

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 27th August 2008

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APPLICATION REF. NO:	08/00591/FUL
STATUTORY DECISION DATE:	4th September 2008
WARD/PARISH:	Sadberge and Whessoe
LOCATION:	7 Church View, Sadberge
DESCRIPTION:	Construction of vehicular pavement crossing
APPLICANT:	Mr Keith Hodgson

APPLICATION AND SITE DESCRIPTION

The application site is located to the west of Sadberge Village Green on the north side of Church Row. The property is a semi-detached bungalow constructed in the post-war period. The property has a small front garden area and a sizable rear garden with a detached garage accessed via a shared access to the rear. The application site is located within development limits as identified in the development plan and the Sadberge Conservation Area.

An application for planning consent has been submitted for the construction of a new vehicular access off Church View to access a proposed parking area to be created in the front garden of the property. There are no restrictions on the area of land around a dwelling which can be covered with hard surfaces at or near ground level. Therefore, this aspect of the development would be classed as permitted development. Consent is, however, required to create a new vehicular access onto a classified road.

PLANNING HISTORY

None relevant to current application.

PLANNING POLICY BACKGROUND

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

T8 – Access to Main Roads

The following national policy guidance is relevant: -

Planning Policy Guidance Note 15 – Planning and the Historic Environment (1994)

RESULTS OF CONSULTATION AND PUBLICITY

Following submission of this formal application for planning permission, the Council undertook a neighbour consultation exercise sending two neighbour notification letters. A site notice was also erected. No adverse comments were received within the statutory consultation period.

Sadberge Parish Council have objected to the proposal for the following reasons:

- The proposed development would be detrimental to the character of the village.
- The property is within the Sadberge Conservation Area.
- The property has a garage at the rear, and it would be possible to put additional parking space at the back of the property.
- It is possible to park on the south side of Darlington Road opposite the property.

The Council's Highway's Officer has been consulted and has raised no objections to the proposed development. Subject to it being confirmed that there is no village green protection to the front of the property. It can be confirmed that the grassed area in front of the property is not identified as village green.

PLANNING ISSUES

The main planning issues to be considered in the determination of this application are: -

- Highway Matters
- Visual Amenity

Highway Matters

The proposed verge crossing will be 2.7m wide at the point of crossing the footpath it then widens to 4.7m as it enters the area of the front garden. The wall would require partial demolition to accommodate this wider vehicular access. No highway objections are raised on the grounds of safety and sufficient visibility is maintained in both directions along Church View. The application property is located opposite an area of open land so there are no conflicts with other access points. The property does have a garage located to the rear that is accessed via a shared unadopted road that runs to the west of the application site. Overall, no objections can be raised to the proposal on highway safety grounds and the development is compliant with the terms of Policy T8 of the Borough of Darlington Local Plan.

Visual Amenity

Sadberge is a traditional village settlement set around a central village green. The village centre is therefore offered a substantial quantity of open green space that contributes significantly to the character of the village and its conservation area. If incorrectly located verge crossings can have a significant impact by bisecting green spaces and this loss of green space has been raised as an objection by the Parish Council.

It is therefore important to give consideration to the potential impact a verge crossing at 7 Church View would have on the character of Sadberge Village and its conservation area. Church View is located to the west of the village centre, properties on Church View range in styles and sizes with some properties dating back to the turn of the century. Generally these properties are located further to the west of the application site and are located against the highway with no provision of a grass verge. When entering the Village from the west 7 Church View is the first property that is afforded a grass verge. This verge then runs in front of a number of properties along Church View. The verge does represent a buffer between the highway and the bungalow dwellings which is a valuable feature but in the context of the substantial amount of green space on the opposite side of the road and the village green does not represent a significant contribution to the open nature of the village. As 7 Church View is the end property on this section a verge a crossing will have a significantly reduced visual impact than if one were to be constructed at one of the properties further down the verge. The area is not identified as village green and thus is not offered special protection.

The verge crossing will be block paved in materials to match that of the existing dwelling. This finish will be sympathetic to the surroundings and be more inkeeping with the character of the Conservation Area than a tarmac or concrete crossing. A footpath does already bisect the grass verge and the proposed crossing would replace this path. Approximately 50% of the grassed area to the front of 7 Church View would be retained.

Overall, it is considered that in this particular location a verge crossing would not be detrimental to the character of the village. Long distance views of the crossing would be limited and sympathetic materials are proposed that should blend with the character and style of the dwellings in the vicinity.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The proposed development has 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. The proposed development does not give rise to crime and disorder issues.

CONCLUSION

In conclusion, there are no highway or planning objections to the proposal and it accords with Policy T8 of the Local Plan.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

- A3 - Implementation Limit (3 years)
- B5 – Implementation in accordance with approved plans.
- B4 – Material samples

SUGGESTED REASON FOR GRANTING PLANNING PERMISSION

The proposed vehicle crossing will not give rise to conditions prejudicial to highway safety and will allow vehicles to access off street parking spaces in a satisfactory manner. The proposal complies with Policy T8 (Access to Main Roads) of the Darlington Local Plan 1997 and would not have a detrimental impact upon the Sadberge Conservation Area.

INFORMATIVE

The applicant is advised that works are required within the public highway and contact must be made with the Assistant Director: Highways and Engineering (contact Mr. A Ward 01325 388743) to arrange for the works to be carried out or to obtain authority under Sec.184 of the Highways Act 1980 to execute the works.