

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10TH July 2019

APPLICATION REF.	19/00156/FUL
STATUTORY DECISION DATE:	14 th April 2019
WARD/PARISH:	HEIGHINGTON AND CONISCLIFFE
LOCATION:	1 Gate Lane Low Coniscliffe
DESCRIPTION:	Subdivision of existing dwelling to Provide two dwellings and associated works.
APPLICANT:	Mr I Tulloch.

APPLICATION AND SITE DESCRIPTION

The application site comprises a large cottage, previously extended, at the northern entrance to Low Coniscliffe. It adjoins number 3 Gate Lane which is on the corner of Box Lane. The extension is set back from the road and adjoins the rearmost part of the original cottage.

It is proposed to subdivide the property along the line of the extension to create two dwellings of three bedrooms each. The site will be subdivided lengthways with the garden area being divided with a 1.8 metre fence. Some external openings are to be amended but no new openings created. Four parking spaces are to be created to the front.

PLANNING HISTORY

02/00824/FUL - Approved 08.01.2003 Erection of two storey extension to side and rear of dwelling to provide garage and additional bedrooms (as amended by plans received 10 December 2002)

RESULTS OF CONSULTATION AND PUBLICITY

Highway Engineer - The division of the dwelling will create two three bed dwellings each having a parking requirement of two spaces. The proposed layout shows two spaces per dwelling which conform to the minimum dimensions of 6x3m per space. Whilst the tandem spaces are not the most convenient arrangement and therefore slightly increase the likely hood of overspill parking, the current design guide

standards are met and I do not see that the proposal will create a severe impact on the highway and thus warrant grounds for refusal.

Low Coniscliffe and Merrybent Parish Council – Objects to the proposals for the reasons given by local residents.

Letters were sent to occupiers of neighbouring properties advising of the proposal and a site notice was displayed.

Three letters were submitted objecting to the application. The following issues were raised :

- Existing car parking problems will be exacerbated with two dwellings
- Part of the existing property appears to be let out which causes on street car parking problems at a narrow part of the road.
- Appearance of the village spoilt by too much road parking.

PLANNING POLICY BACKGROUND

Borough of Darlington Local Plan 1997

Policy E2 – Development Limits

Policy H12 – Alterations and Extensions to Existing Dwellings.

Darlington Core Strategy Development Plan Document 2012

Policy CS10 – New Housing Development

PLANNING ISSUES

Planning Policy

The site lies within development limits for Low Coniscliffe and as such the creation of an additional dwelling in this location complies with the requirements of Saved Local Plan Policy E2 (Development Limits) and Policy CS10 (New Housing Development). The main issues for consideration relate to the following matters:

Highway Safety

Local residents have raised objections to the proposed sub division on grounds of increased problems of on street parking and consequent road safety issues. The Highway Engineer has advised that the proposal will create a parking requirement of four spaces, two per dwelling. The proposed layout shows two spaces per dwelling which conform to the minimum dimensions. While the tandem spaces may increase the likelihood of overspill parking, the current design guide standards are met. The proposal will not create a severe impact on the highway to warrant grounds for refusal.

Residential Amenity

The proposed sub division will not be likely to cause any material increase in disturbance to nearby residents, there being adequate vehicular access arrangements and sufficient private open space to the rear of the properties so that any impacts on local residents will be minimal. The external alterations proposed to the property relate to alterations to existing window and doors openings and as such will not give rise to any unacceptable issues of residential amenity. Appropriate standards of amenity can be achieved for the respective properties.

Impact on the Character and Visual Appearance of the Building and Surrounding Local Area

The proposed subdivision will have a limited impact on the character and appearance of the application property or that of the surrounding area. Although some external openings are to be altered, no new openings are proposed and as such the character and appearance of the property will be largely maintained.

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

There is no objection to the principle of the subdivision of this property as it lies within development limits for the village of Low Coniscliffe as defined by the proposals map accompanying the Borough of Darlington Local Plan 1997.

The main objections to this proposal relate to on street parking and road safety. As noted above the Highways Engineer does not have any concerns relating to the marginal increase in vehicular traffic that will result from the proposed development bearing in mind the on site parking arrangements and the low traffic levels existing in the locality. Any alterations to the property are minor in nature and appropriate standards of residential amenity can be achieved for both existing and proposed dwellings.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3
2. The development shall be carried out in complete accordance with the approved plan(s) as detailed below:

Site Plan No – 18002 - 5
Elevation Plan No – 18002 – 4
Floor Plan No - 18002 - 3

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

REASON - In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

INFORMATIVE

Prior to the commencement of the development the applicant is advised that contact be made with the Assistant Director: Highways, Design and Projects (contact Mrs. P. McGuckin 01325 406651) to discuss naming and numbering of the development.

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

Borough of Darlington Local Plan 1997

Policy E2 – Development Limits

Policy H12 – Alterations and Extensions to Existing Dwellings.

Darlington Core Strategy Development Plan Document 2012

Policy CS10 – New Housing Development