

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 18th November 2009

Page

APPLICATION REF. NO:	09/00676/DC
STATUTORY DECISION DATE:	24 November 2009
WARD/PARISH:	Middleton St George
LOCATION:	Dinsdale Close Middleton St George
DESCRIPTION:	Erection of 10 Apartments and associated car parking and landscaping.
APPLICANT:	Darlington Borough Council

APPLICATION AND SITE DESCRIPTION

This site, which used to be part of the Dinsdale Court Sheltered Housing Scheme, lies within the centre of Middleton St George, close to the Dinsdale railway station and within an established residential area. The surrounding housing is mainly in private ownership, however immediately to the east of the site is the nearly completed Sheltered Housing development which occupies approximately half of the original sheltered housing site. The current application will reflect the form and design of this building.

The proposed development is to provide 10 two bedroomed apartments with a kitchen, hall and a living/dining area together with communal drying and bin storage areas. There will be landscaped areas surrounding the development but full details have not been submitted with the application.

The design of the development will be two storey, brick/render and roof tiles, all to reflect the design of the adjacent sheltered housing. The building layout and siting will be such as to form a courtyard effect with the sheltered housing scheme.

Car parking for 14 cars (including 2 disabled) will be provided in front of the building, access will be gained directly off Dinsdale Court.

PLANNING HISTORY

There is no recent planning history on this site.

PLANNING POLICY BACKGROUND

The following policies of the Borough of Darlington Local Plan 1997 are relevant to the consideration of the application:

E2 – Development Limits

H3 – Locations for New Housing Development

H11 – Design and Layout of New Housing Development

T24 – Parking and Servicing Requirements for New Development

RESULTS OF CONSULTATION AND PUBLICITY

Local residents were consulted and a site notice was posted near the site. No comments have been received as a result of this publicity.

CE Electric – No objections

Northern Gas – No objections.

Northumbrian Water – Local Sewage Treatment Works is at full capacity. Request conditions.

Environmental Health – Requests conditions relating to land contamination, noise affects from the nearby railway line and hours of work on the site.

Highway Engineer – Requests amended plans relating to the layout and provision of covered cycle parking.

Parish Council – No objections.

Tree Officer – No objections to the development.

PLANNING ISSUES

This site has been previously developed and has been cleared of the original sheltered housing scheme, it is essentially a “brownfield “ site located between the main village street and new sheltered housing development within the development limits of the settlement. It is currently being used to store building materials for the ongoing work on the new sheltered housing scheme adjacent.

The principle of the proposed development is therefore considered acceptable and the main planning issues to consider relate to the impact of the development on nearby residents and the impact on the character of the locality in general.

Impact on residents – The scale of the proposed building is similar to that of the adjacent sheltered housing development at nearly nine metres to the ridge. It is set well away from existing dwellings on the opposite side of Dinsdale Close, and being on considerably lower land, will not impose on the existing three storey dwellings on the main village street. No impact is therefore anticipated on the amenities of local residents.

Impact on the locality - The proposed development is considered to be acceptable in that the overall design reflects the sheltered housing development adjacent, as do the external materials and it is expected that the two buildings will compliment each other, forming a visually coherent group positively contributing to the character of this part of the village.

It will be a requirement that a substantial landscaping scheme will be necessary for this development to ensure that it does not appear over dominant in the street scene and to afford some screening to the adjacent sheltered housing.

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 to be acceptable in terms of its impact on the amenities of local residents and the character of the locality. Its scale and design is appropriate in the context of this particular part of the village, and the new development taken together with the nearly complete sheltered housing scheme adjacent will form a coherent group which will positively contribute to the character of the locality.

RECOMMENDATION

THAT PURSUANT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992, PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 (Time limit to implement)
2. B4A (Matching materials)
3. B5 (Accordance with plan)
4. Development shall not commence until a detailed scheme for the treatment of the foul flows from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied on site

until the scheme for the treatment of the foul flows has been completed and commissioned in accordance with the approved details.

Reason

The Sewage Treatment Works to which the development will discharge is at full capacity and cannot accept the foul flows. There is no spare sewage treatment capacity at the Middleton St. George STW for any developments and further flows cannot be accepted until planned investment to upgrade the works is completed.

5. Development shall not commence until a detailed scheme for the disposal of surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason

To ensure the discharge of SW from the site does not increase the risk of flooding from sewers in accordance with the requirements of PPS25 "Development and Flood Risk" and complies with the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2000

6. J2 (Land Contamination)

7. C23 (time limit) 7:30 – 18:00 Monday to Friday 8:00 – 14:00 Saturdays

8. Prior to the commencement of the housing development, a noise impact assessment is required to be carried out by the applicant and must be approved by the Local Planning Authority. This noise impact assessment should consider the effect of noise from traffic and the nearby railway line on the proposed development. The assessment should include details of predicted noise levels at residential properties and include details of any sound attenuation methods to be used. The assessment should also consider the effects of vibration from the nearby railway line on the proposed residential properties. Any scheme for the protection of the proposed residential properties shall achieve internal noise levels of less than 35 dB(A) LAeq in living rooms, less than 30 dB(A) LAeq in bedrooms, less than 55dB(A) LAeq in gardens and individual noise events not to exceed 45 dB LAFmax in bedrooms. Any works forming part of this scheme, shall be completed in accordance with the approved scheme and prior to any part of the housing development being first occupied or used.

9. E2

10. E3

11. B9

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to the policies and proposals in the Borough of Darlington Local Plan set out above, and to all relevant material considerations, including Supplementary Planning Guidance: