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## APPLICATION DETAILS

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**APPLICATION NO:** 3/2012/0121

**FULL APPLICATION DESCRIPTION:** **PART DEMOLITION, CONVERSION AND EXTENSION OF THE FORMER LADY EDEN COTTAGE HOSPITAL TO RESIDENTIAL CARE HOME INVOLVING THE RETENTION OF PART OF THE ORIGINAL STRUCTURE AND THE ERECTION OF NEW STRUCTURE TO THE REAR**

**NAME OF APPLICANT:** **MR DUNCAN FISHER**  
HMC GROUP, HMC HOUSE, KEEL ROW, THE WATERMARK, GATESHEAD

**ADDRESS:** LADY EDEN NEURO REHABILITATION UNIT,  
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**ELECTORAL DIVISION:** **WOODHOUSE CLOSE**

**CASE OFFICER:** **Paul Hopper**  
Planning Officer  
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## DESCRIPTION OF THE SITE AND PROPOSALS

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The site

1. The application site relates to the former Lady Eden Cottage Hospital which is situated off Cockton Hill Road approximately 500m to the south of Bishop Auckland town centre and covers an area of around 0.26 hectares. The original hospital buildings which date from 1898 remain on site, but have been vacant for several years and have deteriorated in condition. The site also includes later modern additions which were constructed at various stages throughout the 20<sup>th</sup> century.
2. The site is located in a mixed use commercial and residential area. Bishop Auckland District General Hospital lies across the road to the west of the site, while there are residential properties to the south, east and north.
3. Boundary treatment comprises of a mix of steel railings, brick walls and the elevations of adjacent commercial and residential properties. The site contains some mature trees, primarily along the Cockton Hill Road and Arcacia Road boundaries, while the remainder of the site is filled with a combination of block-paved car parking to the rear, (served via an access directly from Arcacia Road), and a macadam surfaced 'drop off' to the front of the building taking an access from Cockton Hill Road. Well established planting beds are located to the rear and sides of the building and an existing conifer hedge runs along the southern boundary with Arcacia Road.

## The Proposal

4. Planning permission is sought for the part demolition of the existing hospital building and the erection of a new 51 bedroom residential care home at the site.
5. The proposal would see the original building frontage onto Cockton Hill Road retained, converted and extended through the construction of a three storey extension to the rear with the third floor accommodated in the loft space. The resulting building would have a linear arrangement along an east to west axis and create an overall footprint of approximately 989m<sup>2</sup> (2047m<sup>2</sup> of new floor space in total spread across three floors). The building would be approximately 52 metres long by 25 metres wide with a dual pitched roof to a maximum height 11.9 metres to the ridgeline.
6. The existing vehicular accesses onto Cockton Hill Road and Arcacia Road would be retained along with the 14 space car park currently located to the rear of the building.
7. This planning application is being reported to Planning Committee as the proposed floor space and site area exceeds the threshold for determination under delegated powers.

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## PLANNING HISTORY

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As noted, the site formerly comprised the Lady Eden Cottage Hospital and latterly a Neuro Rehabilitation Unit. Since its original construction in 1898 it has been subject to various planning permissions relating to modern extensions and alterations. The site has been unoccupied for several years.

A companion application for conservation area consent for substantial demolition of the existing building to accommodate the proposed development is under separate consideration; however the merits are still given consideration in this report.

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## PLANNING POLICY

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### NATIONAL POLICY

#### The National Planning Policy Framework (NPPF)

8. On March 27th 2012 the Government published the National Planning Policy Framework (NPPF). The framework is based on the policy of sustainable development and establishes a presumption in favour of sustainable development. Three main dimensions to sustainable development are described as economic, social and environmental factors. The presumption is detailed as being a golden thread running through both the plan making and decision-taking process. This means that where local plans are absent, silent or relevant policies are out of date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in the Framework indicate development should be restricted. However, the NPPF does not change the statutory Page 42 status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused, unless other material considerations indicate otherwise. The Regional Spatial Strategy remains part of the Development Plan until it is abolished by Order using powers within the Localism Act. Sections 1, 4, 6, 7 and 12 are of most relevance to this proposal.

