

## Planning Services

# COMMITTEE REPORT

### AGENDA ITEM NUMBER:

---

### APPLICATION DETAILS

---

APPLICATION NO:	PL/5/2010/0241
FULL APPLICATION DESCRIPTION	TWO STOREY EXTENSION TO PROVIDE 9 NO. FLATS, STAFF BEDSIT AND OFFICES
NAME OF APPLICANT	KINDSTREAM LTD
SITE ADDRESS	CORNWALL COURT, MURTON
ELECTORAL DIVISION	MURTON
CASE OFFICER	Barry Gavillet 0191 5274305 barry.gavillet@durham.gov.uk

---

### DESCRIPTION OF THE SITE AND PROPOSAL

---

#### Site:

- 1 This application site is located within the settlement boundary of Murton and is accessed from Trevone Square, at the top of Woods Terrace. The site comprises a modern sheltered housing court with existing accommodation for 21 vulnerable adults and with associated parking. To the north and west there are residential properties, to the east are retail units and the former Murton Colliery is to the south of the site.

#### Proposal:

- 2 The application proposes a two storey extension to the sheltered accommodation to provide a further 9 sheltered accommodation units for vulnerable adults (making a total of 30), a staff bedsit and offices. The extension would be constructed on part of the existing car park but would not result in any car parking spaces being lost as some would be relocated. Off street parking would be provided for 10 vehicles and the area surrounding the car park would be landscaped. The extension would measure approximately 37 metres long by 11.5 metres wide and 8 metres high, which is slightly lower and subordinate to the existing building. The proposed materials to be used in the construction of the extension would match the existing building.

- 3 The application is being reported to committee as it comprises 10 residential units and is therefore a major application.

---

## **PLANNING HISTORY**

---

HIST/1999/0299 – Wardens office, boundary enclosures and porches. Approved  
HIST/2003/1641 – 8 No. Flats. Approved

---

## **PLANNING POLICY**

---

### **4 NATIONAL POLICY:**

Planning Policy Statement 1: Delivering Sustainable Development sets out the Governments overarching planning policies on the delivery of sustainable development through the planning System.

Planning Policy Statement 3: Housing (PPS3) underpins the delivery of the Government's strategic housing policy objectives and our goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.

*The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>*

### **5 LOCAL PLAN POLICY:**

District of Easington Local Plan

Policy 1- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.

Policy 35 - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.

Policy 36 - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.

Policy 37 - The design and layout of development should seek to minimise the level of parking provision (other than for cyclists and disabled people).

Policy 71 - Residential institutions (C2) and sheltered accommodation will be approved within the settlement boundaries of specified towns and villages.

---

*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.easingtonlocalplan.org.uk/>*

---

## **CONSULTATION AND PUBLICITY RESPONSES**

---

### **6 STATUTORY RESPONSES:**

Ramblers – proposal should not interfere with public right of way FP01.

## **7 INTERNAL CONSULTEE RESPONSES:**

Highways Officer – level of parking provision is acceptable, no objections.  
Environmental Health – no objections.  
Tree Officer – requested tree constraints plan.

## **8 PUBLIC RESPONSES:**

The application has been advertised by way of a site notice, press notice and letters to surrounding residents. No responses have been received.

## **9 APPLICANTS STATEMENT:**

Cornwall Court currently provides supported housing for vulnerable adults under the control of Kindstream Ltd.

The Court has limited office space, more car parking spaces than what is required and a need for two bedroom flats to suit the new regulations.

The proposal has been designed to have limited impact on its surroundings, and to blend with the current buildings to provide a ‘horseshoe’ building including a dedicated office, 9 flats and a bedsit for 24 hour care. The intention is that when this is complete the existing flats will be renovated. The owner is dedicated to providing the best possible accommodation to vulnerable people.

All materials are to match the existing court; the scale and proportions of the windows, eaves and roof are to be complimentary to the existing buildings.

The Planning Officer, Highways & Social Services support the scheme, which will provide an important facility.

---

*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://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=109306>. Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below*

---

## **PLANNING CONSIDERATION AND ASSESSMENT**

---

The main planning considerations relating to this application are the principle of the development, the impact of the proposed extensions on the street scene, amenity of residents and highways issues.

### **10 Principle of the development**

Policy 71 of the District of Easington Local Plan states that “residential institutions (C2) and sheltered accommodation will be approved within the settlement boundary of Murton”. The site has been occupied by sheltered accommodation for a number of years and therefore the land use is well established on this application site, as such the principle of the development is considered acceptable.

### **11 The impact of the proposed development on the street scene and residential amenity**

Saved policy 35 of the District of Easington Local Plan states that “the design and layout of development should consider energy conservation and efficient use of energy, reflect the

scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.”

Although a fairly large extension, it is considered that the application site is large enough to accommodate the development and the associated car parking. The extension is smaller in scale than the existing building and would reflect the scale and design of the surrounding buildings. The proposed materials would match the existing building although this should be controlled by imposing a relevant condition.

The extension would not result in any adverse impacts to existing residents in terms of overshadowing or loss of privacy. To the east of the site the proposed extension faces onto the gable end of an existing retail unit which is approximately 5.8 metres away, there are seven bedroom windows in the vicinity of this gable end. However, the applicant notes that these rooms would be the most infrequently used rooms in the building and there should be no reduction in standards of residential amenity. It is considered that this arrangement may cause some loss of light to bedrooms, however this would be during daytime hours when the rooms are most likely to be unused. On this basis it is not considered that this arrangement would cause adverse impacts significant enough to warrant refusal of planning permission.

Planning policy statement 1 – Delivering Sustainable Development states that planning authorities should expect new development to support opportunities for decentralised and renewable or low-carbon energy supply. On this basis a condition to require 10% of energy used by the proposed development to come from a renewable source should be imposed in order to achieve this aim.

## **12 Highways issues**

The highways officer has confirmed that the proposed level of car parking provision is acceptable. However, it is noted that the proposals would involve the stopping up of sections of public footway. The applicant has been made aware of this and would proceed with the stopping up should planning permission for the development be granted. On this basis it is considered that the proposals are in accordance with saved policies 36 and 37 of the District of Easington Local Plan.

The ramblers association have asked for confirmation that public right of way with reference FP01 would not be affected. This has been investigated and the public right of way referred to lies outside of the application site boundary and would not be affected.

---

## **CONCLUSION**

---

- 13 It is considered that the proposal would provide a valuable sheltered accommodation facility for vulnerable adults in Murton. The scale, layout and design of the proposals are considered acceptable and they would not have any adverse impacts on surrounding residents or the street scene. Off-street parking provision would be provided which is acceptable to the Highways Officer. Overall, the proposal is considered to be in accordance with the relevant development plan policies.

---

## RECOMMENDATION

---

14 That the application be **APPROVED** subject to the following conditions;

### Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Notwithstanding any details of materials submitted with the application no development shall commence until samples of the external 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.
3. No development shall commence until a detailed landscaping scheme shall be submitted to, and approved in writing by, the Local planning authority. No tree shall be felled or hedge removed until the landscape scheme, including any replacement tree and hedge planting, is approved as above. The landscape scheme shall include accurate plan based details of the following: Trees, hedges and shrubs scheduled for retention. Details of hard and soft landscaping including planting species, sizes, layout, densities, numbers. Details of planting procedures or specification. Finished topsoil levels and depths. Details of temporary topsoil and subsoil storage provision. Seeded or turf areas, habitat creation areas and details etc. Details of land and surface drainage. The establishment maintenance regime, including watering, rabbit protection, tree stakes, guards etc. The local planning authority shall be notified in advance of the start on site date and the completion date of all external works. Trees, hedges and shrubs shall not be removed without agreement within five years.
4. All planting, seeding or turfing and habitat creation in the approved details of the landscaping scheme shall be carried out in the first available planting season following the practical completion of the development. Any approved replacement tree or hedge planting shall be carried out within 12 months of felling and removals of existing trees and hedges. Any trees or plants which die, fail to flourish or are removed within a period of 5 years from the substantial completion of the development shall be replaced in the next planting season with others of similar size and species, unless the planning authority gives written consent to any variation. Replacements will be subject to the same conditions.
5. 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 include at least 10% decentralised and renewable energy or low carbon sources unless otherwise agreed in writing by the Local planning authority. Thereafter the development shall be carried out in complete accordance with the approved scheme prior to first occupation and thereafter retained in perpetuity.

---

## REASONS FOR THE RECOMMENDATION

---

1. The development was considered acceptable having regard to the following development plan policies:

DISTRICT OF EASINGTON LOCAL PLAN  
DISTRICT OF EASINGTON LOCAL PLAN  
DISTRICT OF EASINGTON LOCAL PLAN  
DISTRICT OF EASINGTON LOCAL PLAN  
DISTRICT OF EASINGTON LOCAL PLAN  
PLANNING POLICY STATEMENT/GUIDANCE  
PLANNING POLICY STATEMENT/GUIDANCE

ENV35 - Environmental Design: Impact of Development  
ENV36 - Design for Access and the Means of Travel  
ENV37 - Design for Parking  
GEN01 - General Principles of Development  
HOU71 - Rest home, nursing homes and sheltered accommodation  
PPS1 - Delivering Sustainable Development  
PPS3 - Housing

2. In particular the development was considered acceptable having regard to consideration of issues of design, the amenity of neighbours and highways issues.

---

## BACKGROUND PAPERS

---

- Submitted Application Forms and Plans.
- Design and Access Statement
- District of Easington Local Plan 2001
- Planning Policy Statements / Guidance, PPS1, PPS3
- Consultation Responses

