

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 2 June 2010

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APPLICATION REF. NO:	10/00231/DC
STATUTORY DECISION DATE:	17 June 2010
WARD/PARISH:	EASTBOURNE
LOCATION:	Site of former Firth Moor Hotel, Burnside Road
DESCRIPTION:	Erection of a two storey residential building comprising eight apartments, including communal gardens and landscaping (as amended by plan received by plan received 19.5.10).
APPLICANT:	Director of Corporate Services

APPLICATION AND SITE DESCRIPTION

The application site is approximately 0.17 ha in area and is situated at the junction of Burnside Road and Kildale Moor Place. The site comprises a large hard standing area formerly occupied by a public house 'The Firth Moor Hotel'. The site is flat with no discernable difference in ground levels between surrounding properties. The surrounding area is primarily residential in character; two storey dwellings are situated immediately to the south and west. Further dwelling houses lie to the east, on the opposite side of Burnside Road and also the Maidendale House Community Centre. An area of open space sits opposite the site to the north, beyond the carriageway of Kildale Moor Place.

This is a full application for the erection of a two storey building comprising 8 two bedroom apartments. The building would extend to approximately 31m by 11m with a height to ridge level of some 8.9m. The building would front onto Burnside Road with grassed areas provided between the building and back of the footpath and fenced communal garden areas to the rear.

Car parking provision is made for 13 spaces. Eight of which are to be designated for occupants of the apartments on the northern side of the development adjacent to Kildale Moor Place. The remaining spaces, for visitors, are to be provided on the Burnside Road frontage within the public highway.

The following supporting documents are submitted with the application: -

- Design and Access Statement
- Phase 1 Geo-environmental & Geotechnical Desk Study

PLANNING HISTORY

None of any relevance.

PLANNING POLICY BACKGROUND

The following policies of the Borough of Darlington Local Plan are relevant: -

E2 – Development Limits

E14- Landscaping of Development

E29 – Setting of New Development

E46 – Safety and Security

H3 - Locations for New Housing Development

H11- Design and Layout of New Housing Development

T24 - Parking and Servicing Requirements for New Development

T31 – New Development and Public Transport

RESULTS OF CONSULTATION AND PUBLICITY

Northern Gas Networks has no objections to the proposed development.

Northumbrian Water has advised that both the water mains and public sewers are unlikely to be affected by the development.

CE Electric UK has raised no objections.

The Police Architectural Liaison Officer has commented that the overall layout is reasonably satisfactory but concerns are raised regarding the siting of some of the car parking spaces that are considered to be relatively remote to the apartments and therefore not well overlooked. Consequently there is a concern this will generate crime. It is not considered that there are any design features that would mitigate this risk. It is suggested that in curtilage parking would help create a more secure development. A number of detailed comments have also been made regarding technical specifications in relation to lighting, doors, windows, alarms etc, most of which will be dealt with under the Building Regulations but are not relevant to the consideration of this application.

The Council's Highways Engineer has raised no highway objections to the proposal subject to conditions relating to visitor car parking, provision of a new footway along the front of the proposed visitor parking, reinstatement of redundant vehicle accesses, provision of dropped crossing/tactile paving at road crossing/ across the front of the parking area and for the relocation of street lighting columns. The visitor car parking is proposed within the public highway which will require the existing Traffic Regulation Order (removal of double yellow lines) on Burnside Road at the front of the proposed lay-by.

The Council's Public Protection Division has requested the imposition of the standard condition in respect of contamination.

PLANNING ISSUES

The main issues to be considered in the determination of this application are: -

- Planning Policy
- Design and Layout
- Residential Amenity: and
- Highway Implications

Planning Policy

The site is within the urban area for Darlington and therefore falls within the provisions of policies E2 and H3 of the Borough of Darlington Local Plan.

Policy H3 (Location of New Housing Development) is a general policy, which states that new housing development will only be approved within the urban area provided that the site is not specifically proposed or safeguarded for another use and the development accords with other housing policies. The proposal is on a site not reserved or safeguarded for any particular use and complies with H3. Therefore the principle of housing development in this location is acceptable.

Design and Layout

Policy E29 (The Setting of New Development) and Policy H11.1 (Design and Layout of New Housing Development) of the Borough of Darlington Local Plan, respectively require new development to respect the intrinsic character of its setting and to relate well to the surrounding area, respecting its predominant character and density.

