

DARLINGTON BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 4 March 2020

APPLICATION REF. NO:	19/01075/FUL
STATUTORY DECISION DATE:	19 th January 2020
WARD/PARISH:	COLLEGE
LOCATION:	2 Milbank Road, Darlington
DESCRIPTION:	Conversion of existing dwelling house to provide 6 no. apartments, demolition of garage, potting shed and mono pitch roof structure to side elevation, widening of site entrance and associated parking
APPLICANT:	Mrs Charlton

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS (see details below)

Application documents including application forms, submitted plans, supporting technical information, consultations responses and representations received, and other background papers are available to view on the Darlington Borough Council website.

APPLICATION AND SITE DESCRIPTION

1. The proposal site lies within the West End Conservation Area on the corner of Milbank Road and Woodland Road Darlington. The area is prominently residential consisting of detached, semi-detached, and terraced dwelling houses along with various apartment blocks along Woodland Road, Trinity Mews and Cleveland Ave.
2. The existing dwelling built around 1910, is of painted render with low level red brickwork, a mixture of White Upvc and white painted timber windows and doors. The main roof is of Grey slate. The whole site is surrounded by a perimeter stone-built wall.
3. Close to the entrance is an unattractive temporary structure in the form of concrete cast painted walls and plastic tiled roof which is used as a garage. This garage is proposed to be removed from the site as part of the development.

4. The application proposes the conversion of the existing dwelling including the conversion of the roof space, a new staircase to access the second floor, removal of the garage structure, and removal of the potting shed extension with associated roof and parapet walls. The development will provide three 1 Bedroom Apartments and three Studio apartments of varying sizes. All existing features externally and internally will be retained.

MAIN PLANNING ISSUES

3. The main planning issues associated with this application are considered to be:

- A.** Impact on amenities of nearby residents and
- B.** Impact on local road traffic.

4. Other issues raised by residents will also be addressed. **(C)**

PLANNING POLICIES

5. Local Plan Policy H18 – Houses in Multiple Occupation in Other Areas.

RESULTS OF TECHNICAL CONSULTATION

6. No objections in principle have been raised by the Council's Highways or Environmental Health Officer. No other comments received.

RESULTS OF PUBLICITY AND NOTIFICATION

7. The CPRE have written supporting the proposals for the following reasons:

- The site is within the urban area and well related to residential amenities;
- The proposals make no major change visually to the exterior of the building
- The conversion will assist in ensuring the building's future; and
- It will contribute to the number of dwellings Darlington is expected to provide for, so pressure is taken off green field sites.

8. **Objections** have been received from **three residents** raising the following issues:

- Increase in on street car parking which is already a problem in the locality
- Increase in traffic causing road safety problems.
- Loss of green areas to car parking on site
- Loss of privacy
- Increased noise including construction noise
- Already similar developments nearby.
- Existing dwelling will be spoilt by the proposal.

PLANNING ISSUES/ANALYSIS

9. A. Impact on amenities of nearby residents.

10. The subject property is situated within extensive grounds (for an urban location) and there is a good level of separation (some 20 metres) from adjacent residential properties as can be seen on the submitted site plans.

11. The on-site car parking provision is mainly located away from the boundary of the property, facing the site access which is to be widened.

12. It is considered that the above mitigating factors will result in very limited noise and disturbance being created by the use of the property as six separate apartments; the spacious nature of the grounds and the surrounding mature trees etc will all contribute to minimising any noise from cars, delivery vehicles etc that may be created by the use and any perceived loss of privacy.

13. B. Impact on local road traffic.

14. The Highways Engineer has commented that a total of six in-curtilage parking spaces are provided which is broadly in line with policy requirements for flatted developments. A reduction in parking standards can be considered in town Centre locations which benefit from good sustainable transport links, the site is approximately 150m from the nearest bus stops and within walking distance of local facilities within the town Centre. In addition, secure cycle storage is provided within the building confines.

15. In view of the above it is considered that the proposed development will not contribute to local road congestion to any material degree and Milbank Road has restricted parking in many places which reduces possible impacts on local residents and road safety.

16. C. Other issues.

17. The existing building and its mature gardens are quite an attractive feature within the West End Conservation Area. There are no major external changes proposed to the building other than removing an attached potting shed feature attached to the west elevation. It is considered therefore that the character of the building will not be detrimentally harmed by the proposed development.

18. This type of conversion development has occurred nearby in the past (indeed one of the objectors occupies a flat nearby). Conversion is often the only option for large town houses that have 5 or more bedrooms and are too large for a single family. It is not considered therefore that this proposal is out of context with the prevailing character of the locality or detrimental to the amenities of local residents, or highway safety.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS :

1. A3 (Implementation time limit).
2. Construction and demolition works shall not take place outside the hours of 08.00 – 18.00 Monday to Friday, 08.00 – 14.00 Saturday with no working on a Sunday and Bank/Public Holiday without the prior written permission from the Local Planning Authority. REASON – In the interests of residential amenity.
3. The development shall be carried out in complete accordance with the approved plan(s) as detailed below:

Proposed Site Plan Number L019069-006

Proposed Floor and Elevation Plan Numbers L019069-004 and L019069-005

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

INFORMATIVES

The applicant is advised that works are required within the public highway, to widen an existing vehicle crossing, contact must be made with the Assistant Director : Highways, Design and Projects (contact Mrs Lisa Woods 01325 406702) to arrange for the works to be carried out or to obtain agreement under the Highways Act 1980 to execute the works.