## REGIONAL PLANNING POLICY

9. The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.
10. Policy 2 - Sustainable Development (essentially requiring new development proposals to meet the aim of promoting sustainable patterns of development).
11. Policy 8 (Protecting and Enhancing the Environment): Planning proposals should seek to maintain and enhance the quality, diversity and local distinctiveness of the environment throughout the North East.
12. Policy 38 – Sustainable Construction – planning proposals should seek to encourage sustainable design of new buildings and facilitate the generation of at least 10% of the Region's consumption of electricity from renewable sources.
13. Policy 39 - Renewable Energy Generation - planning proposals should, inter alia, facilitate the generation of at least 10% of the Region's consumption of electricity from renewable sources by 2010.

## LOCAL PLAN POLICY:

### Wear Valley District Local Plan

14. *Policy GD1 General Development Criteria* requires that all new development within the District be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.
15. *Policy H3 Distribution of Development* which seeks to direct to those towns and villages best able to support it.
16. *Policy H17 Housing for the Elderly, Handicapped and Disabled* provides detailed criteria which shall be met for proposals for the provision of residential nursing homes and other accommodation for the elderly, handicapped and disabled.
17. *Policy T1 General Transport Policy* requires that development fulfils Policy GD1 and provide adequate access to the developments, not exceed the capacity of the local road network,

*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.cartoplus.co.uk/durham/text/00cont.htm>.*

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## CONSULTATION AND PUBLICITY RESPONSES

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### STATUTORY RESPONSES:

18. *The County Highway Authority* notes that parking provision is adequate at this settlement centre location and reinstatement of the clockwise one way road system would assist road safety. Therefore there are no objections to the proposals subject to the inclusion of appropriate planning conditions relating to a Travel Plan.
19. *The County Pollution Control Team* offers no objection but has commented that the applicant should consider the impacts of demolition and construction on nearby properties. An hours of working condition is suggested.
20. *Northumbrian Water Limited* has confirmed that they have no comments to make on the application.

### INTERNAL CONSULTEE RESPONSES:

21. *The County Ecologist* notes the results of the bat survey and offers no objection to the proposals subject to the inclusion of a condition to ensure the implementation of appropriate mitigation measures.
22. *The County Landscape Architect* has no objections to the proposals but notes that details of soft landscaping proposals, to include full specification of planting numbers, densities, sizes, soil depths, preparation, mulching etc and the establishment of a maintenance plan for the planting should be secured by an appropriate planning condition.
23. *The County Design and Conservation Officer* has no objections subject to appropriate conditions with regard to a method statement for retention of the front elevation, construction materials, hard and soft landscaping, and external colour finishes.
24. *The County Tree Officer* notes the existence of an existing Tree Preservation Order at the site which relates the Weeping Willow and that any works to resurface the existing hardstanding within the root protection areas of this tree will need to be accompanied by a site specific arboricultural method statement. It is also noted that a Tree Protection Plan should be agreed before any demolition or construction works begin on site.
25. *The County Sustainable Energy Officer* has no objections to the proposals but notes that if planning permission is approved the applicant will have to meet the 10% renewable energy target.

### PUBLIC RESPONSES:

26. The application has been advertised on site, in the local press and notification letters were sent to nearby residential properties. 4 letters of objection have been received, the contents and reasons for objection are summarised below;
  - a) Insufficient parking is incorporated within the scheme. The existing parking situation in the surrounding residential streets is horrendous with residents currently having to regularly park some distance from their homes or even pay for parking. Having only 16 spaces to serve the development would worsen the situation.

- b) The increase in demand for parking in the surrounding area, caused by the development, would have an adverse impact upon highway safety and increase the potential for accidents.
- c) If the scheme goes ahead residents only parking should be introduced.
- d) The new building would be substantially higher than the original hospital and as such would reduce the natural light afforded to surrounding properties.
- e) Homes and gardens would be overlooked by second storey windows.

