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Michael Laing Chief Executive

9th January 2008

Dear Councillor,

I hereby give you Notice that a Meeting of the **DEVELOPMENT CONTROL COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **THURSDAY 17th JANUARY 2008** at **6.00 P.M.**

AGENDA

	Page No.
1. Apologies for absence	
2. To consider development control application 3/2007/0838 – Change of use from gift shop/chemist to tea rooms at Clemitson Chemist, 7 North Terrace, Crook for Mr. Jopling.	1 - 7
3. To consider development control application 3/2007/0839 – Installation of boundary fence, kickwall and associated tarmac surface, footpaths, seats and trim rail at land south east of Collier House, Huntsgarth, Sunnybrow for Wear Valley District Council.	8 - 12
4. To consider development control application 3/2007/0802 – Erection of 13 dwellings and associated garages at land at Hillside Road, Coundon for Mr. Hamilton, Persimmon Homes Teesside Limited.	13 - 23
5. To consider development control application 3/2007/0694 – Substitution of house types and addition of 3 storey apartments at St. Andrews Estate, St. Andrews Road, Bishop Auckland for Persimmon Homes.	24 - 31
6. To receive appeal decision 3/2007/0430 – Two storey extension at 4 Westfield Drive, Crook for Mr. and Mrs. Shepherd.	32 - 34
7. To consider such other items of business which, by reason of special circumstances sp specified, the Chair of the meeting is of the opinion should be considered as a matter of urgency.	

Yours faithfully

A handwritten signature in black ink that reads "Michael Laing". The signature is written in a cursive style with a long, sweeping tail on the letter 'g'.

Chief Executive

Members of this Committee: Councillors Anderson, Bowser, Buckham, Mrs Burn, Mrs Douthwaite, Gale, Grogan, Mrs Jopling, Kay, Kingston, Laurie, Mrs Lee, Lethbridge, Mairs, Mowbray, Mews, Murphy*, Perkins, Seabury*, Taylor, Des Wilson and Zair.

*ex-officio, non-voting capacity.

Chair: Councillor Grogan

Deputy Chair: Councillor Mews

TO: All other Members of the Council for information
Management Team

DEVELOPMENT CONTROL COMMITTEE

17TH JANUARY 2008

Report of the Strategic Director for Environment and Regeneration

PART 1 – APPLICATION FOR DECISION

**3/2007/0838 - CHANGE OF USE FROM GIFT SHOP/CHEMIST TO TEA ROOMS
AT CLEMITSON CHEMIST, 7 NORTH TERRACE, CROOK FOR MR. JOPLING -
16.11.2007**

description of site and proposals

1. This application has been reported to the Committee as the applicant is the husband of a Councillor.
2. Planning permission is requested for the change of use from a chemist (Use Class A1) to a tea rooms (Use Class A3) at the above address. No external changes are proposed to the building.
3. The application site consists of an existing retail unit located within Crook town centre. The site lies adjacent to the Market Place, and is a mid terraced premises. At present the building has a timber display window and a timber fascia sign. The building is bounded to the east by Boots the Chemist and to the west by Deftys hardware shop. There are parking restrictions to the front of the unit. The property lies within the Crook Conservation Area.

planning history

4. There is no planning history relevant to the determination of this application.

planning policies

5. The following policies of the Wear Valley District Local Plan as amended by the Saved and Expired Policies 2007 are relevant in the consideration of this application:

- GD1 General Development Criteria
- BE5 Conservation Areas
- BE6 New Development and Alterations in Conservation Areas
- S1 Town Centres
- S6 Retailing in Crook
- S11 Hot Food Takeaways
- T1 Highways - General Policy

Also relevant are: PPS6: Town Centres and the North East Regional Spatial Strategy Policy 25: Urban and Rural Centres

consultations

6. CDE&TS (Highways): No objection.

officer analysis

7. The main issues for consideration are

- Principle of Development
- Impact on Surroundings
- Impact on Vitality and Viability of the Existing Shopping Area
- Highways

principle of Development

8. The site is located within the commercial area of Crook town centre. The proposal involves a change of use only.
9. The principle of the development must be determined in relation to Planning Policy Statement 6: Planning for Town Centres, and policies S1 and S6 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
10. Policy S1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007, states that proposals for Class A1- A3 uses will be permitted within the town centre, however proposals which undermine the vitality and viability of the town centre will be resisted.
11. Policy S6 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007, states that retail uses (Use Class A1- A3) will be permitted to ground floor premises.
12. Planning Policy Statement 6: 'Planning for Town Centres' considers a café or a restaurant as being appropriate uses within town centres.
13. It is considered that the proposal does conform with Policy 25 of the Regional Spatial Strategy for the North East (May 2007) which seeks appropriate development to be focused within defined urban centres to deliver development of an appropriate scale, function with the ability to be served by modes of transport other than by car.
14. Local Plan policies S1 and S6 accept the principle of A1 retail, A2 offices and A3 cafes in this location. However, the acceptability of A3 uses is subject to there being no adverse impact on the amenities of neighbours and the proposal not undermining the vitality and the main function of the existing retail area. These matters are considered below.

impact on surroundings

15. The site is located within an allocated shopping area, dominated by commercial uses. The neighbouring property to the east of the site (8 North Terrace) is a chemist and the neighbouring property to the west of the site (6 North Terrace), is a hardware store. As no external alterations are proposed, the proposal would not have a detrimental effect on the setting or appearance of the Conservation Area.
16. No details have been provided on the proposed extractor system to deal with cooking odours, however it is common practice to require these details to be approved through a condition of the permission. Modern extraction systems are normally efficient enough to reduce any smells to acceptable levels and there is no reason to believe this cannot be achieved on this premises. It is considered a carefully sited external extractor system can be accommodated on the building without harming the character and appearance of the building or the Conservation Area. The effect of cooking smells on the living conditions of neighbours is therefore not considered to be an issue to justify refusal.
17. There are no residential units within close proximity of the application site. As such it is considered that the proposed change of use would not have a detrimental effect to residential properties in terms of noise and waste storage, subject to an appropriate condition.
18. It is considered that the impact of the development on surrounding properties would be minimal due to the commercial setting of the property, in accordance with policies GD1 and S1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

impact on vitality and viability of the existing shopping area

19. Planning Policy Statement 6: 'Planning for Town Centres' states that 'a diversity of uses in centres makes an important contribution to their vitality and viability' (paragraph 2.22). Policy S1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007, states that proposals which undermine the vitality and viability of the town centre will be resisted.
20. A tea room within this area of Crook town centre is considered an appropriate use which would add to the existing mix of A1 and A3 uses on North Terrace. In terms of impact on vitality and viability of the town centre the proposal accords with policy S1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007, and guidance contained in PPS6 'Town Centres'.

highways

21. It is considered that the proposed development would not significantly impact on traffic generation on North Terrace. There are parking restrictions to the highway immediately to the front of the premises, whilst ample car parking is provided on the Market Place. The proposal is acceptable in relation to policies GD1 and T1 of the adopted Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 in terms of the potential traffic movements.

objections/observations

22. Occupiers of neighbouring properties have been notified in writing and a site notice was also posted. The application was also advertised in the press.
23. One letter of objection has been received, the details of which are set out below:
 - a) There is not enough business in Crook for another food business.
 - b) I have found trade dropping over the last year and another tea room may result in closures.

response to objections

24. The following comments are made in response to the issues raised:
 - a) Competition is not a valid planning reason to justify a refusal.
 - b) Competition is not a valid planning reason to justify a refusal.

conclusion and reasons for approval

1. The proposal would not undermine the retail function of the town centre and would add further to the diversity and vitality to this part of North Terrace. The proposal accords with policies GD1, S1 and S6 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
2. The proposal would not cause unacceptable harm to the living conditions of neighbours in terms of noise and disturbance, cooking smells and waste storage and these issues can be further controlled by conditions of the permission to ensure this is not harmful to amenity. This accords with policies GD1, S6 and S11 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
3. The proposal would not prejudice highway safety or create unacceptable levels of traffic. This accords with policies GD1 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

RECOMMENDED

That planning permission be **GRANTED** subject to the following conditions and reasons;

conditions

1. No development shall take place until details of the storage of refuse (and returnable containers) 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.

