

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 9 February 2011

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APPLICATION REF. NO:	10/00766/FUL
STATUTORY DECISION DATE:	5 January 2011
WARD/PARISH:	SADBERGE AND WHESSOE
LOCATION:	West View, The Green, Great Stainton
DESCRIPTION:	Erection of detached dwelling house (revised application)
APPLICANT:	Mr Peter Stephens

APPLICATION AND SITE DESCRIPTION

Planning permission is sought for the erection of a detached 2 storey, 3 bedroomed dwelling.

The application site is situated at the western end of The Green, which was once the location for a pair of semi detached dwellings. These dwellings were fire damaged in 2004 and were subsequently demolished. The area of land has now been grassed over and forms an integral part of the Village Green. The Village Green is not formally registered.

The application site is within the development limits of the village and the driveway serving the dwelling would be taken from Glebe Road to the north.

The Green is bounded to the west by the C38 road and to the north by part of the road network for Great Stainton. An access leading to existing dwellings runs along the eastern and southern boundary. There are two trees on the Green which are covered by a Tree Preservation Order dated 2010.

The planning application is brought before the Committee at the request of the local ward Member.

PLANNING HISTORY

08/00288/FUL - In May 2008 planning permission was refused for the erection of a dormer bungalow.

09/00447/FUL - In September 2009 planning permission was refused for the erection of a detached house

10/00213/FUL - In May 2010 a planning application for a detached dwelling was withdrawn

10/00576/FUL - In October 2010 a planning application for a detached dwelling was withdrawn

PLANNING POLICY BACKGROUND

E2 – Development Limits

E12 – Trees and Development

E29 – The Setting of New Development

H3 – Location for New Housing Developments

H11 - Design and Layout of New Housing Development

T13 – New Development – Standards

T24 – Parking and Servicing Requirements for New Development

RESULTS OF CONSULTATION AND PUBLICITY

No objections have been received from local residents or from the Parish Council following the Council's consultation exercise.

The **Council's Highways Engineer** has raised no objections subject to the imposition of planning conditions relating to materials for the access; drainage of the access and the provision of a link footpath from the gates to the shared access

The **Council's Environmental Health Section** have requested the imposition of a condition relating to the submission of a contaminated land report

Northern Gas Networks have no objections

Northumbrian Water has no objections

CE Electric UK has no objections

Campaign for the Protection of Rural England - Consider that planning permission should be refused on grounds that the site is visually part of the village green and should be retained as such, residential use of the site having been abandoned. The building will have a negative impact on the character and aspect of the green and could make it difficult to resist other such developments.

PLANNING ISSUES

The proposal involves the erection of a single dwelling and vehicular access with a turning head off Glebe Road to the north. The front elevation of the dwelling would be north facing with a walled garden to the east side of the site and an open garden and parking area to the west of the dwelling. The footprint of the proposed dwelling is the same width but slightly longer than the footprint of the previous demolished dwellings. The dwelling would be constructed from red bricks and red clay pantiles with timber sliding sash windows (Double glazed) and timber doors and frames.

The application site lies within the development limits for Great Stainton as defined by Policy E2 (Development Limits). Policy H3 (Locations for New Housing Development) states new housing development will normally be approved within the development limits of various villages in the Borough, including Great Stainton subject to provisos including that the

development accords with other plan policies. In terms of other relevant plan policies E29 (The setting of new development) and H11 (the design and layout of new housing development) are key.

Policy E29 indicates that the design and layout of new developments need to respect the character of their setting.

Policy H11 states that the design and layout of new development will be required to relate well to the surrounding area and respect its predominant character and density.

There are also national planning policy considerations that are relevant to the proposed development in this case. PPS3 (Housing) advises at para. 16 that sites should be well integrated with and complement the neighbouring buildings and local area more generally in terms of scale, density, layout and access. PPS7 (Sustainable Development in Rural Areas) at para. 12 states that new developments should respect and where possible enhance the contribution of villages to local countryside character.

Principle of development

There is a history for the site, which is relevant to the proposal as summarised above

Members will note that planning applications in 2008 and 2009 for a bungalow and dwelling on the site respectively were refused permission.

In both cases one of the reasons for refusal concerned the visually intrusive nature of development and the harm this was considered to cause to the setting of the green and the open rural character of this part of the village.

