

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 30 May 2012**

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<b>APPLICATION REF. NO:</b>	<b>12/00267/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>6 June 2012</b>
<b>WARD/PARISH:</b>	<b>HURWORTH</b>
<b>LOCATION:</b>	<b>97 Woodlands Way, Hurworth Place, Darlington DL2 2HW</b>
<b>DESCRIPTION:</b>	<b>Erection of detached double garage</b>
<b>APPLICANT:</b>	<b>Mr Howard</b>

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**APPLICATION AND SITE DESCRIPTION**

Planning permission is sought for the erection of a detached double garage.

The garage would be 6.8m by 6.8m and would be 2.8m in height to eaves level and a further 2.5m to the ridge. The garage would be located 5m from the front elevation of an existing extension to the application property.

The application property is a north facing semi detached bungalow located at the head of a cul-de-sac. The property has a relatively large front garden due to its position at the end of the cul-de-sac. The side of the front garden features timber fencing.

**PLANNING HISTORY**

91/00537/MISC, on 19 September 1991 planning permission was granted for a single storey side extension.

03/00647/FUL, on 5 September 2003 planning permission was granted for a single storey side extension.

**PLANNING POLICY BACKGROUND**

Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997 is relevant to the application.

Policy CS2 (Achieving High Quality, Sustainable Design) of the Darlington Core Strategy Development Plan Document 2011 is relevant to the application.

**RESULTS OF CONSULTATION AND PUBLICITY**

Occupiers of neighbouring properties were consulted by way of letter.

An objection has been received from the occupiers of **4 Eden Close**:

*I would like to object to this as I feel it will reduce the light to my property.*

An objection has been received from the occupiers of **6 Eden Close**:

*We strongly object to the proposal for a double garage as it will severely impact our enjoyment to the rear of our property in blocking out already very limited light and giving us nothing but a brick wall to look at.*

*The proposed rather large building will also create an alleyway between our rear garden and the proposed garage - currently almost an open view the creation of an alleyway could well make ours and neighbouring properties not only darker but not be as visible and potentially not as safe or secure. This householder has already had a major extension which we accepted and tolerated in 2003 and continues to park a caravan where the proposed new build would be sited again we have tolerated this without complaint yet understand the original plans for this estate prohibits such actions, the erection/build of a double garage is simply too much.*

An objection has been received from the occupiers of **8 Eden Close**:

*The property already has an extensive extension, which blocks out light and view, it also has not been very well finished. The proposal site for the double garage on this land with or without a pitched roof would block more light out from our property, as the land is much higher than our own property which backs onto the proposed site directly and it would also severely interrupt the view. Therefore we strongly object to planning permission being given.*

The **Highways Officer** raised no objections but identified that the existing drive is already wider than the pavement crossing and that a condition to secure a widened pavement / vehicle crossing would be appropriate.

## **PLANNING ISSUES**

Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan includes provision that extensions and alterations to dwellings will be permitted providing that they are in keeping with the design of the property, street scene and surrounding area. Policy H12 also seeks to ensure that adequate daylight, outlook and privacy to neighbouring properties is maintained.

Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy Development Plan Document includes provision that new development should reflect or enhance Darlington's distinctive nature; create a safe and secure environment; create safe, attractive, functional and integrated outdoor spaces that compliment the built form; and relate well to the Borough's green infrastructure network.

The design of the proposed garage features a pitched roof and would be in keeping with the design of the surrounding properties and the character of the area.

The garage would be located 18m from the front elevation of the neighbouring property to the north and some 10m from the rear elevations of properties to the west. These properties to the

west have rear outbuildings and the proposed garage would be located substantially in line with these outbuildings. There is not a significant difference in ground level between the site and the properties to the west. Taking into account the size and orientation of the proposed development and the separation distances involved, it is considered that the garage would not cause undue harm to the light and outlook currently enjoyed by neighbouring residential properties.

### **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**

The proposed development is considered acceptable and will not cause undue harm to the character and appearance of the area or to residential amenity. The proposal does not adversely impact on highway safety. No issues are raised in relation to crime prevention.

### **RECOMMENDATION**

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 Implementation Limit (3 years)
2. B4 Details of materials (Samples)
3. B5 Detailed application (Accordance with Plans)
4. No development shall commence until details of works to widen the existing vehicle crossing of the footway have been submitted and approved by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.

Reason - In the interests of highway safety.

5. The detached garage shall only be used for purposes incidental to the use of the dwelling on the site and shall not at any time be used for business purposes.

Reason – In the interests of residential amenity.

### **Suggested summary of reasons for granting planning permission**

The proposed development is considered acceptable and will not cause undue harm to the character and appearance of the area or to residential amenity. The proposal does not adversely impact on highway safety. No issues are raised in relation to crime prevention.

The proposal is considered acceptable in light of Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997 and Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy Development Plan Document 2011.

**INFORMATIVE:**

The applicant is advised that works are required within the public highway, to widen existing vehicle crossing, and contact must be made with the Assistant Director : Highways, Design and Projects (contact Mr.A.Ward 01325 388743) to arrange for the works to be carried out or to obtain agreement under the Highways Act 1980 to execute the works.