ A1	DRAWN	CHECKED	DATE
1:100	dk	-	30/01/2017
JOB NO	DRAWING NO	REVISION	
1661	06	C	