

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 8 April 2015

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APPLICATION REF. NO:	15/00100/FUL
STATUTORY DECISION DATE:	16 April 2015
WARD/PARISH:	SADBERGE AND WHESSOE
LOCATION:	51 Beaumont Hill DARLINGTON DL1 3NQ
DESCRIPTION:	Demolition of existing outbuildings and erection of vehicle and boat storage facility to rear
APPLICANT:	Mr David McKenzie

APPLICATION AND SITE DESCRIPTION

Planning permission is sought for the demolition of existing outbuildings and erection of vehicle and boat storage facility to rear.

The proposed building would be 9.2m in width and 12.2m in length. The garage would be 3.7m in height to eaves level with a further 1.8m to the ridge.

The application site, which measures some 0.18 hectares in area, is situated on the western side of Beaumont Hill. The site is bounded to the east by the A167 although there is an intervening grassed verge. The site is surrounded by agricultural land to the other sides.

51 Beaumont Hill is a two storey house located towards the east of the site. There are trees and shrubs along the eastern and southern boundaries. There is also timber fencing along the perimeter of the site.

PLANNING HISTORY

On 14 November 2001 planning permission was granted for the demolition of barn and part of existing dwelling and construction of rear extension to property and detached double garage (01/00677/FUL).

On 10 August 2009 planning permission was refused for the erection of eight semidetached dwellings (outline) (09/00361/OUT).

On 9 September 2011 planning permission was granted for the erection of two storey gable extension and two roof dormer windows and boundary wall extension (11/00440/FUL).

On 14 August 2012 planning permission was granted for the variation of condition 3 (accordance with plan) of planning permission 11/00440/FUL dated 9 September 2011 (for erection of two storey gable extension and 2 No roof dormer windows and boundary wall extension) to permit extension of proposed rear dormer to form bathroom (12/00436/FUL).

PLANNING POLICY BACKGROUND

Policy CS2 – Achieving High Quality, Sustainable Design of the Darlington Core Strategy Development Plan Document 2011 is relevant (not for business purposes).

RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties were advised of the proposed development by way of letter. No objections have been received.

The **Highways Officer** raised no objections.

Whessoe Parish Council objected to the application:

- *The building will be 18' tall x 30' x 40'. The Parish Council has recently objected to a similar application on the other side of the road because it would intrude on other properties. This will also intrude on neighbouring properties.*
- *It is considered that the building will eventually be used for purposes other than what is stated.*
- *The building is not in keeping with the rural area and also it will result in increased traffic onto the main road.*

PLANNING ISSUES

Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy includes provision that new development should reflect or enhance Darlington's distinctive nature; create a safe and secure environment; create safe, attractive, functional and integrated outdoor spaces that complement the built form; and relate well to the Borough's green infrastructure network.

Though large in scale the design of the store building would be in keeping with its setting and as it would be sited to the rear of the house, it would not be a highly prominent feature in the area.

Due to the isolated setting of the application property, no issues would be raised regarding residential amenity.

A condition could be placed on any approval reaffirming that the building is only to be used in connection with the use of the dwelling on the site.

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 design of the store building would be in keeping with its setting, it would not be a highly prominent feature in the area and due to the isolated setting of the application property, no issues would be raised regarding residential amenity.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 Implementation Limit (3 years)
2. B4 Details of Materials (Samples)
3. B5 Detailed Drawings (Accordance with Plan)
4. The proposed building hereby granted planning permission shall be used for domestic purposes only in connection with the residential dwelling and shall not at any time be used for commercial business purposes.

Reason - To enable the Local Authority to retain control over the development and in the interests of residential amenity.

THE FOLLOWING POLICIES AND DOCUMENTS WERE TAKEN INTO ACCOUNT WHEN ARRIVING AT THIS DECISION:

Darlington Core Strategy Development Plan Document 2011:

- CS2 – Achieving High Quality, Sustainable Design