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Our Ref: IE/2016/0269

Your Ref:

Date: 6 February 2017

Dear

LOCATION: Brookside House, Carrs Lane, Gleaston, ULVERSTON

DEVELOPMENT: Subdivision of land & to build a new dwelling

Thank you for your informal enquiry and further details received 30th November 2016, I apologise for the delay taken to respond.

With regard to the location of your proposed house site, it appears to form part of the garden ground associated with Brookside House, is approximately triangular in shape and lies at the junction of Rose Brow, The Guards and Carrs Lane. It is located within the identified settlement boundary for Gleaston as 'set' by the adoption on the 17th December 2013 of the Local Plan Land Allocations.

An application for the development of this land would in terms of the Development Plan have to be considered against the objectives as set out in South Lakeland Core Strategy Policies CS1.1, CS1.2 and CS 8.2. In principle the development of this garden land could be acceptable as an infill site subject to a satisfactory design and layout.

As we have already discussed on the telephone, the site is relatively prominent as it is located on the northern half of the garden and is located on a slight bend in a prominent location as you exit the village. It will be seen in context against the existing Brookside House and it is how this relationship appears in the public street scene both when entering and leaving the village that is important; equally as important will be how this site appears in the context of other developments in the locality.

I appreciate that your initial thought was to replicate the existing Brookside House; however my view is that the particular style and form of the house is quite individual and that a second house of the same general size, scale and design would not sit comfortably within the street scene.

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It is suggested that a house of a single storey design (with a developed roof) using traditional forms and materials could be made to work successfully. However the footprint will have to be more modest than the existing house. If a house took the form of traditional 'barn' or ancillary outbuilding there is the opportunity to provide a more traditional and 'expected' form of development in the context of this part of the village. There are several useful examples of traditional outbuildings in the locality.

Careful thought needs to be given to safeguarding the amenity of both the existing and the new property in terms of overlooking, potential for noise, access and parking. In terms of access I would advise that Cumbria County Council Highways are contacted separately as and when you decide to move forward to an application.

You are advised to make your own inquiries regarding the provision of services and /or the presence of their infrastructure within the site.

In terms of an application given the sensitivities of the location and the interest and prominence of the existing house, a full application is preferred to enable a proper assessment. If the desire is purely speculative then an outline application may be acceptable, provided that it provides an idea of the size of footprint, an indicative design for size and scale, parking and access arrangements.

In would also advise that such a project may liable under the Community Income Levy (CIL) regulations.

<https://www.southlakeland.gov.uk/planning-and-building/planning/community-infrastructure-levy-cil/>

I hope that the above is of help but if you have any further queries please contact me. Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where addition information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Yours faithfully



Michael Hoar

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