

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 14th November 2012

Page

APPLICATION REF. NO:	12/00599/FUL
STATUTORY DECISION DATE:	11/11/12
WARD/PARISH:	Hurworth
LOCATION:	31 Teesway Neasham, Darlington
DESCRIPTION:	Two storey side extension, single storey rear extension and detached garage and new access. (Revised Plans).
APPLICANT:	Matthew Spalding

APPLICATION AND SITE DESCRIPTION

This proposal relates to the following development : A two storey side extension to a detached dwelling, plus a single storey rear extension and a detached single garage with a new access off Teesway.

The cottage sits in a reasonably spacious garden which currently has no direct vehicular access onto Teesway but includes a large disused bus garage within its boundary adjacent New Lane, which will be demolished.

There have been a number of amendments to the original proposal, which has resulted in a reduced width to the side extension and the relocation of the garage to the west side of the cottage, with access to Teesway being gained via a new breach in the frontage stone wall.

It is this new access that has given rise to objections from a number of local residents.

PLANNING HISTORY

There have been no previous planning applications associated with this site.

PLANNING POLICY BACKGROUND

The National Planning Policy Framework – Section 7 Requiring Good Design

Borough of Darlington Local Plan – Saved Policy H12 – Alterations and extensions to dwellings.

RESULTS OF CONSULTATION AND PUBLICITY

Local residents were consulted and a number of comments were received relating to the extension and garage as originally submitted. These comments related to the presence of an underground sewer along the line of the extension and garage.

The plans have since been amended to avoid the sewer and further objections have now been received raising the following issues –

- Concern about breaching the front stone wall to create a new access for the garage. Existing one could be used when large shed is demolished.
- This access could be used to also gain access to the land at the rear which has been accepted for residential development.
- Access into driveway would be very tight off Teesway.

Highways Officer – No objections to revised plans.

.Parish Council – No overall objections but some concern about the new access through the front wall

PLANNING ISSUES

The main planning issue that has been highlighted in relation to this application is the impact of the new access upon the character of the stone built roadside wall. The proposed extensions to the cottage are considered to be acceptable.

The cottage is not a Listed Building and the property is not in a Conservation Area, so whilst planning permission is required to create a new access onto the classified road Teesway, no specific permission is required to demolish the wall, in its entirety if so desired.

The existing wall is formed from random stone rubble and runs either side of the cottage alongside Teesway. Parts of it have been rebuilt in the past and at its westerly end there is some red brickwork inserted near to a datestone.

The demolition of the bus garage will result in a large gap in the road frontage which could be infilled with a new area of walling. There are also other parts of the wall which could benefit from remedial work.

It is considered that the insertion of a small, appropriately detailed vehicular access would not harm the character of the wall to an unacceptable degree, bearing in mind the condition of the existing wall and the scope for some sympathetic repair/restoration. A suitably worded planning condition will be able to achieve this objective.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

RECOMMENDATION

That Planning Permission be GRANTED with the following conditions:

1. A3 – Time limit
2. B4A – Matching materials.
3. This permission shall relate to the revised plans received by the Local Planning Authority on 17th October 2012.
4. B5 – Accordance with plans
5. Before development takes place, full details of the works required to the frontage stone wall to create the new access shall be submitted to and approved in writing by the Local Planning Authority; these details will include the rebuilding of the wall in front of the removed bus garage. REASON – In the interests of the character of the dwelling and this locality in particular.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

Reason 1