

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

COMMITTEE DATE: 25<sup>th</sup> September 2013

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**APPLICATION REF. NO:** 13/00533/CAC

**STATUTORY DECISION DATE:** 30/08/13

**WARD/PARISH:** Sadberge and Whessoe

**LOCATION:** Bishopton.

**DESCRIPTION:** Demolition of Single Detached Garage

**APPLICANT:**

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**APPLICATION AND SITE DESCRIPTION**

This is an application to demolish a single detached garage 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. The removal of the garage will facilitate the erection of an extension to the dwelling – see previous application.

**PLANNING HISTORY**

None on this site.

**PLANNING POLICY BACKGROUND**

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.

**Conservation Officer** – Comments as follows - *The demolition of the existing garage and front boundary wall are not considered to be harmful to the Conservation Area. As relatively modern*

*additions in the history of the village, they do not make a positive contribution to the Conservation Area's significance so their loss is not considered to be harmful.*

## **PLANNING ISSUES**

The main planning issue relating to the proposed garage demolition is the impact of its loss on the character of the Conservation Area.

As noted above, the existing garage is of no architectural merit and its loss will not have a detrimental impact on the character of the Conservation Area, therefore the proposed demolition is considered acceptable in this instance.

## **Conclusion**

It is considered that the proposed demolition is acceptable in view of the limited positive contribution the existing garage makes to the character of the Conservation Area..

## **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 Conservation Area Consent be Granted.