

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 11th March 2015

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APPLICATION REF. NO:	14/00812/FUL
STATUTORY DECISION DATE:	26/10/14
WARD/PARISH:	Haughton East
LOCATION:	13 The Green Haughton
DESCRIPTION:	Demolish bungalow and erect two new dwellings and single garage.
APPLICANT:	Mr Les Allan

APPLICATION AND SITE DESCRIPTION

The site is accessed via a shared private drive between 11 and 15 Haughton Green. It lies at the head of a long garden area running back from Haughton Green and backs onto residential properties on Welbeck Avenue. This arrangement of long rear gardens is a characteristic of this part of Haughton Conservation Area. There are other non – residential uses nearby as can be seen on the site plan.

It is proposed to demolish an existing modern rendered bungalow of little discernable character and replace it with two houses in a location brought slightly forward from Welbeck Avenue to avoid overlooking of those properties. There are some mature trees in close proximity to the proposed dwellings.

One of the dwellings will make use of a new timber garage which is proposed to be located within the garden area.

PLANNING HISTORY

There has been no planning history on this site which relates to the proposed development although there was a pre application enquiry process undertaken and certain advice has been incorporated into the planning application.

PLANNING POLICY BACKGROUND

Core Strategy Policies CS2 – Achieving high quality , sustainable design and CS14 – Promoting Local Character and Distinctiveness.

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted and local residents consulted. Objections were received from five local residents raising the following issues : (These comments relate to the originally submitted scheme, and the revised building location)

- Loss of privacy from overlooking and loss of light.
- Improvement of site access will spoil Conservation Area
- Impact of construction traffic on Listed Building nearby
- Insufficient sewage capacity
- Loss of garden area
- Design not in keeping with Conservation Area
- Increase in traffic emerging on to main road.
- Development will harm local bats.

No additional comments have been received from the flats to the rear of the application site in relation to the revised siting further away from the flats.

Northumbrian Water – No objections raised to the proposals.

TRANSCO – No objections to the development

Conservation Officer – Is satisfied that the new dwellings are located sufficiently far back within the garden that the “long garden” character of this part of the Conservation Area is maintained.

Environmental Health Officer – No objections subject to conditions relating to contaminated land and construction times.

Highways Engineer – No objections to the proposals.

PLANNING ISSUES

The main planning issues that have been highlighted in considering this application are :

- Impact of development on the Conservation Area character
- Impact of the development on neighbour’s amenities

Other issues raised by local residents are addressed separately below.

Impact on Conservation Area

Comments have been raised regarding the loss of the long rear garden area which is a characteristic of this part of the Conservation Area.

The current scheme brings the two dwellings slightly further forward of the existing bungalow’s footprint without causing damage to nearby trees but at the same time reducing the overlooking impact on residents to the rear.

It is considered that the design of the proposed dwellings is commensurate with others nearby that have been recently built as well as more well established properties. (The Conservation Officer has been involved in the design process).

Overall it is considered that the character of the Conservation Area will not be harmed with the replacement of a modern designed bungalow with the proposed dwellings.

Impact on neighbour's amenities

The original submission had the two dwellings close to the rear boundary which resulted in considerable overlooking of the gardens and flats to the rear, and led to objections from those residents. The buildings were relocated as now and the neighbours reconsulted and at the time of writing no objections have been received on grounds of overlooking.

The separation distance between the dwellings is now some 24 metres and there is some 11 metres to the boundary. This arrangement is within guidelines and in this instance is considered acceptable in planning terms. There is a large Pine tree on the boundary which effectively screens one of the new dwellings.

Other issues raised

There are no proposals to "improve" the existing gravel access which has been considered to be suitable for emergency vehicles. It will remain as it is now.

Construction vehicles that visit the site will not directly impact on the Listed Buildings nearby; they will be transitory and will not be located near these properties.

Northumbrian Water Authority are satisfied that the capacity of local sewers is adequate to cope with the new development – a net increase of one dwelling.

Similarly the Highway Engineer is satisfied that a net increase of one dwelling will not have a material impact on road safety from vehicles entering and leaving the site from the main road.

The existing trees (where bats are attracted to) are not going to be directly affected by the development so the welfare of local bat populations should not be materially affected by the proposals.

The large Austrian Pine to the rear of the site is subject to a TPO. The existing bungalow covers quite an area of its root area and its demolition and the relocation of the proposed dwellings should have the effect of improving its drainage and eventual health.

In view of the above, it is considered that the proposals are in accordance with the Development Plan and that the benefits of granting planning permission are not significantly and demonstrably outweighed by the adverse impacts of the development. It is therefore considered that planning permission should be granted in this instance.

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.

RECOMMENDATION

Planning permission be granted with the following conditions :

1. A4 – Time limit
2. B4 – Materials
3. B5 – In accordance with plans
4. In the event that suspected contaminated material is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared to show that the remediation has been undertaken to a satisfactory standard, which is subject to the approval in writing by the Local Planning Authority. REASON – In the interests of public safety.
5. Construction and demolition work, including deliveries to and the removal of material from the site, shall not take place outside the hours of 08.00 - 18.00 Monday - Friday, 08.00 -13.00 Saturday with no working on a Sunday and Bank/Public Holidays without the prior written permission from the Local Planning Authority. REASON – In the interests of residential amenity.
6. E11 – Tree protection

Informative - The applicant is advised that contact be made with the Assistant Director : Highways, Design and Projects (contact Ms. P. Goodwill 01325 406651) to discuss naming and numbering of the development.