Whilst it is acknowledged that the site once accommodated a pair of cottages it has now reverted to a grassed area and appears as an integral part of the village green.

The village green is considered to be an attractive area of open space which forms a prominent feature along the western side of the village. This is considered to be an important component in the village's character and setting together with the buildings enclosing the green to the north and south with the western edge adjacent to the highway remaining open and providing a clear visual link into the surrounding open countryside.

It is considered that the proposed dwelling would form an isolated and visually intrusive feature within a relatively elevated part of the village green that would be detrimental to the character of the village. Other domestic features associated with the new dwelling such as driveway and boundary demarcation would contribute to the erosion of the open and rural character of this part of the village.

The development is considered to be in conflict with policies H3, H11 and E29 of the Borough Local Plan and national policy statements PPS3 and PPS7.

Building design issues

The application site was previously occupied by a pair of semi detached dwellings, with a rear walled garden and outbuildings. The dwellings were west facing properties with a front garden and a track from Glebe Road which led to the walled rear garden.

The footprint for the proposed development is broadly in the same location as previous dwellings, although it is slightly longer. Original concerns over the orientation of the building have been addressed. The north elevation now creates a frontage with natural surveillance over Glebe Road. Equally the south elevation achieves some natural surveillance, avoiding a blank gable and subject to appropriate enclosures for the walled garden, the remainder of the Green would benefit from the same. The overall massing of the proposed dwelling has been broken up to reflect a traditional building in the context of its surroundings.

It is considered that with the introduction of window openings in the gable ends the orientation of the dwelling has achieved acceptable levels of natural surveillance of the locality creating a safe environment.

The site has no immediate neighbouring dwellings but there are dwellings to the south. There are five window openings in the gable elevation of the dwelling but the existing dwellings are offset and there would be no direct overlooking of these properties from the proposed dwelling.

The proposed development is to the north of the existing dwellings and therefore its impact upon the amount of daylight entering the adjacent dwellings is not expected to be significant.

There are some preserved trees adjacent to the application site though not directly affected by it.

Highway Issues

Whilst the Council's Highways Engineer has some concerns about the proximity of the access with the junction of Glebe Road and the C38, the low traffic flows, unobstructed visibility and speed limits have been demonstrated as mitigating factors. Also, the latest proposal includes for a 2.7m wide access with a turning facility and vehicles egressing the site will therefore be able to do so in forward gear. This will provide for a significant improvement for vehicles entering and leaving the site and it would be difficult to substantiate a reason for refusal on highway safety grounds.

The proposals now include an in-curtilage parking space for 1no. vehicle only. Though the loss of a garage, following discussions with officers over the design of the property, is a concern the proposed drive and turning area will provide an area for off-street parking. The Highways Engineer has raised no objections to the proposed off street parking provision. The provision is therefore considered to be acceptable for the size of dwelling proposed.

Rear access gates are provided that will give pedestrian access to the shared use road to the rear of the property. This would allow for safer pedestrian access compared with the previous proposal where the only access was directly onto Glebe Road at the position of the vehicular access. There is no indication that pedestrian links will be provided, and in the event that permission was to be granted a condition or formal planning agreement would be required to secure the provision of these links from the rear access gates to the shared use road at the rear of

the property. The Highways Engineer has also requested the imposition of planning conditions relating to the materials and drainage system for the proposed access road

The development has adequate amenity space to both the front and rear of the proposed dwelling.

The Highways Engineer has requested the formation of a pedestrian path to link the walled garden to the shared access drive to the south. There is a bus stop on the opposite side of Glebe Road and therefore it is in a sustainable location with good transport links.

It is considered that the proposed development would not raise any highway safety issues.

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

Whilst there is no objection to the proposed development in terms of the design of the building itself, its affect on the amenities of existing residents and highway safety considerations, the principle of built development in this location remains unacceptable due to the harm that it would cause to overall character and setting of the village.

RECOMMENDATION – REFUSE FOR THE FOLLOWING REASON

1. The proposed development would result in an isolated dwelling within the open setting of the village green that would appear visually intrusive, would fail to relate well to its surroundings and would be detrimental to the character of the village contrary to policies H3, H11 and E29 of the Darlington Borough Local Plan and national planning policy statements PPS3 (Housing) and PPS7 (Sustainable Development in Rural Areas).