

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 16th October 2019

APPLICATION REF. NO:	19/00727/FUL
STATUTORY DECISION DATE:	26 th September 2019
WARD/PARISH:	GREAT BURDON
LOCATION:	South View, The Green, Great Burdon.
DESCRIPTION:	Rear and single storey side extension along with erection of two storey front extension with single storey porch and property facades to be a mix of render, brick and timber cladding.
APPLICANT:	Mr Willis

APPLICATION AND SITE DESCRIPTION

The application site lies off the main A1150 which runs towards the A66, set back off The Green in its own grounds. The property is a modern mid 1970s house of no particular architectural merit, but lies adjacent a Grade II Listed Building known as Blacksmiths Cottage to the east. Other dwellings nearby are of a variety of designs and styles and are described within the submitted Heritage Statement.

The proposal is for a single storey extension to the side and rear of the property with a mixture of velux windows, bi-fold door and windows, creating a link to the gardens and surrounding area, this would not be visible to the public. This extension, together with an existing lean-to extension to the rear of the property, is to have a render finish. Planning permission was granted in 2017 (17/00943/FUL) and 2018 (18/00957/FUL) for the erection of a single storey extension, of a similar scale to that now proposed. This application proposed changes to the fenestration details and material finish of the extension.

It is also proposed to erect two shallow, two-storey gable fronted extensions to the front of the property linked by a lean-to porch over the front door. These extensions are to be constructed of brick. The plans have been amended, in response to the Conservation Officer's concerns, to omit the cladding of the first floor of the property above the proposed porch with timber. This will be retained as brick with a smaller arched window installed.

Application documents including Planning Statement, Design and Access statement, plans, consultation responses, representations received and other background papers are available on the DBC website.

PLANNING HISTORY

The relevant planning entries are:

74/00131/DM Granted 23.10.1974 Proposed single storey dwelling (outline).

74/00658/DM Refused 19.03.1975 Erection of two detached bungalows at the rear.

75/00729/MISC Granted 21.01.1976 Erection of an extension to form additional bedroom area

79/00357/MISC Granted 20.06.1979 Erection of a first floor balcony at the front.

07/01005/FUL Refused 03.06.2008 Demolition of existing dwelling and erection of 3 No. houses and 2 No.bungalows with link garages

17/00943/FUL Granted 13.12.2017 Erection of single storey extension to side elevation and addition of pitched roof to existing detached double garage incorporating storage area in roof space.

18/00957/FUL Granted 17.12.2018 Erection of single storey extension to side elevation and addition of pitched roof to existing detached double garage.

RESULTS OF CONSULTATION AND PUBLICITY

Following the Council's publicity exercises relating to the original submission, two letters of objection were received:

The letters of objection can be summarised as follows:

- Property will impact on nearby Listed Building
- Dwelling will be out of context with other buildings nearby
- Extension too large

Consultee Responses

The **Parish Council** Object to design of the front elevation changes.

The **Council's Conservation Officer** has commented as follows :

The proposal seeks to remodel what is a quite mediocre and lacklustre building form and principle elevation through the introduction of a new elevational treatment that will introduce a pair of storied bays, which will project slightly forward from the current building line and flank and entrance bay with a lean-to entrance porch. The scheme will also

introduce a single storey wing, recessed well back on the western end. The new frontage will have a more forceful physical massing but one with a slightly more elegant vertical and horizontal balance to its front. I am not convinced that the use vertical boarding above the porch in the recessed bay is contextually appropriate and I would wish to encourage the removal of the large rooflights proposed for the front roof pitch of the extension, given that such features are not prevalent in the adjacent building groups that front the village green.

I support the broad principle of the proposal but would request that design mitigation be employed to reduce the impact of the proposal on the setting of the listed building, so that it would more clearly meet the NPPF Paragraph 190 requirement “to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

The **Council’s Highways Engineer** has raised no objections.

The **County Archaeologist** Comments : As the works are in the historic core of Great Burdon, there is the potential for archaeological remains to be disturbed. As the footprint of the development is relatively small, I would advise that a watching brief would allow any disturbed remains to be recorded. This can be secured with conditions.

PLANNING POLICY BACKGROUND

The relevant local and national development plan policies are:

Borough of Darlington Local Plan 1997

Saved Policy H12 – Alterations and Extensions to existing Dwellings

Darlington Core Strategy Development Plan Policy 2011

Policy CS14 – Promoting Local Character and Distinctiveness

National Planning Policy Framework 2019

PLANNING ISSUES

The main issues to be considered are:

- Impact on designated and non-designated heritage assets and locality in general.
- Impact on residential amenity.