The predominant character of the area is one of two storey terraced and semi-detached dwelling houses. External treatment of these properties comprise mainly of facing but some incorporate rendered elements.

The form and layout of the proposed development generally reflects that of the surrounding area. Similarly the external finishes of the dwellings are typical of materials used in the construction of existing properties in the locality.

In respect of the issue raised by the Police Architectural Liaison Officer, concerning natural surveillance over the associated car parking provision on the northern side of the site, a number of windows within the gable end of the building would overlook this parking area. Officers are of the view that this would provide a deterrent to crime related to any parked vehicles sufficient to address the concern that has been raised.

Overall, the proposal is considered to be acceptable in respect of its impact on the visual amenities of the locality.

Residential Amenity

Policy H11 (Design and Layout of New Housing Development) sets out a number of criteria against which new housing development must be assessed, which relate to the need to provide an attractive and safe environment, adequate privacy standards in rooms and gardens, the

relationship of the proposed dwellings with existing dwellings, car parking standards and safe pedestrian access.

The proposal is considered to be acceptable in respect of its impact on the residential amenities of existing properties and meets the generally accepted distances of 21m in all instances. Similarly the layout of the development is considered to provide an acceptable residential environment for the future occupiers of the proposed scheme.

It is not considered that there will be any issues regarding overbearing impact or overshadowing and loss of light to neighbouring gardens.

Overall, it is considered that the proposed development is acceptable in respect of its impact on the residential amenities currently enjoyed by existing residents, and those to be provided for the future occupiers of the proposed scheme.

Highway Implications

There are no highway objections to the proposed development. However the Council's Highways Engineer has requested a number of conditions (mentioned earlier in this report), which can be attached to any approval.

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 application site lies within development limits identified in the development plan. The design and layout accords with the relevant policies in the development plan. The development will not cause significant harm to the character and appearance of the surrounding area. The proposal has no significant impact in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The application is not considered to raise any issues in relation to car parking provision, highway safety or crime prevention.

RECOMMENDATION

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

- 1) A3 Implementation Limit (Five Years)
- 2) B4 Details of Materials (Samples)
- 3) B5 Detailed Drawings (Accordance with the Plans)

- 4) E5 Boundary Treatment Submission
- 5) J2 Contamination
- 6) The visitor car parking on the Burnside Road frontage shall be constructed prior to the commencement of any other work related to the development, or within such specified period of time as may be agreed in writing by the Local Planning Authority.

REASON – In order to prevent obstruction and inconvenience to users of the public highway in the interests of road safety.

- 7) Notwithstanding any details submitted with the application, full and precise details of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Thereafter, the details as approved shall be implemented prior to any part of the development hereby permitted first being brought into use:
 - a) Provision of a new footway along the front of the proposed visitor car parking spaces.
 - b) Reinstatement of redundant vehicle accesses.
 - c) Dropped crossings/tactile paving at road crossing /across the front of parking areas.
 - d) Relocation of existing street lighting columns.

REASON – In the interests of highway safety.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The application site lies within development limits identified in the development plan. The design and layout accords with the relevant policies in the development plan. The development will not cause significant harm to the character and appearance of the surrounding area. The proposal has no significant impact in terms of loss of daylight or sunlight to adjoining dwellings and maintains adequate levels of privacy. The application is not considered to raise any issues in relation to car parking provision, highway safety or crime prevention. The proposal accords with the relevant policies in the development plan set out below:

Borough of Darlington Local Plan 1997

E2 – Development Limits
E14- Landscaping of Development
E29 – Setting of New Development
E46 – Safety and Security
H3 - Locations for New Housing Development
H11- Design and Layout of New Housing Development
T24 - Parking and Servicing Requirements for New Development
T31 – New Development and Public Transport

INFORMATIVES TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED

- The applicant is advised that the works will be required within the public highway and contact must be made with the Assistant Director; Highways and Engineering (contact Mr. S. Brannan 01325 388755) to discuss this matter.
- The applicant is advised that contact must be made with the Assistant Director: Highways Engineering (contact Ms P. Goodwill 01325 388755) to discuss naming and numbering of the development.
- The applicant is advised that contact must be made with the Assistant Director: Highways Engineering (contact Mrs. B. Bowles 01325 388774) to arrange amendments to the existing Traffic Regulation Order.