#### **APPLICANT'S STATEMENT:**

27. The former Lady Eden Unit built in 1898/9 will be restored to form a new care home. The new-build element will form an extension to the existing building, taking note of materials and architectural style to complement both the existing building and the other public buildings of this part of the conservation area. The new building will respect and complement the scale of the existing Lady Eden Unit and its neighbours.
28. The extension will step up from the existing building and will utilise the existing ground and first floor storey levels of the original. The use of steep and varying roof pitches, varying eaves lines and the roofscape of gables will continue the architectural language started by the lady Eden Unit in 1898. The proposed use as a care home is to be supported as this will keep the building and site in use for the medical and social care of the local community as it has been for over a century, and as such is an important consideration in maintaining the character of the conservation area. The proposed redevelopment will retain the major areas of identified heritage significance of the building itself, and maintain the setting of neighbouring listed buildings. It will also present an opportunity to enhance the site and building by reinstating lost architectural detail visible only in archive material, or by removing elements which do not contribute to its heritage significance or the character of the conservation area.
29. The proposed scheme retains the most significant elements of the original building of 1898, and proposes a sympathetically designed new building which retains much of the heritage significance of site, building, conservation area and neighbouring listed buildings, while allowing the site to remain in a role as a healthcare facility and as a "public" building rather than commercial, retail or other inappropriate use. Retaining the original buildings to the west of the site, together with boundary restoration, also allows considerable architectural licence to the north and western portions of the site without any detriment to the conservation area character. The proposed design of the new building is sympathetic to the site, and despite its greater mass than the current building, it will be in keeping with the character of the conservation area. We therefore request that the application is approved.

*The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://82.113.161.89/WAM/showCaseFile.do?action=show&appType=planning&appNumber=10/00955/FPA>*

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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30. In assessing the proposals against the requirements of the relevant guidance and development plan policies and having regard to all material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the Principle of Development, Impact on the Conservation Area, Residential\_Amenity, Access and Parking, Landscape and Ecology.

## Principle of Development

31. The proposed development would take place on a previously developed site located within the settlement limits of Bishop Auckland, as defined by Policy H3 the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007. This policy seeks to direct new development to those towns and villages best able to support it. In addition Policy H17 relates to housing for the elderly, handicapped and disabled and states [in part] that planning permission will be approved for proposals of this type so long as it is located within the limits of development listed in Policy H3 and on or near public transport routes. In this regard Bishop Auckland is a well established town of local importance and is listed within Policy H3. Cockton Hill Road is a main road through Bishop Auckland with good public transport access to bus and train services.
32. With respect to national policy, the proposal would bring back into positive use a previously developed site which has been vacant for several years. The proposed care home would employ 50 people, the majority of whom it is intended to recruit locally. The site is in a sustainable location, with good access to public transport. This together with the provision of housing and care facilities for the elderly, as well as the associated employment benefits, meets the objectives of the NPPF. The proposed development is therefore considered acceptable in principle in this location.

## Impact on the Conservation Area

33. In accordance with the NPPF it is appropriate to identify and assess the significance of any heritage asset affected by a proposal. The development site lies entirely within the Cockton Hill Conservation Area which is divided into two character areas, of which the Lady Eden Hospital sits in character area 1 amongst a group of public buildings which in addition to the hospital include the Baptist church of 1910, the Methodist church of 1903 and beyond them to the north the Green Tree Public House. While not a designated heritage asset itself, the building is identified in the Cockton Hill Conservation Area Appraisal as a building of local importance and is therefore recognised as being of value to the special historic and architectural character of the conservation area. The hospital buildings themselves were originally designed by James Garry and are a good example of a cottage hospital of the period and a type of institution of considerable importance in the history of medicine in England. In understanding the significance of the existing buildings however, it is noted that it is the front elevation and façade that is of most architectural interest, not the later additions to the rear.
34. The proposal has been designed in consultation with the County Councils Design and Conservation Officer. This is largely why the proposed development would see the retention of the front façade, thereby retaining the major areas of identified heritage significance of the building itself, as well as its appearance from Cockton Hill Road. The removal of the parts of the building which do not contribute to its heritage significance would not harm the character of the conservation area and in some respects would enhance the conservation area. The proposed new build to the rear, while clearly in a modern style, takes on board a number of themes and materials from the original design all of which are sympathetic to the site and the conservation area and opportunities exist to reintroduce original boundary treatments. Proposed materials and architectural style would suitably reflect that of the original building and the surrounding area. The height of the new build would be considerably more than the current building, but it would be set behind the original front façade and no greater in scale than other institutional buildings in the area like the hospital, church and Green

Tree public house. External materials proposed include red clay roof tiles, off-white render above red multi blend brickwork and white UPVC windows, which would all be appropriate. Boundary treatment would seek to replicate the original arrangement with a low brick wall and metal railings to be erected between the access points onto Cockton Hill Road and the existing 1.7 metre high brick boundary wall fronting Arcacia Road to be replaced with a brick wall/railing to mirror that proposed for Cockton Hill Road. A bin store and cycle storage shelter would be located immediately adjacent to the northern boundary.

