

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 25 August 2010

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APPLICATION REF. NO:	10/00500/FUL
STATUTORY DECISION DATE:	6 September 2010
WARD/PARISH:	MIDDLETON ST GEORGE
LOCATION:	Thorntree House
DESCRIPTION:	Variation of condition 14 of planning permission 05/00669/FUL dated 31/8/05 to permit using a tarmacadam roadway surface finish in place of block paving.
APPLICANT:	Mr W Nunns

APPLICATION AND SITE DESCRIPTION

The application site is located on the western side of Middleton Lane at its junction with Middleton Lane and is situated within the Middleton One Row Conservation Area. Planning permission was granted in February 2005 for the erection of eight dwelling houses. A number of subsequent applications have been approved varying the original approval (Ref; 04/01076/FUL) but the overall total number of dwellings remains the same.

Under the original planning permission and subsequent variation ref: 05/00669/FUL approval was granted for a block paved road finish to the estate road. This application seeks to apply a tarmacadam finish to the roadway instead.

PLANNING HISTORY

Only the most relevant history is listed below.

04/1076 – Planning permission was granted in February 2005 for the erection of eight dwelling houses.

05/669 – In August 2005 approval was granted for a variation of the above permission for amended house designs to house no's 1-4.

PLANNING POLICY BACKGROUND

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

E29 – The Setting of New Development
H 11- Design and Layout of New Housing Development
T13 – New Development – Standards

Planning Policy Statement (PPS) 5: Planning for the Historic Environment

RESULTS OF CONSULTATION AND PUBLICITY

Three letters of objection and one letter of representation have been received and the following comments have been made: -

- A tarmacadam surface would detract from the appearance of the conservation area.
- The tegular block finish was agreed at the time of the original application, with the intention of maintaining a high standard, high quality design in keeping with this development. The use of a tarmacadam finish would be out of character and not in appearance for the Thorntree Villas development.
- Whatever the outcome of the application it is hoped that a short completion time will be applied as this road has remained unfinished for four years.

Middleton St George Parish Council has objected to the proposal and request that the development be carried out as originally approved. They also express concerns that it has not already been enforced.

The Council's Highways Engineer has no highway objections to the proposal provided the tarmacadam is visually different in colour to the surface on the main road.

PLANNING ISSUES

The main issues to be considered in this instance are: -

- Visual Amenity; and
- Highway implications

Visual Amenity

The surface finish of surrounding road network, including that within the conservation area, is primarily black coloured tarmacadam with the use of red coloured finish in a few instances. Consequently the proposed road finish would be consistent with material used elsewhere, and in view of this existing context it is considered that the development would have a neutral impact on the character and appearance of the conservation area.

Highway Implications

The proposal raises no issues concerning highway safety.

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 will preserve the character and appearance of the Conservation Area within which the application site is located and would not give rise to conditions prejudicial to highway safety.

RECOMMENDATION

THAT VARIATION OF CONDITION 14 OF PLANNING PERMISSION 05/00669/FUL DATED 31/8/05 TO PERMIT USING A TARMACADAM ROADWAY SURFACE FINISH IN PLACE OF BLOCK PAVING BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS: -

- 1) Notwithstanding anything shown on the submitted drawings the road surface shall be of a red finish.

REASON – To comply with the Council’s Design Guide & Specification -Residential and Industrial Development.

- 2) The tarmacadam surface finish shall be completed within two months from the date of this permission.

REASON – In the interests of highway safety.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development will preserve the character and appearance of the Conservation Area within which the application site is located and would not give raise to conditions prejudicial to highway safety. Therefore the proposal is considered to comply with the policies in the development plan and Government planning policy set out below: -

Borough of Darlington Local Plan 1997

E29 – The Setting of New Development
H 11- Design and Layout of New Housing Development
T13 – New Development – Standards

National Planning Policy

Planning Policy Statement (PPS) 5: Planning for the Historic Environment

