
**182 WOODLAND ROAD – PLANNING APPLICATION REF: 14/00276/FUL – TWO
NO. THREE STOREY RESIDENTIAL APARTMENT BUILDINGS
REASON FOR REFUSAL**

Purpose of the Report

1. To clarify and agree the refusal reason for the above planning application.

Background

2. At the previous meeting of the Planning Committee, Members agreed to refuse planning permission on grounds of its overbearing affect on nearby residents. It was clear that Members considered the buildings would harm the amenities of residents on Newlands Road and concerns were also expressed about the impact on residents of the adjacent cottages on Woodland Road.

Consideration

3. On reflection officers consider it is important to point out that because of the orientation of the cottages the outlook for these residents would generally be away from the planning application buildings. Furthermore neither of the occupiers of the cottages objected to the development. It is therefore unlikely in the view of officers that the development would be regarded as harmful to the amenity of those residents and to sustain this as part of the refusal reason could be regarded as unreasonable.

Recommendation

4. It is therefore recommended that the refusal reason should be confined to the impact of the development on residents of Newlands Road as follows:-

In the opinion of the Local Planning Authority, the proposed buildings by virtue of their siting, scale and design would have an overbearing impact when viewed from the rooms and gardens of dwellings on Newlands Road resulting in harm to outlook and therefore loss of residential amenity for occupiers of those dwellings. The development would therefore be contrary to Policy CS16 (Protecting Environmental Resources, Human Health and Safety) of the Darlington Core Strategy Development Plan Document 2011.

**Ian Williams
Director of Economic Growth**

Roy Merrett: Extension 2037