

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 1 July 2009

Page

APPLICATION REF. NO:	09/00306/FUL
STATUTORY DECISION DATE:	21 July 2009
WARD/PARISH:	HURWORTH
LOCATION:	Skipbridge, Neasham Road, Hurworth Moor
DESCRIPTION:	Erection of a detached dormer bungalow and detached garage
APPLICANT:	Mr R Burnside

APPLICATION AND SITE DESCRIPTION

The application site is situated at Skipbridge, approximately midway between Darlington and Neasham. The site lies adjacent to the former canteen building to the Skipbridge brickworks now converted to dwellings, The Potteries.

The site is a small hardstanding area adjoining a garage block to the Potteries. Farm buildings bound the site to the east and south. The remainder of the former Brickworks site lies to the west.

This is a detailed application for the erection of a detached dormer bungalow measuring 10m by 9.2m and 6.1m in height. Living accommodation would comprise of the following: -

Ground floor- lounge, dining room, kitchen, utility room and bedroom

First floor- Three bedrooms (one with en- suite facility), and a separate bathroom.

The proposal also includes the erection of a pitched roof detached garage measuring 3.5m in width, 6m in length and 3.7m in height at ridge level.

Vehicular access would be achieved via an existing private metalled road off Neasham Road.

PLANNING HISTORY

An identical application to the current submission was refused in October 2008 (Ref: 08/00685/FUL) for the following reasons: -

- 1) The application proposes the development of a single dwelling on a site in the open

Countryside outside the approved development boundaries identified in the Borough of Darlington Local Plan 1997. In such locations development plan policy provides that new dwellings will normally only be permitted where the proposal is to meet an identified agricultural or forestry need or it involves the conversion of existing buildings. The application proposes a new build property for which there is no demonstrable agricultural or other appropriate justification and is therefore contrary to policy E2 (Development Limits) and H7 (Areas of Housing Development Constraint) of the Borough of Darlington Local Plan 1997.

- 2) The proposal would result in an unsustainable form of development in which the occupiers of the dwelling would be solely reliant on the private motorcar for day to day travel needs. The site is remote and not served by public transport nor does it have reasonable access to local amenities and services. The proposed development would thereby be contrary to policies 2 (Sustainable Development) and 4 (The Sequential Approach to Development) of The North East of England Plan Regional Spatial Strategy to 2001.

A subsequent appeal was made to the Secretary of State, which the Planning Inspectorate declined to accept due to it being lodged outside the prescribed time period.

There is no other relevant planning history in respect of this site.

PLANNING POLICY BACKGROUND

The following policies in the development plan are of relevance: -

The North East of England Plan Regional Spatial Strategy (RSS) to 2021

Policy 2 – Sustainable Development

Policy 4 - The Sequential Approach to Development

The Borough of Darlington Local Plan 1997

E2 – Development Limits

H7 - Areas of Housing Development Constraint

T24- Parking and Servicing Requirements for New Development

RESULTS OF CONSULTATION AND PUBLICITY

Hurworth Parish Council has recommended that the application be approved. The Parish Council has also commented that they received representation from residents concerned about sewage issues and have therefore requested that this be investigated.

Northumbrian Water has no objections to the proposed development and also commented that there are no public sewers in the vicinity of the site.

Northern Gas Networks has raised no objection

PLANNING ISSUES

The main issues to be considered are: -

- Planning Policy
- Visual Amenity
- Residential Amenity
- Highway Implications
- Foul and Surface Water Drainage
- Contamination

Planning Policy

The site lies outside of the development limits for either the urban area of Darlington or the village of Hurworth and Neasham and is not a form of residential development allowed for by Local Plan policy H7 (Areas of Housing Development restraint).

There is no suggestion that the dwelling is required to meet the needs of agriculture or forestry or other countryside uses and would therefore be contrary to policies E2, and H7 of the Local Plan.

Policy 2 of the RSS provides the general principles for sustainable development among which are the need to reduce travel by private car and to ensure that there is good accessibility to facilities and services, particularly by public transport, walking and cycling. RSS policy 4 outlines the sequential approach to development that should be taken and that all sites should be in locations that are, or will be, well related services by all modes of transport, particularly public transport, walking and cycling. The site is situated some 2 km from Darlington, the main centre for employment, recreation, shopping and other services and 1 km from Hurworth village, which also provides a more limited range of facilities. It is not on a bus route and therefore given the distances to services the occupants of the development would be heavily reliant on the car. The development would therefore conflict with the objectives of RSS policies 2 and 4 and national guidance.

Visual Amenity

In design terms the proposal is reasonable enough and relates well to existing buildings nearby. Consequently there is unlikely to be any material harm to the surrounding countryside.

Residential Amenity

It is considered that the proposal is acceptable in respect of its impact on the residential amenities of neighbouring properties. The nearest dwellings are situated approximately 25m to the east, known as the potteries, between which is a domestic garage complex to those dwellings. Given this separation there is unlikely to be any adverse effects on the neighbouring occupiers.

Highway Implications

No highway objections have been raised to the proposed development.

Foul and Surface Water Drainage

The application form indicates that drainage will be directly to surface water and foul water mains. However Northumbrian Water has confirmed that no such connection is available within the vicinity of the site. Consequently the development will require the installation of a private

package treatment plant to treat foul water from the development. This will also require a separate consent from the Environment Agency.

Contamination

The Council's Public Protection Division has advised that the site is within 250m of the former Skipbridge landfill site and adjacent to the former brickworks and have therefore requested the imposition of a contaminated land condition 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 proposed development lies in the countryside outside the recognised development limits as identified in the Borough of Darlington Local Plan. Whilst the policies of the development plan do allow for residential development in the countryside in exceptional circumstances essentially dwellings for agricultural or forestry workers, no such justification has been provided with the application to suggest that there are any particular exceptions to justify a departure from development plan policies in this instance. Furthermore given the remote location of the site the proposal would represent an unsustainable form of development contrary to the aims and objectives of both development plan and national planning policies.

RECOMMENDATION

THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASONS

- 1) The application proposes the development of a single dwelling on a site in the open Countryside outside the approved development boundaries identified in the Borough of Darlington Local Plan 1997. In such locations development plan policy provides that new dwellings will normally only be permitted where the proposal is to meet an identified agricultural or forestry need or it involves the conversion of existing buildings. The application proposes a new build property for which there is no demonstrable agricultural or other appropriate justification and is therefore contrary to policy E2 (Development Limits) and H7 (Areas of Housing Development Constraint) of the Borough of Darlington Local Plan 1997.
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