

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 25th September 2013

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APPLICATION REF. NO:	13/00532/FUL
STATUTORY DECISION DATE:	30/08/13
WARD/PARISH:	Sadberge and Whessoe
LOCATION:	Bishopton.
DESCRIPTION:	Single Storey Side and Rear Extension
APPLICANT:	

APPLICATION AND SITE DESCRIPTION

This is an application for a ground floor side and rear extension to one of a pair of modern semi detached houses fronting Church View, close to the village Primary School. The site is quite restricted with limited garden area to the side. There is an existing small single garage in this garden which it is proposed to be demolished. (See application 13/00532/CAC later on agenda).

The proposal comprises a mono pitch side bedroom extension with a wrap around sunroom to the rear. The side elevation will abut the boundary with 19 Church View adjacent.

PLANNING HISTORY

None on this site.

PLANNING POLICY BACKGROUND

Borough of Darlington Local Plan Saved Policy H12 – Alterations and extensions to dwellings.
Paragraph 131 of the National Planning Policy Framework

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted and local residents consulted. No comments have been received.

Consultee responses –

Parish Council – Reduction of car parking space on site, a concern in relation to the nearby school.
Location of oil tank may contravene some regulations.

Highways Engineer – Comments as follows –

The proposal will increase the number of bedrooms in the property from 2no to 3no. The standards in the Design Guide recommends the same parking provision for two and three bed roomed properties which equates to 2no. in curtilage parking spaces.

The existing off highway parking provision consists of 1 no. garage space and space for 2no. vehicles on the drive. This proposal would reduce the available parking to below minimum levels.

Church View is a narrow carriageway (approx 4.8m wide) with a narrow footway on the northern side and provides access to numerous properties, farms and a school beyond No. 17, therefore it is not best suited to on street parking as this would reduce the available carriageway width and restrict access.

I would suggest that the dwelling retains a minimum of 2no parking spaces in line with current Design Guidance and the minimum length of in curtilage space should be 6m.

Conservation Officer – Comments as follows - *The proposed rear and side extension is not considered to have any additional impact than the existing garage makes. Whilst larger, it appears to have been designed to reflect the host dwelling, with materials to match.*

The proposed replacement boundary wall will no longer follow through from the neighbouring boundary wall to the other half of the semi, but this is not considered to be crucial. The proposed design is broadly appropriate, bricks with partial low railings. I suggest existing bricks are reused and new bricks match.

PLANNING ISSUES

The main planning issue raised in relation to this application is the possible impact on road safety of the extension displacing one car parking space off the site and onto Church View.

The plans clearly indicate that it is not possible to accommodate two vehicles on the site without substantial changes to the scheme; the omission of the proposed front wall and the new oil tank and the complete paving over of the front garden. Officers consider that these changes would have a detrimental impact on the character of the Conservation Area and furthermore consider that to refuse planning permission for an extension on car parking grounds would not be reasonable in this case.

The proposed extension is not considered likely to have a harmful affect on the amenities of nearby residents in terms of light or privacy.

Overall therefore it is considered that the impact on road safety from the potential displacement of one car parking space is outweighed by the benefits of granting permission and not implementing the necessary site layout changes referred to above.

Conclusion

It is considered that the development is acceptable in this location, the design being appropriate for this particular part of the Conservation Area and outweighing any minor impacts on road safety.

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

That Planning Permission be GRANTED with the following conditions:

1. A3 – Implementation time
2. B5 – Accordance with plans.
3. B4A - Materials