Impact on Designated and Non-Designated Heritage Assets and Locality in General

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 196 of the NPPF requires the public benefits of the proposal, including securing the optimum viable use of the asset where appropriate, to be weighed against the harm caused, in this instance by the extension and alteration of an adjacent dwelling.

The main impact of the proposal on the adjacent listed building would be from the extensions and alterations to the front of the property. The proposed side extension would largely be screened from public view by existing trees on the boundary of the application site and also by the adjacent properties to the west, 9 and 10 Foxhill Lodge, which sits forward of the side of the application property. Planning permission has already been granted for the erection of an extension of a similar scale in this location and in view of these mitigating factors it is not considered that the proposed changes to the fenestration and materials would have a significant impact on the character and appearance of the surrounding area or upon the setting of the adjacent Grade II listed building.

The proposed extensions to the front comprise two shallow, approximately 0.75 metre deep, extensions linked with a single storey porch extension. In the context of the application property, which is a modern 1970s dwelling, these extensions are considered to be acceptable.

The setting of Blacksmith's Cottage consists of open space of The Green to the front and a series of neighbouring properties that form a linear row either side. This group has a stepped building line and a wide variety of building forms and types, so that there are no shared characteristic that defines the setting of the listed building.

The Conservation Officer raises no objection to the proposals providing some minor changes are made to the front elevation. Amended plans have been submitted omitting the timber boarding at first floor level above the porch, however the rooflights have been retained on the single storey extension as it will not be visible from public viewpoints as described previously.

Following on from the above, bearing in mind the variety of dwelling designs in the locality, particularly immediately to the west, it is considered that the changes proposed to the existing mid 1970s dwelling are not out of context with either the existing building or the immediate surroundings. The scale of the extensions are similarly not considered to be excessive and do not dominate the existing dwelling or locality in general.

On the basis of these amended plans it is considered that the proposed scheme would preserve the setting of the adjacent Grade II listed building. The impact of the proposal on the significance of the Listed Building is less than substantial and there will be public benefits in the form of the improved appearance of the application dwelling that are considered to outweigh any such substantial harm. The proposal is therefore considered to comply with Policy CS14 and the NPPF in this regard.

Durham County Archaeology has commented on the application and advised that as the works are in the historic core of Great Burdon, there is the potential for archaeological remains to be disturbed. As the footprint of the development is relatively small, a watching brief would allow any disturbed remains to be recorded. This is to be secured by

appropriate planning conditions to ensure compliance with paragraphs 197 and 199 of the NPPF.

Impact on residential amenity

As described above, the single storey rear/side extension is largely hidden from view by a close boarded timber fence and existing trees on the common boundary and separated from Foxhill Lodge flats to the south by approximately 17 metres. The proposed extensions and alterations to the front of the property will have little discernible impact on the amenities of adjacent residential properties in view of their shallow projection and separation from these properties. The proposed is considered to comply with Saved Policy H12 in this regard.

THE PUBLIC SECTOR EQUALITY DUTY

In considering this application the Local Planning Authority has complied with Section 149 of the Equality Act 2010 which places a statutory duty on public authorities in the exercise of their functions to have due regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

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 SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 - Implementation Limit (Three Years)
2. The development shall be carried out in complete accordance with the approved plans as detailed below:
 - (a) Proposed Elevations, drawing number BR02 Rev. A
 - (b) Proposed Ground Floor Plan, drawing number SV02
 - (c) Proposed First Floor Plan, drawing number BR07

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.

3. No development hereby approved shall be erected above damp proof course level until samples and details of the external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON – In the interests of visual amenity and the setting of the adjacent Grade II listed building.

4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been approved in writing by the Local Planning Authority. The Scheme shall provide for:
 - i. Measures to ensure the preservation in situ, or the preservation by record, of archaeological features of identified importance.
 - ii. Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
 - iii. Post-fieldwork methodologies for assessment and analyses.
 - iv. Report content and arrangements for dissemination, and publication proposals.
 - v. Archive preparation and disposition with recognised repositories.
 - vi. A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
 - vii. Monitoring arrangements, including the notification in writing by the County Durham Principal Archaeologist of the commencement of archaeological works and the opportunity to monitor such works.
 - viii. A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

REASON – To comply with paragraphs 197 and 199 of the NPPF because the site is of archaeological interest.

5. Prior to the development being beneficially occupied, a copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the County Durham Historic Environment Record.

REASON – To comply with paragraph 199 of the NPPF which ensures information gathered becomes publicly accessible.

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

Borough of Darlington Local Plan 1997

Policy H12 – Alterations and Extensions to existing Dwellings

Darlington Core Strategy Development Plan Policy 2011

Policy CS14 – Promoting Local Character and Distinctiveness

National Planning Policy Framework 2019