35. While the majority of the existing planting beds would be removed many of the existing trees on site would be retained. The overgrown and dominant conifer trees along the southern boundary would be removed and a pleasant semi enclosed courtyard created with landscaping across the rest of the site comprising a mix of hard and soft surfaces with grass and shrub planting to compliment the amenity of the site.
36. A separate conservation area consent for the demolition is still under consideration; however for the reasons above it is considered that the proposal accords with the requirements of Saved Policies BE1, BE4, BE5, BE6 and BE8 of the adopted Wear Valley Local Plan as well as the guidance in Section 12 of the NPPF.

## **Residential amenity**

### *Existing Residents*

37. The site contains residential properties to the south, east and north. The property likely to be most affected by the proposed development would be the nearest neighbouring residential property Ormsby House, located immediately to the north of the site. Existing boundary treatment in this location would be retained post development and consists of a mix of 1.8 metre high close boarded timber fence and the gable elevation of Ormsby House. The northern elevation of the new care home would be positioned approximately 4.5 metres from this boundary, and would include windows at ground and first floor level and have a gable arrangement with a height to the ridgeline of 10.5 metres. An objection from this resident highlights concerns regarding the potential overshadowing and loss of privacy to a west facing first floor window.
38. While the proposed height of the care home would represent a significant increase when compared to the existing building, it is considered that sufficient distance, coupled with the arrangement of roof slopes would be sufficient to ensure that there would be no significant adverse impact to the adjoining property in terms of overbearing or overshadowing. In coming to this conclusion regard has been given to the fact that the west facing window in the neighbouring property is at first floor in respect of overshadowing and already has a compromised outlook onto the existing building and commercial building opposite (albeit lower), while views of the new development would be oblique. The space to the west of that dwelling is also not the main amenity area, which is to the east and would remain unaffected. In terms of privacy, given the orientation of Ormsby House and the fact that it has no windows in the southern elevation, there would be no direct views between habitable rooms. The potential for some oblique views into one window is not sufficient to justify refusal on the grounds of adverse impact upon existing privacy levels, particularly when the scheme delivers significant benefits in respect of the reuse of previously developed land in a sustainable location and the associated elderly housing and employment benefits that would be delivered. More weight is given to the wider public benefits of the proposal in this respect.

39. The relationship with other neighbouring properties is also considered acceptable. The proposal accords with local plan policy GD1 in this respect.

### *Proposed Residents*

40. Policy H17 states that planning permission will be approved for proposals of residential and nursing homes so long as it is located such that noise and disturbance from surrounding uses would not be detrimental to residents, that schemes incorporate sufficient amenity space and are designed in a way that allows residents both privacy and an attractive outlook from habitable rooms.

41. The surrounding area is predominantly residential although some commercial premises are located immediately to the north and west, but it is considered that these would not generate any unacceptable level of noise nuisance. The proposal has been designed to incorporate a courtyard and to achieve satisfactory window outlook, which would be supplemented by additional tree planting within the site.

42. Given the above it is considered that the proposed development would not compromise the aims of policy H17 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

### **Access and Parking**

43. The site occupies a sustainable location in terms of public transport and is well served by bus routes along Cockton Hill Road and rail services from Bishop Auckland railway station 150 metres away to the north. The proposal would also include provision for the safe and secure storage of 6 bicycles. The operator of the care home has confirmed that it is actively involved in encouraging all staff to use alternative methods of transport and in this regard any permission would be subject to a condition requiring the creation and implementation of an appropriate travel plan which is consistent with the aims of the NPPF.

44. Neighbouring residents have raised objections to the scheme on the grounds that insufficient parking is incorporated in the scheme to effectively ensure that existing parking problems in the surrounding streets would not worsen post development. While it is accepted that existing demand for on street parking is high in the surrounding streets, the proposal would incorporate a total of 14 car parking spaces to the rear of the building on an area previously used for parking. Employees would work rolling shift patterns meaning peak staffing level is only likely to be 16 people per day, and residents are unlikely to be private car owners. This on-site parking provision level is generally considered to work satisfactorily at Care Home facilities and therefore together with the sustainability of the location in terms of access to public transport and the use of travel plans, the Highways Authority have no objection in this respect.

45. In terms of vehicular access, the scheme would reinstate existing accesses onto Cockton Hill Road to the west (serving the 'drop off' point) and the entrance onto Arcacia Road to the south (serving the 14 space parking area).

