

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 30 May 2012**

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<b>APPLICATION REF. NO:</b>	<b>12/00169/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>30/04/2012</b>
<b>WARD/PARISH:</b>	<b>HEIGHINGTON AND CONISCLIFFE</b>
<b>LOCATION:</b>	<b>The Arches, Walworth Road, Walworth, Darlington DL2 2LU</b>
<b>DESCRIPTION:</b>	<b>Erection of detached garage to rear comprising 2 No parking bays and associated hardstanding (Resubmission)</b>
<b>APPLICANT:</b>	<b>Mr Howard</b>

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**APPLICATION AND SITE DESCRIPTION**

Planning permission is sought for the erection of a detached double garage...

The building would be 8.2m in width and 9m in depth. It would be 2.7m to eaves level and a further 1.8m to the top of the pitched roof. The design of the garage includes stonework walling. The garage would feature an open frontage which is intended to give the building a more agricultural appearance.

The site of the proposed garage is located to the south west of The Arches which is a Grade II Listed barn conversion. Some of the other barns on the site are also Listed Buildings.

**PLANNING HISTORY**

11/00577/FUL, planning permission was refused on 24 November 2011 for the erection of a detached garage to the rear comprising three parking bays and associated hardstanding. A subsequent appeal was **dismissed**

**PLANNING POLICY BACKGROUND**

Policy E4 (New Buildings in the Countryside) of the Borough of Darlington Local Plan 1997 is relevant to the application.

Policy CS14 (Promoting Local Character and Distinctiveness) of the Darlington Core Strategy Development Plan Document 2011 is relevant to the application.

Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework 2012 is also relevant to the application.

## **RESULTS OF CONSULTATION AND PUBLICITY**

Occupiers of neighbouring properties were consulted and a site notice was displayed.

An objection was received from the occupiers of **Castle Barn**:

*With regard to the planning application for Garages at the Arches Walworth I feel that the proposed plans will have an impact on the character of the surrounding area. As this is a listed building I feel that any additional outbuildings should be kept in line with the existing building to keep the visual impact on the surrounding area to a minimum. Building a double garage in the central area will overshadow the natural beauty of the area. I would suggest that the location be moved to the opposite side (to the south east) of the existing parking area, this would also improve access to & from the garages.*

The **Conservation Officer** commented that the principle of a detached garage on this former agricultural site will cause harm to the settings of the listed buildings and that this harm is not outweighed by public benefits or other justification.

The **Highways Officer** raised no objections.

**Walworth Parish Council** commented that the application should be approved.

## **PLANNING ISSUES**

The site is located outside of the Development Limits identified in the Borough of Darlington Local Plan. Policy E4 (New Buildings in the Countryside) of the Local Plan states that new buildings in the countryside should be located and visually related to existing buildings.

Policy CS14 (Promoting Local Character and Distinctiveness) of the Core Strategy says that the distinctive character of the Borough's built, historic, natural and environmental townscapes, landscapes and strong sense of place will be protected.

Paragraph 134 of the National Planning Policy Framework states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

An appeal was made against the refusal of application 11/00577/FUL which was for the erection of detached garage to rear (Appeal Ref: APP/N1350/D/11/2167437). This appeal was dismissed as the Inspector considered that the proposal would result in visual harm due to its domestic style and location projecting into a field to the south.

The revised application aims at a more agricultural style of building located to the side of the host property. The proposed detached garage would, however, appear as a large and prominent feature detracting from the open character, appearance and setting of the neighbouring listed buildings which forms an important part of their significance.

## **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**

There has already been an Inspector's decision to dismiss an appeal with regard to additional garages within this cluster of Listed Buildings.

This new proposal would appear as a large and prominent feature detracting from the open character, appearance and setting of the neighbouring Listed Buildings which forms an important part of their significance.

**RECOMMENDATION**

THAT PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASON

The proposed detached garage would appear as a large and prominent feature detracting from the open character, appearance and setting of the neighbouring listed buildings which forms an important part of their significance. As such the proposal is not considered to comply with Policy E4 (New Buildings in the Countryside) of the Borough of Darlington Local Plan 1997, Policy CS14 (Promoting Local Character and Distinctiveness) of the Darlington Core Strategy Development Plan Document 2011 and Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework 2012.