

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 4 June 2008

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APPLICATION REF. NO: 08/00340/FUL

STATUTORY DECISION DATE: 12 June 2008

WARD/PARISH: HURWORTH

LOCATION: 28 Teesway, Neasham, DARLINGTON, DL2 1QU

DESCRIPTION: Construction of dropped curb to allow vehicular access from highway

APPLICANT: MR MOUSA MOHAMAD

APPLICATION AND SITE DESCRIPTION

This application involves the construction of a pavement crossing to enable vehicular access from the adjacent highway. The proposed works include taking access over a grass verge. Planning permission is required as Teesway is a classified road.

The application property is a north west facing detached bungalow located to the south of Teesway. There is an area of public open space to the west of the property. The nearest neighbouring properties are located opposite (some 25m from the site) and to the side (10m from the site).

PLANNING HISTORY

07/00198/FUL – on 11 May 2007 planning permission was granted for the erection of first floor extension over existing bungalow to form 3 No. bedrooms and bathroom, single storey rear sun lounge and gates to front boundary next to existing hedge (amended plans received 2 April 2007).

PLANNING POLICY BACKGROUND

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

E29 – The Setting of New Development.

T24 – Parking and Servicing Requirements for New Development.

RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties were advised of the proposed development by way of letter. An objection has been received from the occupier of 30 Teesway and the points raised are summarised below.

- *The proposal will change the village environment.*
- *The proposal would destroy part of the roadside verge which is planted with bulbs and may distress a young tree.*
- *The property concerned has an existing access of the road.*

The Highways Officer was consulted and raised no objection to the proposal.

Neasham Parish Council commented that the application should be approved.

PLANNING ISSUES

Policy 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.

Policy T24 (Parking and Servicing Requirements for New Development) identifies that appropriate space for vehicle parking should be provided within a site.

The proposal would not be harmful to highway safety, visual or residential amenity.

The proposal would not result in the loss of the tree in the grass verge.

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 proposal would not be harmful to residential amenity or to the visual amenity of the area. The proposal does not raise any concerns in relation to highway safety.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITION:

- 1) A3 Implementation Limit (Three Years)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development is considered acceptable and will not cause significant harm to the character and appearance of the area. The proposal has no significant impacts in terms of residential amenity. The proposal does not adversely impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in light of the following policies of the Borough of Darlington Local Plan 1997:

Borough of Darlington Local Plan 1997

E29 - The Setting of New Development

T24 - Parking and Servicing Requirements for New Development

INFORMATIVE

The applicant is advised that works are required within the public highway, to construct vehicle crossing, 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 Section 184 of the Highways Act 1980 to execute the works.