46. As such it is considered that the proposal would accord with Policies GD1 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

47. In relation to the potential introduction of resident only permit parking in the surrounding streets requested by residents, it is noted that DCC as Highways Authority



is applying to the Secretary of State for permission to undertake Criminal Parking Enforcement in streets in the southern part of the county (including Bishop Auckland). In this regard there may be future potential for meeting the aspirations of some objectors (i.e. permit parking) however this is in the future and there can be no legitimate basis to provide this through the existing planning application.

## **Landscape**

48. Limited soft and hard landscaping is proposed, the main feature of which being the removal of the existing conifer hedge along the southern boundary of the site and the creation of a courtyard in the area immediately to the north of this. One tree subject to a TPO is present on the site although this would not be affected by any significant construction works. Some resurfacing of the existing macadam surface within the root protection area is proposed but sensitive construction methods could be ensured through appropriate planning condition. Overall, landscaping proposals would be acceptable and sensitive to the surrounding conservation area presenting a significant improvement to the appearance of the currently derelict and vacant buildings. The County Councils Landscape Architect and Tree Officer have no objections to the scheme subject to the inclusion of appropriate planning conditions.

## **Ecology**

49. A reasoned risk assessment for bats was initially undertaken at the request of the County Councils Ecologist. A subsequent full survey found no evidence of bats roosting in the building and concluded that no further survey work was required. The County Council's Ecologist is satisfied with the findings of the assessment but notes that the mitigation proposed in Section 6 of the report should be provided and this could be ensured through the inclusion of appropriate planning condition. It is therefore considered that the proposed development would not have any adverse impact upon protected species in accordance with Saved Policy GD1 of the Wear Valley District Local Plan and general guidance contained with the National Planning Policy Framework.

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## **CONCLUSION**

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50. The proposed development would bring back into positive, appropriate use, a prominent site located towards the centre of Bishop Auckland, which has been vacant for several years.
51. The proposed development would be situated within the limits to development for Bishop Auckland and would occupy a sustainable location, well served by public transport links and surrounding services. The proposal would retain the most important element of historic interest and significance in the front façade, while loss of parts of the building with the least significance and replacement with an appropriately designed development would improve the character and setting of the surrounding Cockton Hill Road Conservation Area and the visual appearance of a prominent site. This is in accordance with the requirements of Policies BE1, BE4, BE5, BE6 and BE8 of the Wear Valley District Local Plan and requirements of the NPPF.
52. The proposed building would not have any unacceptable adverse impact upon the occupiers of surrounding residential properties in terms of overshadowing, overbearing or loss of privacy in accordance with Policy GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

53. The development would have suitable vehicular access arrangements and an adequate level of parking provision, while the capacity of the road network would be suitable to cope with the development. The proposal would be in accordance with policies T1 and GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies 2007.

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## **RECOMMENDATION**

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That the application be **APPROVED** subject to the following **conditions/reasons**.

### **Conditions:**

1. The development should not be begun later than the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the following approved plans:

<b>Plan Ref No.</b>	<b>Description</b>	<b>Date Received</b>
C110-P-001	Site Location Plan	20/03/2012
C110-P-200	Site Sections and Site Plan as Proposed	20/03/2012
C110-P-300	North and South Elevations as Proposed	20/03/2012
C110-P-301	East and West Elevations as Proposed	20/03/2012
C110-P-100	Ground Floor Plan as Proposed	20/03/2012
C110-P-101	First Floor plan as Proposed	20/03/2012
C110-P-106	Proposed Refuse and Bicycle Store	20/03/2012
C110-P-102	Loft Plan as Proposed	20/03/2012

Reason: To define the consent and ensure that a satisfactory form of development is obtained.

3. Notwithstanding any details of materials submitted with the application no development shall commence until samples of the make, colour and texture of all walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the character and appearance of the surrounding conservation area in accordance with Policies GD1 and BE8 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

4. Prior to the commencement of development hereby approved a detailed schedule of works to the section of building to be retained fronting onto Cockton Hill Road shall be submitted to and agreed in writing by the Local Planning Authority. This shall include measures to protect this part of the building during demolition and construction in

order to preserve the significance, and a timetable of works. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the front façade is appropriately retained and to protect the character of the surrounding conservation area in accordance with Policies BE5, BE6 and BE8 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

5. Prior to the commencement of the development hereby approved a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme of landscaping shall include details of hard and soft landscaping, including planting species, sizes, layout, densities, numbers, method of planting and establishment and maintenance regime. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the occupation of the building and any trees or plants which within a period of 5 years from the occupation of the building die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to accord with Policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

6. No development shall be commenced until details and plans of protective fencing for trees have been submitted, inspected after erection, and approved in writing by the Local Planning Authority. The location of the fencing shall be annotated on a plan and the design of protective fencing details shall follow the guidelines set out in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. Fencing must conform to the style illustrated in fig 2. or fig.3 of the 2012 BS standard (where necessary) and must be erected prior to any vehicle or machinery access to the site. No materials are to be stored within the protective fencing.

Reason: To ensure existing trees are protected. In the interests of visual amenity and to accord with Policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

7. No development shall be commenced until a Tree Protection Plan been submitted, and approved in writing by the Local Planning Authority.

Reason: To ensure existing trees are protected. In the interests of visual amenity and to accord with Policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

8. Where construction changes to the surface or sub base of the semi circular front drive are proposed, an Arboricultural Method Statement detailing removal, construction and materials shall be submitted and agreed in writing by the Local Planning Authority prior to those works being carried out. The approved details shall be adhered to.

Reason: To ensure existing trees are protected. In the interests of visual amenity and to accord with Policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

9. Prior to the bringing into use of the development hereby approved a Travel Plan Co-ordinator shall be appointed and contact details for this person shall be provided in writing to the Local Planning Authority.

Reason: To encourage sustainable means of travel. In accordance with Policies GD1 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

10. Within 6 months of occupation of the building hereby approved, a travel plan conforming to the National Specification for Workplace Travel Plans PAS 500:2008, bronze level, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan for the lifetime of the development.

Reason: To encourage sustainable means of travel. In accordance with Policies GD1 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

11. Prior to the commencement of the development a scheme to minimise energy consumption shall be submitted to and approved in writing by the Local planning authority. The scheme shall consist of energy from renewable or low carbon sources provided on-site, to a minimum level of at least 10% of the total energy demand from the development, or an equivalent scheme that minimises carbon emissions to an equal level through energy efficiency measures. Thereafter the development shall be carried out in complete accordance with the approved scheme prior to first occupation and retained so in perpetuity.

Reason: To minimise energy consumption in accordance with RSS Policy 39 and general principles of the National Planning Policy Framework.

12. Site works (including demolition, construction, deliveries and temporary site generators) shall only be carried out during the following hours to prevent disturbance to neighbouring residents :

Monday to Friday - 08:00 to 18:00 hours

Saturday - 09:00 - 13:00 hours

Sunday and Bank Holidays – No noisy work audible at the site boundary shall be permitted.

There shall be no burning of any materials whatsoever at the site.

Reason: In the interests of the amenity of surrounding residential occupiers in accordance with Policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

## **Informatives:**

In order to minimise any disturbance to adjoining or nearby properties, it is recommended that the applicant considers the noise impacts that the construction phase of the development may have upon local residents. The applicant should consider this in the context of BS5228-1 2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1:Noise.

The applicant should consider the impacts that the demolition and construction phase may have on dust emissions. Suitable measures should be undertaken to control and minimise dust emissions and these may include details of water suppression, containment of finely divided materials and daily visual inspections.

Additionally during the course of demolition and construction no waste materials shall be burned on site and suitable measures taken to prevent building, packing or other materials to be blown off site.

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## **REASONS FOR THE RECOMMENDATION**

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54. The proposal is considered acceptable and would not be contrary to the aims of Policies GD1, T1, H3, H17, H24, BE1, BE5, BE6 and BE8 of the Wear Valley District Local Plan as amended by Saved and Expired Policies 2007 and the broad principles outlined in the National Planning Policy Framework.
55. The development was considered to be acceptable having regard to the brownfield nature of the site, its sustainable location and that it would be of a design that would protect and enhance the historic and architectural character of the surrounding Cockton Hill Conservation Area.
56. The proposal would not have any unacceptable impact upon the amenity of surrounding residential occupiers in terms of overshadowing, overbearing or loss of privacy.
57. The proposal was considered to have acceptable access, parking and servicing arrangements and would not compromise existing highways safety. In addition it was considered that adequate landscaping could be incorporated at the site.
58. Representations received have been taken into account. However it was not considered that those issued raised were of a nature that would warrant or sustain the refusal of the application.

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## **BACKGROUND PAPERS**

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- Submitted Application Forms and Plans
- Design and Access Statement
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007
- NPPF
- Consultation Responses
- Public Consultation Responses

