

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 18th November 2009

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APPLICATION REF. NO:	09/00677/DC
STATUTORY DECISION DATE:	24 November 2009
WARD/PARISH:	Hurworth
LOCATION:	Linden Drive Hurworth Place
DESCRIPTION:	Erection of 8 Apartments and associated car parking and landscaping.
APPLICANT:	Darlington Borough Council

APPLICATION AND SITE DESCRIPTION

This site, which used to be part of the Linden Court Sheltered Housing Scheme, lies on the northern edge of Hurworth Place, within an established residential area. The surrounding housing is mainly in private ownership, however immediately to the south of the site is the recently 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 8 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 an infill development between houses to the north and the sheltered housing scheme to the south.

Car parking for 13 cars (including 2 disabled) will be provided in front of the building, access will be gained directly off Linden Drive.

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

Design of New Development – SPD 2009

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.

Parish Council – No objections.

Tree Officer – No objections to the development – protective fencing will be required for some of the trees on site.

Northern Gas – No objections

Highway Engineer – Requests amended plans relating to the layout of the site.

Police Architectural Liaison Officer – Requests 2 metre close boarded fencing around the site.

Urban Design Officer – Requests elevational alterations in line with the Design Guide advice – revised plans awaited.

Northumbrian Water – Public sewer crosses the site and will require diversion.

Environmental Health – Requests conditions relating to land contamination, hours of work on the site and method of foundation piling if required.

CE Electric – No objections

PLANNING ISSUES

This site has been previously developed and has been cleared of the original sheltered housing scheme, and although the site is now grassed over, it is essentially a “brownfield “ site located

between existing private residential and new sheltered housing development within the development limits of the settlement.

In principle therefore the proposed development is 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 but at nearly nine metres to the ridge is considerably larger than the terrace of dwellings to the north.

Due to the siting of the building its gable will vary from 5 metres to 9 metres from the garden of 8 Linden Drive to the north. There will therefore be some loss of natural light caused to this garden area from the proposed development in addition to that caused by the substantial tree belt to the east. Whilst there will be some loss of amenity to the users of that garden area, in this instance it is not considered sufficient to warrant a redesign of the scheme or refusal of planning permission. The internal rooms of the house will not be materially affected by the development.

Impact on the locality - In other respects the proposed development is considered to be acceptable providing the front elevation detailing is amended slightly to better reflect the design principles within the recently adopted Supplementary Planning Guidance on development design. 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 and positively contribute 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.

Regarding perimeter fencing, whilst the Police Architectural Liaison Officer has suggested the site be surrounded with two metre high close boarded fencing, it is considered that such a security solution would be visually intrusive and encourage a feeling of social exclusion within the development, particularly as the adjacent sheltered housing scheme uses a metal railing system, (which is proposed in the current application).

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, which is characterised by larger scale blocks of

dwellings in an open plan setting. Whilst some loss of amenity will be experienced by nearby residents, it is not considered sufficient to warrant changes to the submitted scheme.

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. Notwithstanding the above, the development hereby approved shall not be commenced until revised plans have been submitted and approved in writing by the Local Planning Authority, in relation to the correspondence sent to the applicants dated 8th October 2009 concerning parking and footway layouts and correspondence sent to the applicant on 13th October 2009 concerning elevational amendments and external materials.
5. Development shall not commence until a detailed scheme for the diversion of Northumbrian Water apparatus or redesign of the proposal to avoid building over by 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
An existing public sewer crosses the proposed development site and is shown built over on the application. Northumbrian Water Ltd will not permit a building over or close to its apparatus.
6. J2 (Land Contamination)
7. C23 (time limit) 7:30 – 18:00 Monday to Friday 8:00 – 14:00 Saturdays
8. If piled foundations are required full details of the piling method shall be submitted to and approved in writing by the Local Planning Authority.
Reason
In the interests of the amenities of local residents
9. E2
10. E3
11. E11
12. 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: