

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 2 April 2014

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APPLICATION REF. NO:	12/00037/RM1
STATUTORY DECISION DATE:	15 November 2013
WARD/PARISH:	HUMMERSKNOTT
LOCATION:	Caretakers House, Edinburgh Drive
DESCRIPTION:	Approval of details of access, appearance, landscaping, layout and scale for 3 No detached dwellings pursuant to outline planning permission 12/00037/OUT dated 17 April 2012 (additional plans received 11 October 2013 and amended plans received 21 January 2014)
APPLICANT:	Orchard North Limited

APPLICATION AND SITE DESCRIPTION

This planning application is a Reserved Matters submission seeking approval for details of access, appearance, layout, landscaping and scale for three detached dwellings following the granting of an outline planning application (reference number 12/00037/OUT) in April 2012. The application also includes details of the works to the existing footway and highway verge, parking provision and means of enclosure as requested by other conditions attached to the outline planning permission.

The proposal involves the erection of three single storey bungalows, each with their own vehicular access onto Edinburgh Drive.

PLANNING HISTORY

12/00037/OUT In April 2012 outline planning permission was GRANTED for a residential development comprising three dwellings

PLANNING POLICY BACKGROUND

The relevant planning policies are:

Borough of Darlington Local Plan 1997

E2: Development Limits

E3: Protection of Open Land

E14: Landscaping of Development

Darlington Core Strategy Development Plan Document 2011

CS1: Darlington's Sub Regional Role and Locational Strategy
CS2: Achieving High Quality, Sustainable Design
CS14: Promoting Local Character and Distinctiveness
CS15: Protecting and Enhancing Biodiversity and Geodiversity
CS16: Protecting Environmental Resources, Human Health and Safety
CS17: Delivering a Multifunctional Green Infrastructure Network

Other Documents

Supplementary Planning Document – Design for New Development

Darlington Open Space Strategy 2007 - 2017

Manual for Streets 2 (2010)

Darlington Borough Council Design Guide and Specification – Residential and Industrial Estates Development

RESULTS OF CONSULTATION AND PUBLICITY

Three letters of objection were received in connection with the original plans and the concerns can be summarised as follows:

- *We object to the proposal to raise the level of the existing footway and the highway verge across the frontage of the site for the purposes of access. We do not see why it is necessary*
- *The alterations to the footway and highway verge could cause flooding*
- *There has been a boy knocked off his bike and the increased traffic obstacles next to an already busy entrance to the school gates would be contributory to the possibility of more accidents*
- *The land was advertised and sold with the understanding that planning permission would not be granted. If it is now changed at a later date, the other interested parties at the time of the sale would be disgruntled that it was falsely advertised and possibly sold to someone that had knowledge not party to the others*
- *Squeezing three houses into the allocated space would not represent a match with the surrounding houses and would be detrimental to the open aspect of the area that has been sited numerous times from the beginning*
- *I find it difficult to reconcile the proposed development to all earlier development in this area. You will be aware that the size of plots in Edinburgh Drive was fixed by the Council resulting in good spacing between the houses and generous frontages. The proposal to cram three bungalows into this limited space is alien to all previous planning with the only advantage of maximising developer's profit. Consideration should be given that future residents will be as close as seven metres from a car park catering for 100 plus vehicles, used from early morning to very late at night, subjecting them to noise and fumes. In addition residents would have to endure light pollution from the battery of lights which illuminate the car park, much of the year from 5am to 10:30pm*

Following the submission of the amended plans in January 2014 one of the objectors submitted a second letter raising a number of questions about the need to raise the footway, the possible effect of surface water drainage, the relocation of the bus stop, the use of soakways drainage.

Following confirmation with the objector that the proposal would involve a mains surface water connection to the existing surface water sewer network and that Northumbrian Water would not object to this connection, the objector reaffirmed that they “*strongly object to the raising of the*

walkway and believe that for access it is perfectly sufficient just to raise the walkway at the point of the bus stop and nowhere else”

Consultee Responses

The **Council’s Countryside Access Officer** has raised no objections to the proposal

The **Council’s Highways Engineer** has raised no objections to the proposal

Northern Powergrid has raised no objections to the proposal

Northumbrian Water has raised no objections to the proposal

PLANNING ISSUES

The main issues to be considered here are whether or not the details are acceptable on the following terms:

Impact upon the Visual Appearance of the Surrounding Area

Highway Safety

Residential Amenity

Surface Water Drainage

Impact upon the Visual Appearance of the Surrounding Area

Appearance, Layout and Scale

Under the provisions of the Council’s adopted Supplementary Planning Document – Design for New Development the application site is within Zone 4 (Outer Suburbs) and the erection of single storey bungalows are considered to be an acceptable form of development in this locality.

The proposed bungalows would be constructed from Durham Red Multi facing bricks and smooth grey Marley Modern roof tiles. All windows, rainwater goods and doors would be UPVC. Each garage has an attached garage to the side. The dwellings are positioned on a slight angle to follow the slightly curved nature of the site and to allow for the requisite garage forecourt depths but they would be sited centrally within the site so each property has a front and rear garden of an acceptable size.

The existing hedgerow on the frontage would be retained apart from at the access points. Two metre high fencing would be erected on the north, south and west boundaries and 1.8m and 1.2m fencing would separate the rear and front gardens respectively. The two metre fencing on the west boundary with the car park of Hummersknott Academy would be acoustic fencing as per the recommendations of the Noise Assessment that was submitted with the outline application and the subsequent planning condition attached to the approval.

It is considered that the appearance, layout and scale of the proposal are acceptable.

Landscaping

The landscaping for the site involves the retention/planting of hawthorn and blackthorn hedging around the periphery of the site and a number of cherry trees within the front and rear gardens. The landscaping scheme is considered to be acceptable.

Highway Safety

Access and Parking

The appropriate level of parking has been provided for the proposed development and the driveways to the front of the garages are of an acceptable depth to ensure they can be used for the parking of a vehicle without encroaching the highway.

Due to the level difference between the carriageway, the footway and the housing site, works will be required within the public highway to raise the level of the footway and the verge to ensure that an acceptable gradient on the access is achievable. Also, with the bus bay being slightly relocated the footway would be raised to allow a new bus stop stand to be provided which allows access for disabled people and also eases access for pushchairs as the existing arrangements (steps) are not easily accessible by all users.

The repositioned bus bay would be across the three proposed accesses into the site. There will be a possibility that there will be an obstruction of the accesses by local buses however this will be limited because of the infrequency of the local bus service. This was given consideration when determining the outline planning application.

The bay cannot be repositioned further south or north without impacting upon the ability to create acceptable access for disabled people and pushchairs.

Surface Water Drainage

The scheme has been revised so that soakaways will no longer be used and the scheme will include a mains surface water connection to the existing surface water sewer network.

Northumbrian Water has confirmed that a connection to their surface water sewer on Edinburgh Drive can be made at manhole 4017 to the south of the site. They do not anticipate any capacity issues within their network from the proposed development. They would have no requirement to restrict discharge from the proposed development.

The proposed includes indicates a drainage system for surface water runoff. Following the confirmation from Northumbrian Water that the surface water sewer can be used, further highway drainage works would be required which can be secured by the developer under a Section 278 agreement or carried out by the Council, without the need for the legal agreement being in place. As these works can be secured, Officers are satisfied that appropriate measures can be put in place for surface water drainage.

Residential Amenity

The proposed development would not raise any residential amenity issues with the neighbouring dwellings or between the dwellings within the application site.

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 scale, layout, appearance and landscaping of the development is considered acceptable and will not harm the visual amenities of the area. The development has no significant impacts in terms of loss of daylight or sunlight to neighbouring dwellings. The access arrangements and the works to the public highway are considered to be acceptable. The development would accord with the relevant local development plan policies and adopted Supplementary Planning Guidance.

RECOMMENDATION

Approval of details of access, appearance, landscaping, layout and scale for 3 No detached dwellings pursuant to outline planning permission 12/00037/OUT dated 17 April 2012 (additional plans received 11 October 2013 and amended plans received 21 January 2014) at Caretakers House, Edinburgh Drive, Darlington is hereby approved.

THE FOLLOWING POLICIES AND DOCUMENTS WERE TAKEN INTO ACCOUNT WHEN ARRIVING AT THIS DECISION:**Borough of Darlington Local Plan 1997**

E2: Development Limits

E3: Protection of Open Land

E14: Landscaping of Development

Darlington Core Strategy Development Plan Document 2011

CS1: Darlington's Sub Regional Role and Locational Strategy

CS2: Achieving High Quality, Sustainable Design

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INFORMATIVE TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED**Public Rights Way**

There is a Public Right of Way running along the northern boundary of the development site, this must be available for use by the public during and after the development period. The surface must not be damaged or affected in any way by the development. There is also a Right of Way running along the roadside footway of Edinburgh Drive and this right of way will be crossed by the access drives to the bungalows on the development site. There must be an alternative route provided for the public right of way during the time that these access drives are being constructed and on completion the surface of the footpath must be at least equal or better to the condition it was in prior to the access drives being built.

Highways

The Developer is required to submit detailed drawings of the proposed off site highway works to be approved in writing by the Local Planning Authority and enter into a Section 184/278 agreement before commencement of the works on site. Contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr S. Brannan 01325 388 755) to discuss this matter.

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

The applicant is advised that further discussions will need to take place in relation to the bus stop amendments and contact must be made with the Assistant Director : Highways, Design and Projects (contact Mrs. Brenda Bowles 01325 388774) to discuss this matter.

An appropriate street lighting scheme and design to cover the proposed amendments should be submitted and approved in writing by the Local Planning Authority. Contact must be made with the Assistant Director: Highways, Design and Projects (contact Mr P. Brownbridge 01325 388 765) to discuss this matter.