

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 13th March 2013

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APPLICATION REF. NO:	13/00022/FUL
STATUTORY DECISION DATE:	07/03/13
WARD/PARISH:	Sadberge and Whessoe
LOCATION:	7 Chapel Row Sadberge, Darlington.
DESCRIPTION:	Demolition of outbuildings and erection of two storey dwelling.
APPLICANT:	Mr and Mrs D Yole.

APPLICATION AND SITE DESCRIPTION

It is proposed to erect a dwelling on garden land currently attached to 7 Chapel Row Sadberge. Part of the land is currently taken up with outbuildings that front onto Goodwood Close and which are not in particularly good condition. The site lies within the Conservation Area but lies within the context of a small estate of new houses around the cul de sac of Goodwood Close.

The dwelling is intended to be constructed from brick and pantile to match the other dwellings nearby. There would be private off street parking provided.

Goodwood Close is not an adopted road and there is some dispute between the applicants and local residents relating to rights of access and parking, but this is not an issue that has any significant bearing on the merits of the application, although the Highway Engineer has made comments in this regard – see below.

PLANNING HISTORY

12/00315/FUL – Erect single dwelling – Withdrawn August 2012.

PLANNING POLICY BACKGROUND

National Planning Policy Framework – Policy 6 Delivering a Wide Choice of Quality Homes.
Policy 7 Requiring Good Design
Policy 12 Conserving and Enhancing the Historic Environment

LDF Core Strategy – Policy CS2 – Achieving High Quality Sustainable Design

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted and local residents consulted.

Objections have been received from six local residents, and a letter of support from one local resident raising the following issues :

- Location at narrow part of road will result in congestion during construction
- Increased traffic will cause problems in Goodwood Close
- Car parking spaces and garage access too restricted leading to encroachment and congestion on the service road.
- Egress from service road will be dangerous as new garage will restrict visibility
- Loss of hedgerow on service road will spoil appearance of the area.
- Loss of privacy from overlooking
- Access to garage block to the rear will be restricted by extra parking spaces
- Not enough space for a new dwelling
- Loss of privacy from overlooking and loss of light.
- Impact on Listed Building
- Proposed house would be better than existing sheds.

Northumbrian Water – No objections

Parish Council – Support the proposal

Rights of Way – No objections

Northern Gas – No objections

Highways Engineer – No objections

PLANNING ISSUES

The main planning issues associated with this application are considered to be

- The impact of the development on local residents
- The impact of the development on the local environment and Conservation Area.

Impact on residents – As noted above, Goodwood Close is privately owned therefore issues that have been raised relating to rights of access have been disregarded for the purposes of this report.

It is intended to erect a two storey dwelling in part of the rear garden of 7 Chapel Row, fronting onto Goodwood Close. The layout of the existing dwellings in the locality is such that the new dwelling will appear as part of the Goodwood Close Estate, and access to the dwelling will be from Goodwood Close.

The new dwelling will be some 19 metres from the main rear elevations of Chapel Row properties – about the same distance as the nearby Goodwood Close properties. There will be likely to be some overlooking of adjacent gardens – which is why the earlier application was

withdrawn and a the current reduced scheme submitted – however this has been reduced to a minimum by the orientation of the dwelling and the use of obscure glazed windows. There are no windows facing towards the rear elevations of Chapel Row properties.

The overall height of the proposal has been reduced by introducing swept dormers and other design features, and it is considered that whilst there may be some impact on the outlook of nearby properties, in this instance it is considered that this will not be so severe so as to warrant refusing planning permission.

There will be additional traffic generated by the dwelling, but the Highways Engineer is satisfied that the increased levels will not be such as to cause unacceptable problems on the local road network.

Impacts from construction noise etc will be controlled as is normal in these situations, via limited hours of working condition.

Impact on the locality – As noted above, although the site lies within the Conservation Area, its setting is directly related to the modern housing estate of Goodwood Close. The context is one of detached red brick houses accessed off a cul de sac – which is how the current proposal may be described.

The site is currently occupied by two large corrugated iron sheds which are not particularly visually attractive, whereas the proposed dwelling is of a design which will be likely to positively contribute to the character of the Conservation Area and will not harm the setting of the Listed Buildings fronting Chapel Row.

There has been some concern about the loss of a hedgerow adjacent the garage court access, however the revised plans now show new hedge planting nearby which should provide adequate mitigation and reduce the impact of the new development on the locality.

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.

CONCLUSION

It is accepted that the application site is relatively restricted in size, however the proposed dwelling is of limited scale compared to the previously refused scheme and designed in such a way that it will have a reduced impact on neighbouring residents and a positive impact on the character of the locality in general. Traffic impacts are considered to be minimal and overall the proposed dwelling should not impose detrimental impacts sufficient to warrant refusing planning permission.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS;

1. A3 time limit
2. B4A – materials

3. B5 implementation
4. Construction work shall not take place outside of the hours of 07:30 to 18:00 Monday to Friday, 08:00 to 14:00 Sunday, with no working on Sundays or Public Holidays. *Reason – In the interests of residential amenity.*
5. The south elevation bathroom window shall consist of obscure glazing to a level no lower than Pilkington Level Three and shall be installed and retained in perpetuity first floor *Reason – In the interests of residential amenity*

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

It is accepted that the application site is relatively restricted in size, however the proposed dwelling is of limited scale compared to the previously refused scheme and designed in such a way that it will have a reduced impact on neighbouring residents and a positive impact on the character of the locality in general. Traffic impacts are considered to be minimal and overall the proposed dwelling should not impose detrimental impacts sufficient to warrant refusing planning permission.

The development complies with the following.

National Planning Policy Framework – Policy 6 Delivering a Wide Choice of Quality Homes.
Policy 7 Requiring Good Design
Policy 12 Conserving and Enhancing the Historic Environment

LDF Core Strategy – Policy CS2 – Achieving High Quality Sustainable Design

INFORMATIVES

*The applicant is advised that contact must be made with the Assistant Director :
Highways and Engineering (contact Ms.P.Goodwill 01325 388760) to discuss naming
and numbering of the development.*