

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 27th July 2016**Page**

APPLICATION REF. NO:	16/00500/FUL
STATUTORY DECISION DATE:	3rd June 2016
WARD/PARISH:	HURWORTH
LOCATION:	5B The Spinney, Middleton St George, Darlington
DESCRIPTION:	Erect two detached dormer bungalows on rear paddock.
APPLICANT:	Mr P Armstrong.

APPLICATION AND SITE DESCRIPTION

The site comprises a 0.3 hectare paddock to the rear of a recently completed dwelling (5B The Spinney) which is accessed via a private drive off the Spinney which is located on the western edge of Oak Tree near Middleton St George.

It is proposed to erect two detached dwellings set off a shared private driveway with a turning head provided nearby.

SITE HISTORY

There was a pre application inquiry for this site last year relating to four dwellings; however officers advised that this would be seen as overdevelopment of the site and that two dwellings would be likely to be more acceptable in planning terms.

PLANNING POLICY BACKGROUND

The following policies of the development plan are relevant:

Borough of Darlington Local Plan 1997:

- E2 – Development Limits

Darlington Core Strategy Development Plan Document 2011:

- CS1 – Darlington’s Sub-Regional Role and Locational Strategy
- CS10 – New Housing Development

- CS11 – Meeting Housing Need

The National Planning Policy Framework 2012 is also relevant. The above policies are considered to be compliant with the National Planning Policy Framework.

RESULTS OF CONSULTATION AND PUBLICITY

Letters were sent to occupiers of neighbouring properties advising of the proposal and a site notice was displayed.

Eleven letters were submitted objecting to the application. The following issues were raised:

- Design of dwellings inappropriate
- Increase in traffic will be a problem from disturbance and road safety aspect.
- Disturbance to wildlife
- Loss of greenfield site
- Outside development limits
- Nearby trees will be damaged.
- Local pump house may be overloaded.
- Precedent may be set for similar proposals nearby

Highways Engineer – No objections – access width is adequate.

Environmental Health – Requests conditions on construction management.

Northern Powergrid – No objections

Northumbrian Water – No objections

Parish Council – Object on similar grounds to local residents detailed above.

Tree Officer – Adjacent protected trees are not affected by the development according to the submitted survey plans.

PLANNING ISSUES

A number of issues have been raised by third parties and these are examined below.

Design of dwellings – Perusal of the style and design of dwellings in the vicinity of the application site reveals that there is a predominance of fairly simple modern estate type houses and that the proposed dormer bungalows, using a stock type of brick, whilst different, will not appear out of context to such a degree as to warrant refusing planning permission. The buildings are also set back from general public view in a paddock to the rear of 5B The Spinney.

Increase in traffic – The Highways Engineer has examined the proposals and is content that the access width to the site is sufficient and that road safety will not be compromised by the addition of 2 dwellings to the overall number.

Disturbance to wildlife and loss of greenfield – Whilst the loss of part of the paddock will result in some diminution of local wildlife, there has been no objection from the Ecology Officer and it is intended to impose a planning condition requiring certain protected species measures into the house design.

Outside development limits – Whilst this is accepted, Members will be aware of the 5 year housing land supply issues affecting this Council, and providing the development site is sustainable and acceptable in general planning terms then residential planning applications should be supported wherever possible. It is considered that this particular site fulfils that criteria, bearing in mind recent appeal decisions nearby.

Nearby trees will be damaged – The Council tree officer has seen a report showing that the relocated dwellings will not encroach into the root protection area of the adjacent protected trees.

Local pumping station will be overloaded – Northumbrian Water have seen the plans and has no objections to the proposals.

A precedent may be set for similar proposals nearby – whilst it is considered that this proposal is “backland development”, access to the site is adequate for the number of dwellings proposed. Other backland sites behind dwellings may not be as appropriate, particularly if the amount of developable land is limited. Each site would be considered on its merits.

To summarise, officers are of the opinion that this site can be satisfactorily developed with 2 dwellings as proposed without material harm being caused to local residents or the environment locally or in general.

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.

RECOMMENDATION

That permission be granted with the following conditions.

1. A3 – Time limit
2. This permission shall relate to the revised site plan Rev B 05-07-16 received by the Local Planning Authority on 11th July 2016. REASON – For the avoidance of doubt.
3. Before development commences, details of the provision of bat roosting boxes within the design of the new dwellings shall be submitted to and approved in writing by the Local Planning Authority. REASON – In the interests of the welfare of protected species.
4. B5 – Accordance with plans
5. Prior to the commencement of the development, a Construction Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include details for wheel washing, a dust action plan, the proposed hours of construction, vehicle routes, road maintenance, and signage. The development shall not be carried out otherwise than in complete accordance with the approved details.