2. All cooking smells, noxious fumes or vapours from the premises hereby approved shall be disposed of in accordance with details which shall be submitted to the local planning authority and approved in writing prior to the commencement of the development hereby approved. Details of any external feature required to be added to the exterior of the building for this purpose, including location, colour, finish and design shall be submitted to and approved in writing by the local planning authority and implemented in accordance with the approved details before the use is commenced. Thereafter the means of disposal shall be retained and maintained at all times to ensure the effective disposal of smells, fumes or vapours

3. Before the use hereby approved is commenced details of a scheme to attenuate noise emissions through the ceiling of the premises shall be submitted to and approved in writing by the local planning authority and the scheme shall be implemented in accordance with the approved details before the use is commenced. Thereafter the apparatus/means of attenuation shall be retained and maintained at all times to ensure the effective attenuation of noise emissions.

reasons

1. To enable the local planning authority to retain control over the provision of facilities for the storage of refuse; to secure a satisfactory standard of development and in the interests of road safety. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

2. In the interests of protecting the amenities of the locality. In accordance with policies GD1 and S11 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

3. In the interests of protecting the amenities of the neighbours. In accordance with policies GD1 and S11 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

background information

Application files, WVDLP as amended by the Saved and Expired Policies 2007, PPS6, RSS.

PS code	12			
number of days to Committee	62	target achieved	No	
explanation				
Next available Committee after consultation deadline.				

Officer responsible for the report

Robert Hope

Strategic Director for Environment and Regeneration

Ext 264

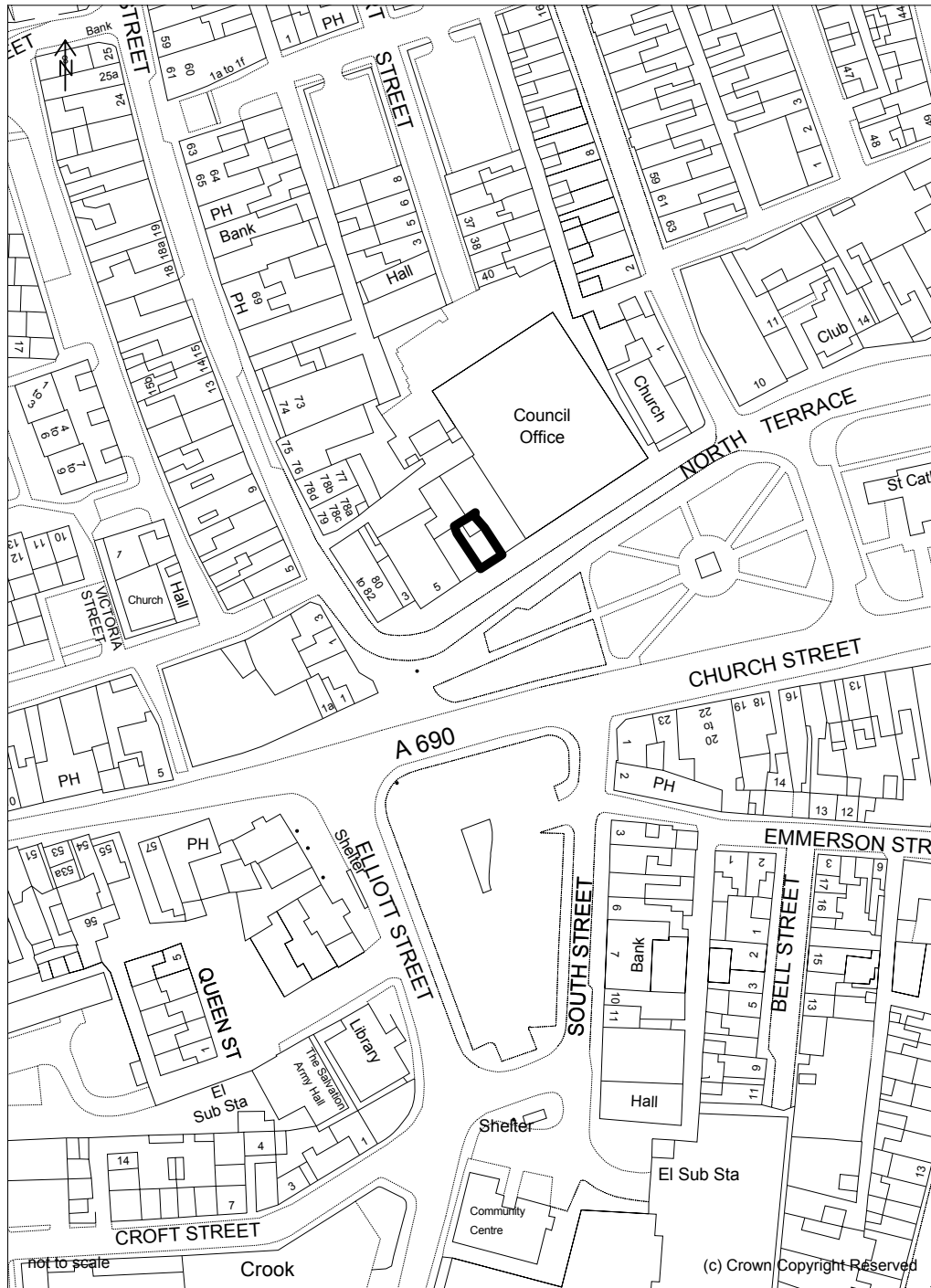
Author of the report

Adam Williamson

Planning Officer

Ext 495

**3/2007/0838 - CHANGE OF USE FROM GIFT SHOP/CHEMIST TO TEA ROOMS
AT CLEMITSON CHEMIST, 7 NORTH TERRACE, CROOK FOR MR. JOPLING -
16.11.2007**



DEVELOPMENT CONTROL COMMITTEE

17th JANUARY 2008

Report of the Strategic Director for Environment and Regeneration

PART 1 – APPLICATION FOR DECISION

3/2007/0839 - INSTALLATION OF BOUNDARY FENCE, KICKWALL AND ASSOCIATED TARMAC SURFACE, FOOTPATHS, SEATS AND TRIM RAIL AT LAND SOUTH EAST OF COLLIER HOUSE, HUNTSGARTH, SUNNYBROW FOR WEAR VALLEY DISTRICT COUNCIL – 16.11.2007

description of site and proposals

1. Full planning permission is sought for the improvement and formation of a children's play area, including a kick wall, low level agility equipment, a grass 5-a-side pitch and associated footpath on existing recreation land adjacent to the community centre (Collier House), Sunnybrow. Some minor grading work would take place to level the area and there would be a 1m high embankment along the roadside boundary. A 1.2m high steel rail fence would enclose the site and there would be 3no. pedestrian access points from the highway.
2. The site is presently an open grassed area and is designated as Open Space within Built up Areas (Policy BE14) in the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007. It is bounded by a road to the south, community centre to the west, open space to the north and gardens to the east. The nearest houses are located across the road to the south and further to the east. The site is within the development limits of Willington and the character of the surrounding area is predominantly residential.

planning history

3. None

planning policies

4. The following policies of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 are relevant in the consideration of this application:
 - GD1 General Development Criteria
 - RL1 Recreation - New Provision
 - RL8 Improvement to Existing Open Spaces
 - BE14 Open Space within Built up Areas

consultations

5. Durham County Highways: No objections.

officer analysis

6. The key issues for consideration are:

- Principle of Development
- Impact on the Character and Appearance of the Surrounding Area
- Impact on the Amenity of Neighbours

principle of development

7. Policy BE14 of the WVDLP as amended by Saved and Expired Policies September 2007 seeks to protect open spaces in built up areas such as playing fields, recreation areas, village greens, paddocks and allotments, which contribute to the amenity and character of built up areas. Policies RL1 and RL8 of the WVDLP as amended by Saved and Expired Policies September 2007 in particular support the provision and improvement of recreation areas and facilities within or adjacent to built up areas. The existing recreational potential of the site is presently underutilised as the site is poor quality and unstimulating. The proposed development of play and recreational facilities would retain and improve the recreational use of the site and is therefore not in conflict with Policies BE14, RL1 and RL8 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

impact on the character and appearance of the surrounding area

8. The proposed play equipment would be located in an area of open space within a built up residential area. The scale, type of equipment, surfacing and fencing would not detract from the character or amenity of the surrounding area. This accords with policies GD1, RL1 and RL8 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

impact on the amenity of neighbours

9. The application site is already designated as a recreation area and can/is already used for children's play with associated and potential activity levels and noise. The proposal represents an improvement of the facility and not the introduction of a new use. Nevertheless, it is considered unlikely that the intensified use of the area would cause unacceptable disturbance to the nearest houses across the road to the south (approximately 20m away) and further to the east.
10. It is widely accepted that play is a vital activity in relation to healthy child development. There is increasing awareness of the importance of good quality play opportunities for children's social, emotional, physical and cultural development. The experiences of play are crucial to the development of children, enhancing their physical, social and intellectual capabilities through

interaction with their environment. Play also has social benefits, promoting social cohesion and supporting families and communities, offering opportunities for exploring cultural identity and difference. For these reasons and because there is evidence of anti social behaviour in the area that could be related to a lack of suitable local facilities and stimulation, the proposal is considered to be an important and beneficial resource for local children and social cohesion in the area. Concerns that the proposal would increase anti social behaviour are therefore considered to be unjustified.

11. The proposal is in accordance with policies GD1 and RL1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 Valley District Local Plan.

objections/observations

12. Occupiers of the surrounding properties have been notified in writing and a site notice was also posted. Five objections have been received.
13. The main points of objection are summarised as follows:
 - a) Homes will be devalued.
 - b) The play area will add to existing anti social behaviour in the area and there would be no supervision.
 - c) Money would be better spent on improving links to the Spectrum Leisure Complex and Parkside Community School.
 - d) Safety issues of children crossing the road and balls going into the road, as well as into neighbouring properties.

response to objections

14. The following comments are made in response to the issues raised:
 - a) This is not a material planning consideration.
 - b) This is considered to be unjustified as the majority of evidence shows that such facilities improve social cohesion and social development and are a valuable local resource. The site has good natural surveillance and there are measures outside the planning system to control anti-social behaviour.
 - c) The proposal is for the improvement of an underutilised local facility which is considered to have greater local benefit and is much safer than having children travel further to other facilities.
 - d) The highways authority has not objected and the situation in terms of land use will be unchanged from the existing.

conclusion and reasons for approval

1. The proposal is acceptable in relation to policies GD1, BE14, RL1 and RL8 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 as it:
 - a) Would contribute to the provision and improvement of play facilities in the local area.

- b) Would not compromise the protection of a designated Open Space in a Built up Area for recreation purposes.
- c) Would be suitably located to ensure an adequate level of natural surveillance.
- d) Would not cause harm to the character and appearance of the surrounding area.
- e) Would not cause unacceptable impacts on the living conditions of immediate neighbours.

RECOMMENDED

That planning permission be **GRANTED**.

background information

Application file, WVDLP as amended by Saved and Expired Policies September 2007.

PS code	<input type="text" value="10"/>		
number of days to Committee	<input type="text" value="64"/>	target achieved	<input type="text" value="No"/>
explanation			
The application was taken to the first Committee following receipt of objections.			

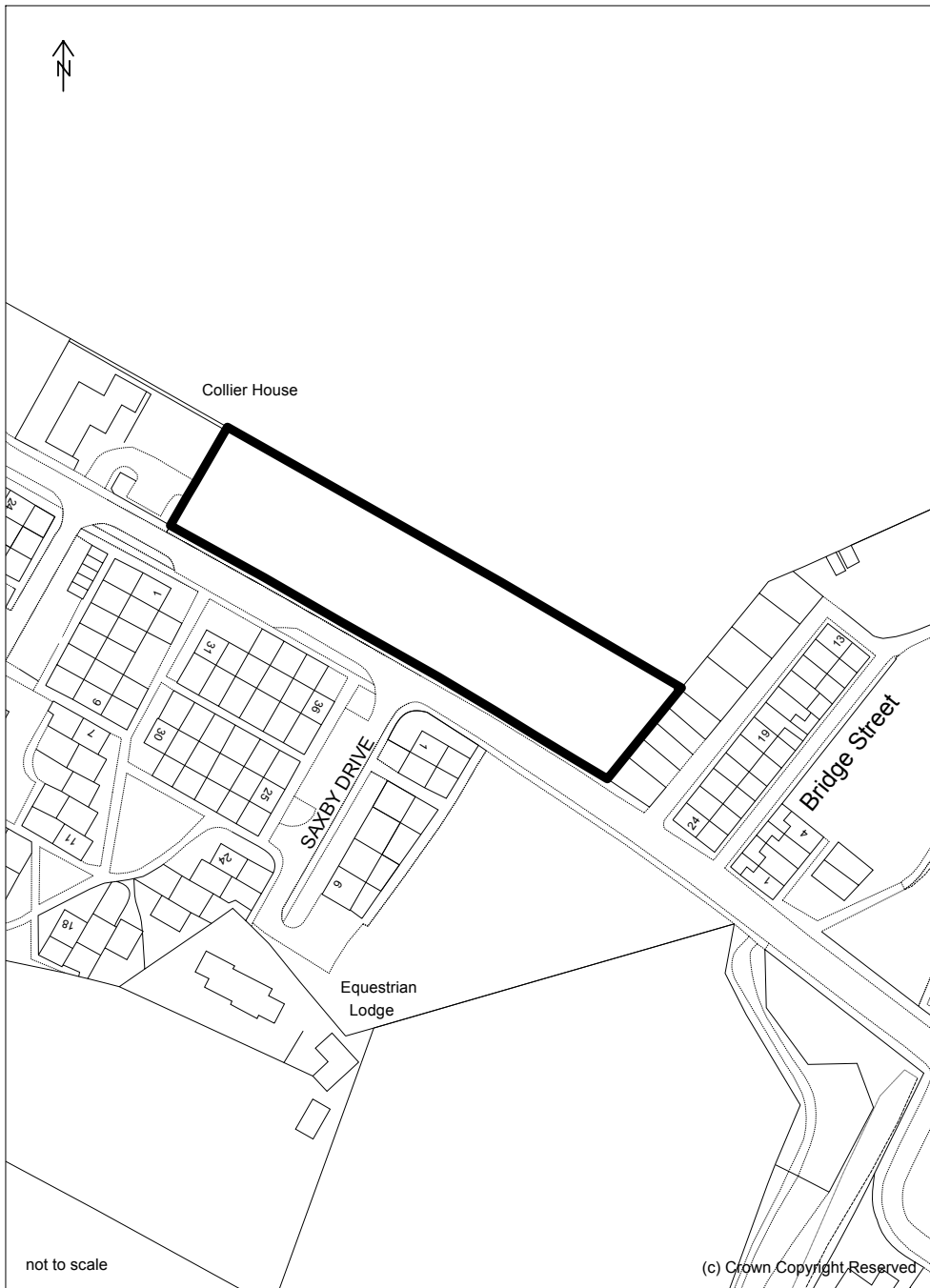
Officer responsible for the report

Robert Hope
 Strategic Director for Environment and Regeneration
 Ext 264

Author of the report

Adrian Caines
 Planning Officer
 Ext 369

3/2007/0839 - INSTALLATION OF BOUNDARY FENCE, KICKWALL AND ASSOCIATED TARMAC SURFACE, FOOTPATHS, SEATS AND TRIM RAIL AT LAND SOUTH EAST OF COLLIER HOUSE, HUNTSGARTH, SUNNYBROW CROOK FOR WEAR VALLEY DISTRICT COUNCIL – 16.11.2007



DEVELOPMENT CONTROL COMMITTEE

17th JANUARY 2008

Report of the Strategic Director for Environment and Regeneration

PART 1 – APPLICATION FOR DECISION

3/2007/0802 - ERECTION OF 13 DWELLINGS AND ASSOCIATED GARAGES AT LAND AT HILLSIDE ROAD, COUNDON FOR MR. HAMILTON, PERSIMMON HOMES TEESSIDE LIMITED 01.11.2007 - AMENDED 18.12.2007

description of site and proposals

1. Planning permission is sought for the erection of 13 dwellings on land at Hillside Road in Coundon. The proposed scheme incorporates 5 house types which consist of 3, 4 and 5 bedroom detached houses with associated garages. The properties would be either 2 or 2.5 storeys high.
2. The application site comprises of open land which extends approximately 0.7 hectares. The site slopes from south to north and is currently open land. The site is within the settlement limits for development as identified within the Wear Valley District Local Plan and is recognised as a potential development site. To the north of the site there is an area of grassed open space with existing high density terraced properties beyond. There is a main highway to the west of the site which separates the area from the ongoing Permission development. The land to the east of the site is occupied by allotment gardens. There are two detached properties located to the south in an elevated position. Access to the site would be taken from Hillside Road. The A689 bypass is to the south of the application site. There is currently a timber fence which delineates the western boundary of the site and there are existing outbuildings within the area.

planning history

3. There is no recent planning history on this application site. However, it is worth taking into consideration planning application:

3/2006/0165 102 Units Land West of Hillside Road Approved 28.04.06

planning policies

4. The following policies of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 are relevant in the consideration of this application:

- GD1 General Development Criteria
- H15 Affordable Housing
- H22 Community Benefit
- H24 Residential Design Criteria
- H3 Distribution of Development
- H5 Allocated Sites in the Main Towns
- S7 Growth Areas
- T1 Highways - General Policy

Also relevant are: Planning Policy Statement 1 – Planning for Sustainable Development, Planning Policy Statement 3 – Housing, Planning Policy Guidance 13 – Transport, Planning Policy Guidance 17 – Planning for Open Spaces, Planning Policy Statement 22 – Renewable Energy, North East of England Regional Spatial Strategy May 2007, Coundon Area Development Framework.

consultations

5. Northumbrian Water: No objection.
6. Architectural Liaison Officer Durham Police: Objected to the boundary treatments proposed in the original scheme. The comments have been taken into account when the revised scheme was submitted.
7. Durham County Council Highways – Objection to the proposed boundary treatment to the frontage as it would not provide adequate visibility to motorists or pedestrians. Suggested the traffic calming measure to the centre of the site be removed. This has been removed as part of the amended scheme.
8. Environment Agency: No objection.

officer analysis

9. The key issues for consideration are:
 - Principle of Development
 - Density
 - Residential Amenity
 - Landscaping
 - Visual Impact
 - Access and Parking
 - Affordable Housing
 - Community Benefits
 - Sustainability and Renewable Energy

principle of development

10. The application site is located within the settlement limits for development under Policy H3 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007. The site is allocated as a possible area of development (Proposal H5) within the Proposals Map of the Wear Valley District Local Plan as amended by Saved and Expired Policies September

2007. There are existing outbuildings on the site. It is considered that residential development would be acceptable in principle.

11. Planning Policy Guidance 13: Transport seeks to encourage sustainable development by siting new development within close proximity to existing services and facilities. The village of Coundon has a range of services and facilities which would satisfy these objectives. Hillside Road provides pedestrian, cycle and vehicular access to the existing shops and services. The centre of the village is on a main bus route. There are also additional community facilities within the town.
12. The site is located within the sub urban area of Coundon which is within the identified urban area of Bishop Auckland and is a town which has been identified for regeneration under Policy 3 of the Regional Spatial Strategy. In addition The Coundon Area Development Framework states that the settlement of Coundon would be ideally situated to accommodate expansion of Bishop Auckland given its proximity to the town and transport links. Therefore the principle of development satisfies the sequential search as agreed by Members at Regeneration Committee 2nd April 2007.

density

13. Planning Policy Statement 3: Housing states that 'Local planning authorities may wish to set out a range of densities across the plan area rather than one broad density range although 30 dwellings per hectare should be used as a national indicative minimum guide.' This is in the interests of securing sustainable patterns of development. The Regional Spatial Strategy acknowledges that there should be flexibility in assessing density and that a lower density may be acceptable in certain circumstances. The site measures approximately 0.7 hectares. The proposal is for the erection of 13 dwellings (at a density of 17 dwellings per hectare) which is substantially below the national minimum.
14. In respect of density paragraph 46 of Planning Policy Statement 3 the applicant has explained why the lower density of development should be accepted.

'There is a clear need to extend the range and type of dwellings in Coundon to meet housing needs and aspirations and retain population within the village. Existing housing stock is very heavily weighted towards lower value smaller terraced stock,

- 81% of dwellings in Coundon are in Council Tax Band A – compared with 63% in Wear Valley and 25% in England.
- 67% of properties are terraced compared with 49% in Wear Valley and 26% in England.
- House prices 2006 & 2007 – Postcode DL14 8 (Coundon) – Terraced £42,000 - £109,000, semi detached £ 55,000 - £237,750'.

15. The current application will deliver a small number of higher value lower density dwellings in a sustainable location to compliment rather than compete with the existing housing stock. This will allow residents wishing to remain within the village greater choice of housing, and may attract additional families

to the village. Both outcomes would support the vitality and viability of existing shops, services and community facilities in the village.

16. The housing stock in Coundon is heavily weighted towards smaller terraced stock. In the interests of creating housing stock which will attract/retain a mixed and sustainable community the Coundon Area Development Framework recommends that a proportion of larger family and executive homes should be delivered (Section 4.4 'Settlement Vision' and Section 5.1.8 'Future Settlement Opportunities' of the Coundon Area Development Framework). The proposal would provide current and future residents with a wider choice of housing and Coundon would be better able to retain existing families and attract new families. The proposed development would contribute towards delivering larger family and executive homes.

residential amenity

17. The properties to the west of the site are currently under construction. The proposed dwellings would compliment the style and design of those properties. The layout of the proposed site has been designed to respect the privacy and outlook of existing and future occupiers of those dwellings. There would be seven dwellings fronting onto the Hillside Road which would provide a strong active frontage to the development. The minimum separation requirements identified within policy H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 have been met with regard to those properties.
18. The internal relationships between the properties have been assessed and are considered to generally accord with the minimum standards set out in Policy H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007. It is acknowledged that some of the separation distances are slightly less than stated in Policy H24 however, it is considered acceptable to relax the separation distances in this instance as it would not harm the residential amenities of any existing occupiers.
19. The proposed development would not have an adverse impact on the residential amenities of the occupiers of existing neighbouring dwellings and the prospective occupiers of the proposed properties would have a satisfactory standard of residential amenity. The proposed development accords with the objectives of policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

landscaping

20. A condition is recommended to ensure a comprehensive landscaping scheme is submitted to and approved in writing by the local planning authority and implemented to secure the development meets the objectives of Policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

visual impact

21. The proposed development comprises of a mixture of 5 different house types including 2 and 2.5 storey dwellings. The proposed development would give the resulting estate a range of housing from 3 bedroom to 5 bedroom accommodation. The development of this site would compliment the development currently under construction to the west of the application site. The development would provide a range of properties which is considered acceptable.
22. The proposed properties follow a design and style which are reflective of the style and character of modern development throughout the district. It is considered that the proposed properties would be in keeping with the adjacent development and would not cause an adverse visual impact on the appearance of the immediate street scene. A condition is recommended to agree the choice of external materials in order to ensure the development would compliment the existing properties in close proximity to the site. The designs of the house types are considered to accord with Policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
23. The layout, scale, massing and design of the proposed development are appropriate to the locality and would not be detrimental to the surrounding area in accordance with policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

access and parking

24. Vehicular access to the proposed site would be achieved from the existing highway on Hillside Road. Alterations have been made to the original submitted plans which include the omission of the proposed raised area within the centre of the site and the 4 properties to the furthest south of the site accessed from a shared drive. These amendments are considered acceptable by Durham County Council Highways. A condition is recommended to ensure an appropriate boundary treatment is erected to the road frontage which would allow sufficient visibility splays at the entrance to the estate. The proposal would therefore accord with policies GD1 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
25. Each property would have a minimum of one car parking space and a garage. Most of the larger four bedroom dwellings would have a double garage and double driveway. This is considered acceptable in relation to Durham County Council Parking Standards.

affordable housing

26. The site is subject to policy H15 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 regarding affordable housing provision. However, given the nature of the housing stock within the Coundon area which are mainly terraced with some semi - detached and detached properties and in light of the Coundon Area

Development Framework it is considered that the provision of affordable housing is not required on this site.

community benefits

27. The site is subject to Policy H22 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007. This states that on developments of more than 10 dwellings the Council will seek to negotiate with developers a contribution, where appropriate, to the provision and subsequent maintenance of related social, community and/ or recreational facilities in the locality. The local plan identifies a need for the applicants to contribute to improvements to existing playing fields in Coundon including the provision of changing facilities. The applicant has agreed to make a financial contribution. A Section 106 Agreement is required.

sustainable and renewable energy

28. PPS1, including the Climate Change Supplement, PPS3 and PPS22 all place an emphasis on achieving sustainable development. Climate change is high on the agenda and the Government's recent Energy White Paper has given a statutory requirement to reduce carbon emissions and promote renewable energy and energy efficiency measures in new development. Given that the domestic dwelling stock currently accounts for around 27% of all CO2 emissions, the Government expects housing developers to meet their responsibilities in cutting household emissions. Accordingly, the Government now expects local authorities to implement prescriptive 'Merton Rule' policies to achieve targets ranging from 10% to 30% for on-site renewable energy production. This has been reflected in policies 39 and 40 of the Regional Spatial Strategy (RSS) which requires all major developments to achieve at least 10% of energy supply from renewable resources. This can be through a number of options appropriate to the site.
29. A condition is therefore considered to be appropriate in this case to require details to demonstrate how energy efficiency is being addressed and show the on-site measures to produce a minimum of 10% of the total energy requirements of the development by renewable energy sources. This would be in accordance with policies 39 and 40 of the Regional Spatial Strategy (RSS), and fully consistent with the key planning objectives of PPS1 and the Climate Change Supplement, PPS3 and PPS22.

objections/observations

30. The application has been advertised on the site and in the local press. The occupiers of neighbouring properties have been notified individually in writing. One letter of objection has been received the contents of which are summarized below:
 - a) I object to the house that would be next to Rossmars fence as the gable is too close.
 - b) I object to fence C running next to Rossmars.

response to objections

31 The following comments are made in response to the issues raised:

- a) The house in question has been re sited under the amended scheme. As the proposed property would be at a lower site level than Rossmars House it is considered that the gable elevation would not have an overbearing impact on the occupiers of Rossmars House.
- b) Rossmars House is at a higher level than the proposed 1.8 metre high fence. It is therefore considered the fence would not have an overbearing impact.

conclusion and reasons for approval

1. The site is located within the sub urban area of Coundon which is within the identified urban area of Bishop Auckland and is a town which has been identified for regeneration under Policy 3 of the Regional Spatial Strategy therefore the principle of development satisfies the sequential search as agreed by Members at Regeneration Committee 2nd April 2007. Given the site is previously developed land in status and within the settlement limits of an urban area as identified in Policy 3 of Regional Spatial Strategy the proposal for residential use in this location is considered acceptable in principle.
2. The proposed design and layout of the development are considered acceptable as a range of house types would be provided which is representative of the needs of the immediate area. The proposal satisfies policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
3. The proposal would provide current and future residents with a wider choice of housing and Coundon would be better able to retain existing families and attract new families. The proposed development would contribute towards delivering larger family and executive homes, in accordance with a recommendation of the Coundon Area Development Framework.
4. The proposed development would not have an adverse impact on the residential amenities of the occupiers of existing neighbouring dwellings and the prospective occupiers of the proposed properties would have a satisfactory standard of residential amenity. The proposal satisfies policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
5. The proposed properties follow a design and style which are reflective of the style and character of modern development throughout the district. It is considered that the proposed properties would be in keeping with the adjacent development and would not cause an adverse visual impact on the appearance of the immediate street scene. The proposal satisfies policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

RECOMMENDED

That, subject to the applicant completing a Section 106 Agreement undertaking to make a financial contribution for improvement to existing playing fields in Coundon including the provision of changing facilities, planning permission be **GRANTED** subject to the following conditions and reasons;

conditions

1. No development shall take place until samples of the materials to be used in the external surfaces of the buildings hereby approved have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
2. Development shall not begin until details of the surface treatment and construction of all hardsurfaced areas have been submitted to and approved in writing by the local planning authority, and the dwellings shall not be occupied until that work has been carried out in accordance with the approved details.
3. Before the development hereby approved is commenced a scheme of landscaping shall be submitted to and approved in writing by the local planning authority.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed, are severely damaged or become seriously 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.
5. Before the development hereby approved is commenced wheel washing equipment shall be provided at all egress points. The equipment installed shall be of the grid type to ensure that once the bottom of the vehicle is cleansed of mud, etc. this mud, etc. is not trailed onto the public carriageway. The wheelwashing equipment shall be used on all vehicles leaving the site during the period of construction works.
6. At no time whatsoever shall any waste material, goods, merchandise or any article of any description be burnt on the site.
7. No construction activities shall be carried out on the site on any Sunday or Bank Holiday or outside the hours of 8 a.m. and 6 p.m. on any other day.
8. Before the development hereby approved is commenced details of the arrangements for dealing with surface and foul water discharges from the site shall be submitted to and approved in writing by the local planning authority, and the arrangements shall be implemented in accordance with the approved details before the buildings hereby approved are occupied.

9. Notwithstanding the submitted details fence M is not approved. Details of an alternative boundary treatment shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any fencing on the proposed frontage must be positioned to achieve 2.4 m x 90m visibility splays.
10. Prior to the commencement of development, details of the construction methodology and measures for the generation of on-site renewable energy shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how energy efficiency is being addressed and show on-site measures to be taken to produce a minimum of 10% of the total requirements of the development by means of renewable energy sources. Such details as may be approved shall be implemented prior to the first occupation of the dwellings hereby approved and retained in perpetuity.
11. Development shall not begin until details of the existing and proposed site levels and the finished floor levels of the proposed dwellings and those of existing neighbouring dwelling houses have been submitted to and approved in writing by the local planning authority; and the works shall be completed in accordance with the approved details.
12. Before the dwellings hereby approved are first occupied garages and parking spaces shall be provided within every plot in accordance with the approved details and thereafter the garages and parking spaces shall be retained and not used for any purpose other than the parking of private motor vehicles.

reasons

1. To ensure that the external appearance of the development will not be detrimental to the visual amenities of the area. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
2. To achieve a satisfactory standard of development. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
3. To enable the local planning authority to retain control over the landscaping of the site to secure a satisfactory standard of development. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
4. To ensure the implementation of the approved landscape scheme within a reasonable time. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
5. In the interest of traffic safety and to safeguard the amenity of the surrounding area. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

6. In order to safeguard the amenity of the surrounding area. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
7. To safeguard the occupiers of adjacent premises from undue noise or other associated disturbance. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
8. To safeguard against flooding and to ensure a satisfactory means of disposal. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
9. In the interests of highway safety. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
10. In order to contribute to the Government's ambition of achieving zero carbon development. In accordance with Policy 39 of the Regional Spatial Strategy.
11. To ensure a satisfactory standard of development and to ensure that the development is not unduly prominent within the surrounding landscape. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
12. To ensure that adequate provision is made within the site and retained for vehicles likely to visit it. In accordance with policies GD1 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

background information

Application files, WVDLP as amended by Saved and Expired Policies September 2007, PPS1, PPS3, PPG13, PPG17, PPS22, RSS, Coundon Area Development Framework.

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explanation					

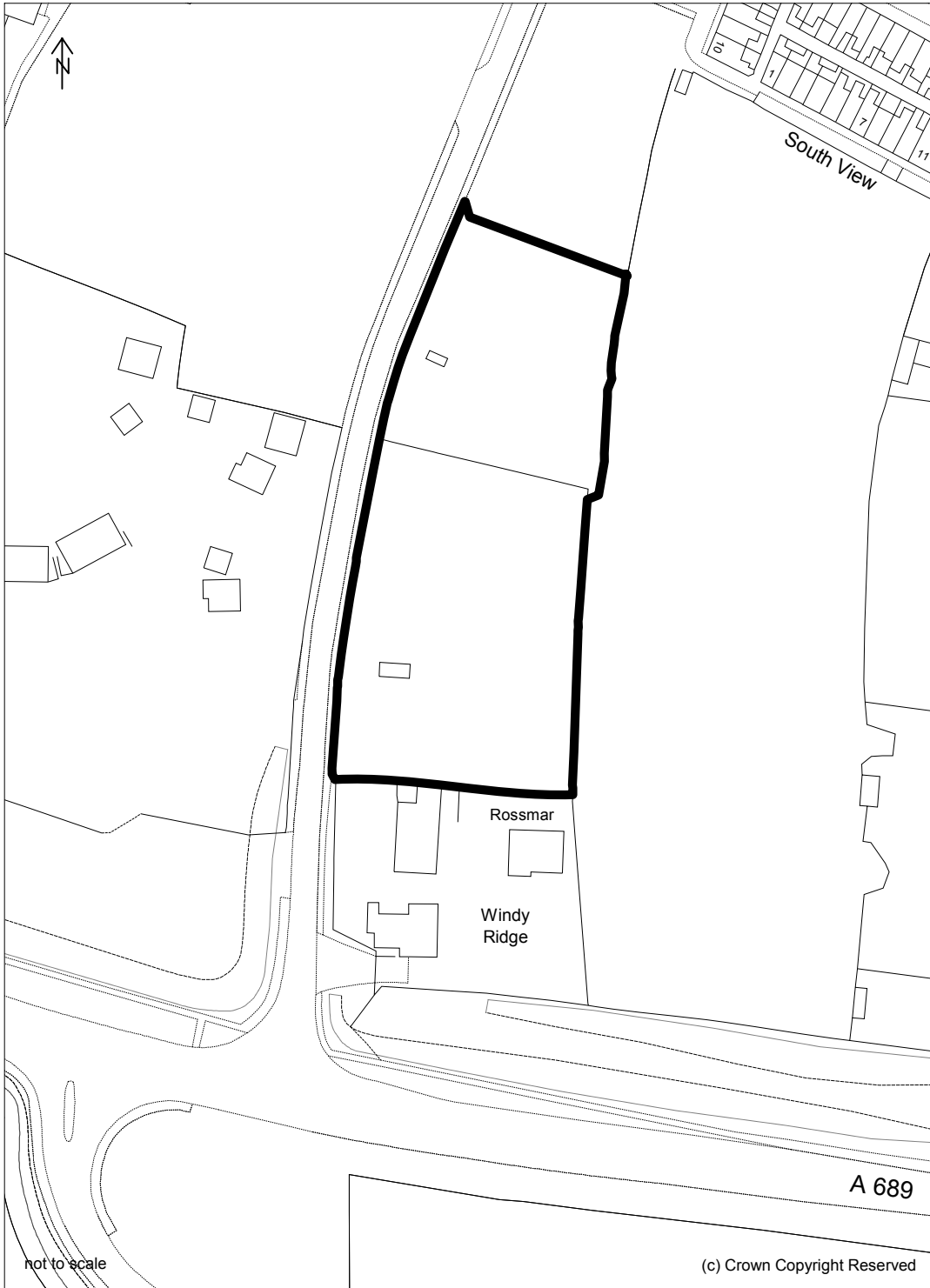
Officer responsible for the report

Robert Hope
 Strategic Director for Environment and Regeneration
 Ext 264

Author of the report

Joy Whittington
 Planning Officer
 Ext 268

**3/2007/0802 - ERECTION OF 13 DWELLINGS AND ASSOCIATED GARAGES
AT LAND AT HILLSIDE ROAD, COUNDON FOR MR. HAMILTON,
PERSIMMON HOMES TEESSIDE LIMITED 01.11.2007 - AMENDED 18.12.2007**





DEVELOPMENT CONTROL COMMITTEE

17TH JANUARY 2008

Report of the Strategic Director for Environment and Regeneration

PART 1 – APPLICATION FOR DECISION

3/2007/0694 - SUBSTITUTION OF HOUSE TYPES AND ADDITION OF 3 STOREY APARTMENTS AT ST. ANDREWS ESTATE, ST. ANDREWS ROAD, BISHOP AUCKLAND FOR PERSIMMON HOMES – 29.10.2007- AMENDED 17.12.2007.

description of site and proposals

1. The application site comprises part of the St Andrews Estate which is currently being developed for housing by Persimmon Homes. Members may recall approving an application for the demolition of existing properties and redevelopment with residential properties including new roads and associated infrastructure which was (LPA ref 3/2004/0339) subject to a legal agreement which was completed in 2005. Monies required as part of the legal agreement were received by the Local Planning Authority in the financial year 2006/2007.
2. The site slopes from north to south and vehicular access is proposed via the estate road approved under planning application 3/2004/0339.
3. This application seeks planning permission for the substitution of 12 house types towards the eastern end of the original site and the incorporation of 3 storey apartments (30 apartments) at the south eastern corner, adjacent to the A688 and a Community Care Unit.
4. The proposed houses would be all 2 storeys whilst the apartment block would be 3 storeys with projecting gables to provide some relief to the building.
5. The houses would incorporate parking within their individual curtilages and the proposed apartments would include 30 spaces in a courtyard arrangement with an additional 13 spaces available for visitor parking.

planning history

6. The following planning application has been received in respect of this site.

3/2004/0339 Demolition of Existing Properties and Redevelopment with Residential Properties including New Roads and Associated Infrastructure Approved 21.01.05

planning policies

7. The following policies of the Wear Valley District Local Plan Plan as amended by Saved and Expired Policies September 2007 are relevant in the consideration of this application:

- H3 Distribution of Development
- GD1 General Development Criteria
- H24 Residential Design Criteria
- T1 Highways - Highways Policy

PPS3: Housing and the emerging Regional Spatial Strategy (RSS) are also relevant.

consultations

8. Environment Agency: No comments.
9. Durham County Council Highways: No objections subject to moving road table at plot 54 (amended plan received).
10. Durham County Council Landscape: The proposed scheme would be damaging to the quality of the gateway to the town.
11. Police Architectural Liaison Officer: Suggests design elements to promote crime prevention.

officer analysis

12. The key issues for consideration are:
- Principle of Development
 - Design and Scale
 - Residential Amenity
 - Access and Parking
 - Impact on A688

principle of development

13. The site has the benefit of planning permission (3/2004/0399) for residential development as part of a wider scheme. The approved layout proposes 19 detached dwellings. This application proposes 2 pairs of semi detached dwellings and 8 detached dwellings along with 30 No. 2-bed apartments. In view of the existing planning permission and the sustainable location within Bishop Auckland, the principle of the development is not considered to be at question.

design and scale

14. The design of the proposed substitute house types reflects that of the remainder of the approved development and at 2 storeys would be compatible with the scale of the existing and surrounding development. In view of the slope across the site, the proposed apartments would be well located to ensure that they are not over-prominent or overbearing. The proposal is therefore in accordance with Policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

residential amenity

15. The proposed new dwellings would have adequate private amenity space and incorporate, as a minimum, rear garden depths of at least 10m. The proposed apartments would not provide private amenity space for the residents, however some landscaped areas would be provided around the apartment building. The proposal is therefore in accordance with Policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
16. The proposed substitute dwellings and the apartments would not generate any intervisibility or privacy issues and would not result in a loss of daylight to existing dwellings nearby. The proposal is therefore in accordance with Policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

access and parking

17. Vehicular access is proposed via the already approved turning head and the proposed development would incorporate sufficient levels of on-site parking. The proposal is therefore in accordance with Policies GD1, T1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

impact on A688

18. It is noted that the proposed apartments would be located in close proximity to the highway verge (approximately 3m) and approximately 14m from the actual carriageway of the A688. However in view of the banked verge and the existing vegetation, it is not considered that the proposed building would appear incongruous in the street scene. Durham County Council Southern Area Highways Officer have agreed that landscaping can be incorporated within the highway to continue the existing green corridor and subject to the

inclusion of this, the proposal would be in accordance with policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

objections/observations

19. Occupiers of the surrounding properties have been notified in writing and a site notice was posted. The application was also advertised in the local press. 1 letter of objection has been received and this is summarised below:
 - a. Reduction in light to properties on Gent Road.
 - b. Loss of views.
 - c. Obstruction of footpath.

response to objections

In response to the issues raised above, I make the following comments:

- a. The proposal incorporates the substitution of 2 storey house types to the north of the site. These dwellings would be located such that there would not be an adverse impact in terms of loss of light or privacy further to the scheme which already has the benefit of planning permission. The three storey apartments would be located some 50m from the rear of the properties on Gent Road and so would not have an adverse impact on amenity.
- b. Not a material planning consideration.
- c. The footpath referred to is outside of the application site and any alleged obstruction needs to be considered outside of the planning system.

conclusion and reasons for approval

1. The principle of development of the site has been established by way of planning permission 3/2004/0339 and notwithstanding this, the site is considered to be in a sustainable location in accordance with Policy H3 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007 and the emerging Regional Spatial Strategy.
2. It is considered that the proposals are in keeping with the remainder of the housing development being carried out by the applicant and appropriate to the character of the area in terms of design and that the scale of the proposed buildings would relate well to the proposed setting and context. The agents have agreed that landscaping can be provided within the highway verge and Durham County Council Southern Area Office has confirmed that this would be possible. Subject to the inclusion of some landscaping along the south eastern boundary to soften the development and provide a continuation of the 'green gateway' the proposal satisfies the requirements of policies H3, H24 and GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.
3. The proposed development would not be detrimental to the residential amenities of the occupiers of existing nearby dwellings and the relationship of buildings within the development site is considered to be satisfactory and in accordance with policies H24 and GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.

4. The application proposes suitable access arrangements and sufficient parking at a level appropriate to the location. The application is therefore in accordance with policies T1, H24 and GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.

RECOMMENDED

That planning permission be **GRANTED** subject to the following conditions and reasons;

conditions

1. No development shall take place until samples of the materials to be used in the external surfaces of the buildings hereby approved have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
2. No development approved by this permission shall be commenced until a scheme for the provision and implemented of a surface water run-off limitation has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved programme and details.
3. Before the development hereby approved is commenced a scheme of landscaping shall be submitted to and approved in writing by the local planning authority which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and details of proposed planting which shall include provision for a continuation of the existing landscaping at the south east corner of the site in the highway verge adjacent to the A688.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed, are severely damaged or become seriously 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.
5. Before the development hereby approved is commenced, detailed drawings showing the existing and proposed site levels and the finished floor levels of the proposed new buildings and those of existing neighbouring dwelling houses (if any) shall be submitted to and approved in writing by the local planning authority and the works shall be completed entirely in accordance with any subsequently approved submission.

6. Before the occupation of any dwelling hereby approved the proposed estate roads, footways and footpaths, turning spaces and driveways (where applicable) between the dwellings and the existing highway, shall be properly consolidated and surfaced in accordance with the approved details. The footways and footpaths between any dwelling and the existing highway shall be completed within three months from the date of occupation of the dwelling, or such longer period as may be agreed in writing by the local planning authority.
7. No construction or demolition activities shall be carried out on the site, on any Sunday or Bank Holiday, before 0730 hours or after 1930 hours Mondays to Fridays, and before 0800 hours or after 1300 hours on Saturdays.
8. Before the development hereby approved is commenced details of the height, siting, appearance and construction of all means of enclosure to be erected upon the site shall be submitted to and approved in writing by the local planning authority and the works shall be carried out in accordance with the approved details before the dwellings hereby approved are first occupied.
9. Before the houses and apartments hereby approved are first occupied garages and parking spaces shall be provided in accordance with the approved plans and thereafter the garages and parking spaces shall be retained and not used for any purpose other than the parking of private motor vehicles.

reasons

1. To ensure the satisfactory appearance of the completed development. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.
2. To prevent the increased risk of flooding. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.
3. To ensure the satisfactory appearance of the completed development. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.
4. To ensure the implementation of the approved landscape scheme within a reasonable time. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.
5. To secure a satisfactory standard of development and, in particular, to protect the adjacent residents from overlooking or other loss of amenity. In accordance with policies GD1 and H24 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.
6. In the interests of highway safety and the amenities of the occupiers of the proposed residential development. In accordance with policies GD1 and T1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.

7. In order to safeguard the amenity of the surrounding area. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.
8. To ensure the satisfactory appearance of the completed development. In accordance with policy GD1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.
9. To ensure that adequate provision is made within the site and retained for vehicles likely to visit it. In accordance with policies GD1 and T1 of the Wear Valley District Local Plan as amended by the Saved and Expired Policies September 2007.

background information

Application files, WVDLP as amended by Saved and Expired Policies September 2007.

PS code	1		
number of days to Committee	81	target achieved	√
explanation			

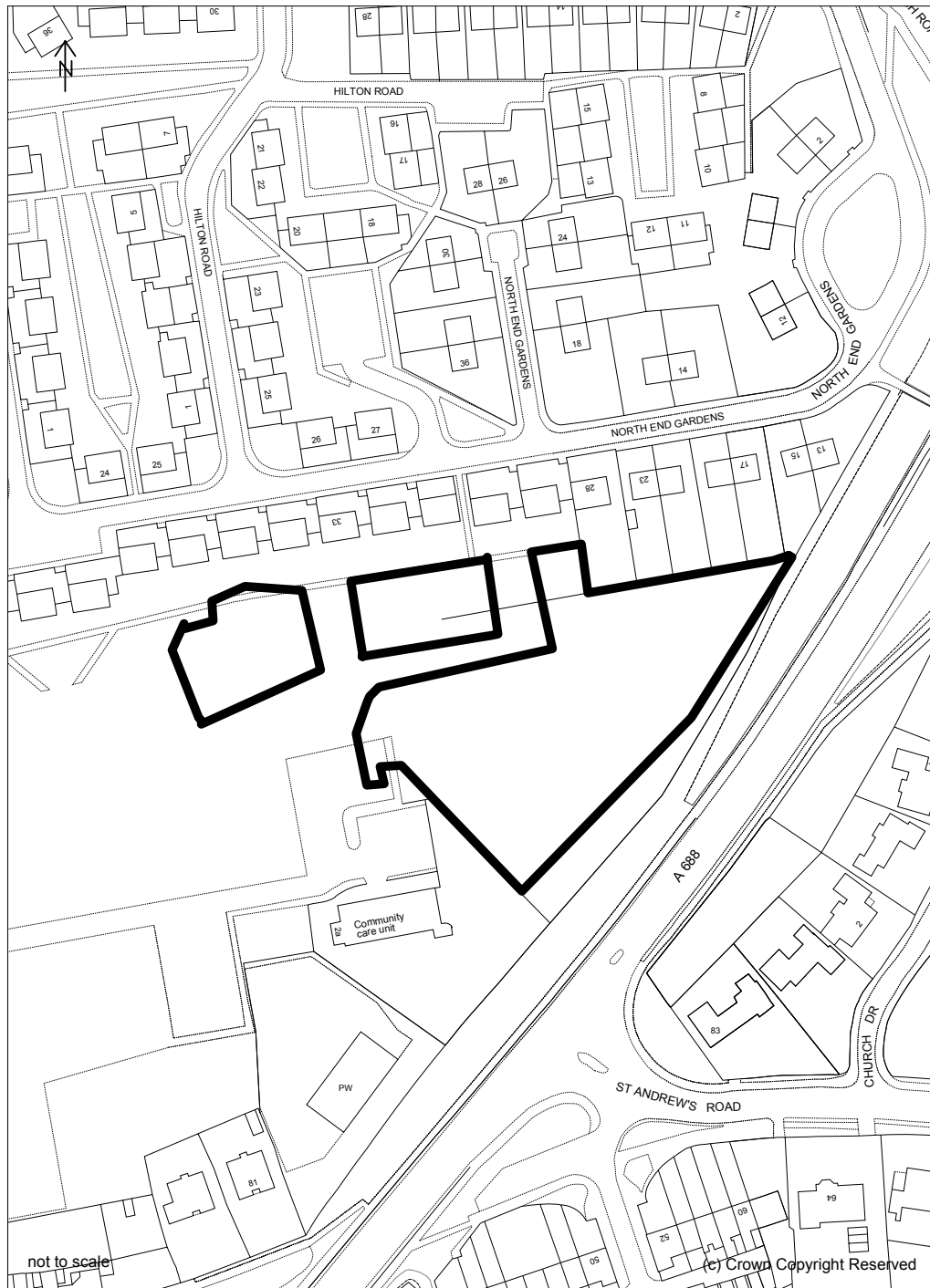
Officer responsible for the report

Robert Hope
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 Ext 264

Author of the report

Sarah Eldridge
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 Ext 267

3/2007/0694 - SUBSTITUTION OF HOUSE TYPES AND ADDITION OF 3 STOREY APARTMENTS AT ST. ANDREWS ESTATE, ST. ANDREWS ROAD, BISHOP AUCKLAND FOR PERSIMMON HOMES – 29.10.2007- AMENDED 17.12.2007.



DEVELOPMENT CONTROL COMMITTEE

17TH JANUARY 2008

Report of the Strategic Director for Environment and Regeneration

PART 111 – OTHER MATTERS

FOR INFORMATION

APPEAL DECISION

3/2007/0430 - TWO STOREY EXTENSION AT 4 WESTFIELD DRIVE, CROOK FOR MR. AND MRS. SHEPHERD

1. Planning permission was sought for the erection of a two storey rear extension at 4 Westfield Drive, Crook. The host property is a south facing, two-storey, semi-detached dwelling with a long front garden. Planning permission was refused for the following reason:

The proposed extension by virtue of its scale, mass and design would not appear subordinate to the host dwelling, it would be unsympathetic to the host dwelling and it would appear unduly prominent in the streetscene contrary to policies GD1, H25 and FPG5 of the Wear Valley District Local Plan.

2. An appeal was made against the decision. The Inspector has allowed the appeal for the following reasons:
 - The houses on Westfield Drive face southwards and from Westfield Drive and High West Road only their rear elevations are seen. I am told that the houses were originally flat roofed and some retain such a feature over at least part of the building. There are also a number of extensions, both single and two storey, projecting northwards from the line of houses. The size, shape and roof style of these extensions vary considerably and there is very little uniformity of design, materials or appearance. Consequently the appearance of the rear elevations of this row of houses does not add significantly to the overall merits of the street scene. Because the houses stand well below the road the visual impact of most individual features is appreciably less than it would be if this were a level area.
 - The detailed design of the proposed extension pays adequate regard to the existing property. Whilst its overall bulk would detract from the visual amenity of this pair of semi-detached properties, this loss of balance would be neither very obtrusive nor a source of significant visual harm because of the setting. Nor would the extension be so large as to be out of scale with the existing house or its surroundings. It would not project further northwards than the existing building and its roof would continue the line of an existing roof. No objections to the proposal have been received from local residents.

- Having taken into account all of these factors the Inspector concluded that the proposed development would not be a source of unacceptable harm to the existing dwelling, nearby properties, or the street scene. On that basis it would be in general conformity with local and national planning policies and advice supplementary to those policies issued by the Council. Permission has been granted subject to a condition requiring that the materials of the extension should adequately match those of the existing dwelling.

RECOMMENDATION

That the Inspector's decision in relation to the appeal be noted for future reference.

background information: Application files, Inspector's letter dated 2nd January 2008.

Officer responsible for the report

Robert Hope

Strategic Director for Environment and Regeneration

Ext 264

Author of the report

Sinead Folan

Planning Officer

Ext. 272

APPEAL DECISION
3/2007/0430 - TWO STOREY EXTENSION AT 4 WESTFIELD DRIVE, CROOK
FOR MR. AND MRS. SHEPHERD

