

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 4 June 2008

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APPLICATION REF. NO: 08/00281/FUL

STATUTORY DECISION DATE: 31 May 2008

WARD/PARISH: MIDDLETON ST GEORGE

LOCATION: 2 Neasham Road, Middleton St George,
DARLINGTON, DL2 1LE

DESCRIPTION: Erection of detached house

APPLICANT: MR OVINGTON

APPLICATION AND SITE DESCRIPTION

Planning permission is sought for the erection of a detached house.

The house is proposed as being 7.2m in width and 8.2m in length. The house would be 4.7m to eaves level and a further 3m to the ridge level. An attached garage is proposed to the east side of the house. This garage would have a width of 3m and a length of 6.2m with a maximum height (including the hipped roof) of 3.8m. A porch is also proposed to the front of the proposed house.

The application site consists of an area of garden to the side (east) of 'Spruce Lodge' on Thorntree Gardens and to the rear (west) of the No.'s 1 and 2 Neasham Road. The area is grassed over and there are a number of shrubs located on the site. The site has timber fencing around its perimeter and does not visually appear as specifically relating, as a garden, to any of the surrounding properties.

Spruce Lodge has been constructed relatively recently. The other properties in the area appear to date from the 1930s and 1950s.

PLANNING HISTORY

89/00878/MISC – On 7 February 1990 planning permission was refused for the erection of two dwellings in outline.

90/00650/MISC – On 15 February 1991 planning permission was granted for the erection of one dwelling in outline.

92/00425/MISC - On 15 October 1992 planning permission was granted for the erection of a detached dwelling with single garage.

PLANNING POLICY BACKGROUND

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

E2 - Development Limits

E29 - The Setting of New Development

H11 - Design and Layout of New Housing Development

RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties were advised of the proposed development by way of letter. A site notice was also displayed. No objections have been received.

A letter in support of the application was received from the occupiers of Spruce Lodge (which is located to the west of the site). This letter stated that the proposal would help deter the playing of ball games and local transgress from hanging around in the area.

The Highways Officer raised no objections to the proposal and advised that informatives are required.

Northumbrian Water advised that a public sewer is located to the front of the site and is about 3m in depth.

CE Electric UK raised no objections to the proposal but advised that there may be apparatus in the area.

Northern Gas Network raised no objections to the proposal but advised that there may be apparatus in the area.

Low Dinsdale Parish Council objected to the application and their comments are set out below: -

- *Because of the unprecedented number of houses erected in Middleton St George over the last few years, admittedly on brownfield sites. We feel that to start encroaching on back land sites, seemingly just for profit, is totally unacceptable.*

PLANNING ISSUES

The site lies within the development limits and within a predominantly residential area. Housing development is therefore acceptable in principle subject to other considerations including highways matters, impact on visual amenity and impacts on residential amenity.

E29 - The Setting of New Development) of the Borough of Darlington Local Plan ensures that new development will respect the character of its setting in terms of siting, design, materials and landscape.

E46 - Safety and Security requires that new development will reduce opportunities for crime whilst creating a safe and secure environment.

H11 - Design and Layout of New Housing Development requires new dwellings to relate well to their surrounding area and respect its predominant character and avoid harming the amenities of adjoining properties.

The design of the proposed new dwelling is in keeping with the area and reflects the character of the neighbouring properties. The house is proposed with a hipped roof and its proportions, scale and general design would be in keeping with its setting.

The size, siting and design of the proposed new dwelling are such that it would not result in significant detrimental impacts, in terms of residential amenity, to neighbouring properties. 'Spruce Lodge' (located to the west) has no windows in its side elevation.

The rear elevations of No.'s 1 and 2 Neasham Road are located 20m from the side boundary line of the site. The proposed dwelling itself would be set off from this side boundary line and would have the proposed garage as an intervening feature.

The proposed house would not directly overlook any neighbouring properties to the front or to the rear.

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 dwelling would not cause significant harm to visual or residential amenity. The proposed house would be located next to existing houses of a similar scale and appearance.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A3 Implementation Limit (Three Years)
- 2) B4 Details of Materials (Samples)
- 3) B5 Detailed Drawings (Accordance with Plan)
- 4) C5 Restriction of PD Rights (Residential)
- 5) Notwithstanding the submitted plans, development shall not commence until details of all boundary treatments have been submitted to and approved by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

REASON - In the interests of the amenity of the development and of the area.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The application site lies within development limits identified in the development plan. The design and layout of the development accords with the relevant policy in the development plan. The development respects the amenity and general character of the area. The application is not considered to raise any issues in relation to car parking provision, highway safety or crime prevention. The proposal accords with the relevant policies in the development plan set out below:

Borough of Darlington Local Plan 1997

E7 - Landscape Conservation

E29 - The Setting of New Development

INFORMATIVE

The applicant is advised that works are required within the public highway and contact must be made with the Highways Manager (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.

The applicant is advised that contact must be made with the Highways Manager (contact Ms P Goodwill 01325 388760) to discuss naming and numbering of the development.