

**REPORT OF THE HEAD OF PLANNING AND ENVIRONMENTAL HEALTH**

**ITEM1** District Matters Recommended Refusal

1.

**Reference: 07/00201/COU**

**Proposal** Proposed change of use of games room to private members club

**Location** White House Greenford Lane Ouston Chester-le-Street Durham DH2 1BD

**Applicant** Sylvia Pallas

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**Application Summary**

**Ward:** Urpeth

**Case Officer:** Sarah Bough

**Contact Details:** 0191 387 2145

[sarahbough@chester-le-street.gov.uk](mailto:sarahbough@chester-le-street.gov.uk)

**Summary of recommendation:** The proposed change of use to a private members club is considered to represent an unsustainable form of development and would have an unacceptable impact on the openness of the Green Belt.

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**The Proposal**

Detailed planning permission is sought for the change of use of an existing detached games room to a private members club.

The building measures 15.7 metres x 8 metres with a finished ridge height of 4.6 metres. It is situated within the curtilage of The Whitehouse, located approximately 30 metres west of the main dwelling. The proposal does not involve any alteration to the fabric of the building.

**Relevant Planning History**

Planning permission was granted for the demolition and re-building of an existing storage building to provide games room in February 2005. The games room is now the subject of the current planning application.

## **Consultation Responses**

At the time of writing this report no letters of objection have been received to the application.

In support of the application the following statements have been submitted: -

- The establishment of a private members club would provide recreational facilities to the applicant, employees and the residents of Bewicke Main, increasing people's quality of life.
- The caravan site at Bewicke Main has no social club or meeting place and the club would therefore promote social inclusion and community cohesion.
- The government encourages local authorities to promote the creation of recreational facilities in such areas and the development of areas of managed countryside. The proposed establishment of a private members club and its unique circumstances in this area, fits into this category.
- Government Policy states that "where planning permission is to be granted for such land uses, local planning authorities should ensure that facilities are accessible by walking, cycling and public transport as alternatives to the use of the car." The site is accessible via footpaths and by cyclists.
- The proposed membership of the private members club would be between 35 -50 people. The majority of members will be from the applicant's own work force Unit 1 Bewicke Main.
- The number of vehicles anticipated would be no more than 4 at one time.
- The proposal would not set a precedent for further developments within the Green Belt and would not prejudice the openness of the Green Belt as the building is already there.
- The applicant anticipates employing 4 members of the local community.
- The application is supported by Cllr Nick O' Neil whose constituency covers Bewicke Main

## **Relevant Planning Policies and Considerations**

Planning Policy Statement 1 sets out the overarching planning policies on the delivery of sustainable development. The document also seeks to protect and enhance the quality, character and amenity value of the countryside and states that " a high level of protection should be afforded to the most valued landscapes and natural resources." Furthermore PPS1 emphasis the requirement to reduce the need to travel, in particular by private car.

Planning Policy Guidance Note (PPG) 2 - Green Belts, 1995 provides relevant central government advice on the subject of control of development within the green belt.

The PPG advises in favour of strong control over inappropriate development within the green belt and advises that development, which is not recognised as appropriate, should not be approved. The PPG advice goes on to advise that one of the key purposes of Green Belt control is to safeguard the countryside from encroachment and advises that inappropriate development should only be allowed in very special circumstances that can be proved by the applicant.

There are a number of policies contained the development plan, which follow the general thrust of this advice.

County Durham Structure Plan

Policy 6 of the Structure Plan advises that the openness of the north Durham Green Belt should be preserved. Within the Green Belt development will be strictly controlled to appropriate uses including land uses which do not conflict with the purpose of including land within the Green Belt.

In this respect, and bearing in mind the requirement that development within the Green Belt should preserve the open character it is considered that the development fails to comply with the requirements of Policy 6.

Policy 4 of the Structure Plan requires, amongst other things, that new development should: -

- Wherever possible be located within the existing physical framework of towns and villages
- Avoid being located in the open countryside where development does not need to be exceptionally located there.

This application site is located within the open countryside, within the North Durham Green Belt and outside the settlement limits of Ouston and Urpeth. Whilst accepting that the applicant is understood to be looking to provide a private members club as a facility for employees and residents of the nearby Caravan Park, it is not accepted that the facility needs to be located at this site.

Policy NE4 of the Chester-le-Street Local Plan provides advice on appropriate development in the Green Belt. The policy recognises the need to impose strict control on the nature and form of development within Green Belt areas and advises that planning permission will only be granted in very special circumstances for uses, which fail to preserve the openness of the Green Belt.

The supporting text to this Policy goes on to state that planning permission will not normally be granted, except in very special circumstances, for the change of use of existing buildings for purposes that will lead to a materially greater impact on the openness of the Green Belt.

Having regard to the aims of the above Development Plan Policies, it is considered that the principal material considerations raised by the proposal are the impact of the proposal on the Green Belt and interests of sustainable development

Impact on the Green Belt

It is noted that there would be no physical change to the appearance of the building and therefore, its impact on the green belt would be no greater, in physical terms, than the existing building. However, the building is currently used as an ancillary games room associated with the existing residential property and movements to and from the building

are likely to be typical of that which you would expect to find within a residential setting. It is considered that the proposed use would, as indicated by the agent's supporting statement be utilised by 35 to 50 visiting customers, the associated vehicle movements and intensified car parking within the site would introduce a more commercial use and therefore have a materially greater impact on the openness of the Green Belt.

Impact on Sustainable Development

As previously outlined, PPS1 seeks to provide sustainable forms of development which protect and enhance the quality, character and amenity value of the countryside. Furthermore, this Policy emphasises the requirement to protect the countryside from the impact of development and also reduce the need to travel.

It is considered that the location of the proposed development would be unsustainable, encouraging the use of the private car. In accordance with Planning Policy Guidance Note 13, leisure facilities, such as that which is being proposed, should be located in areas which are easily accessible by public transport, walking and cycling. This means locating such facilities within existing built up centres/villages. However, the site of the proposed development is outside of any settlement boundary, in an isolated location where, inevitably members would access the club by private car.

In light of the above it is considered that the proposal would be contrary to Planning Policy Guidance Note 13 and Local Plan Policy T17, which echoes the thrust of PPG13.

Notwithstanding the supporting comments put forward by the applicant, it is considered that there are no special circumstances demonstrated to outweigh the harm of the proposal.

**Conclusion**

In conclusion, it is considered, for the reasons outlined within the report that the proposal would be contrary to both National and Local Planning Policy, by virtue of its unsustainable location and the likely impact of the proposal on the Green Belt. It is accordingly recommended that planning permission be refused.

**RECOMMENDATION**

Refuse FOR THE FOLLOWING REASONS:-

Extra 1.

The proposed development would be contrary to the aims of Planning Policy Guidance Note 2, Structure Plan Policy 6 and Local Plan Policy NE4 in that the intensification of the use of the existing building, associated with the proposed private members club would have a materially greater impact upon the openness of the Green Belt.

Extra 2.

The proposed location of the development would, in the opinion of the Local Planning Authority, represent an unsustainable location, encouraging the use of the private car and would therefore be contrary to the aims of Planning Policy Guidance Note 13 and Local Plan Policy T17.

**ITEM 2** District Matters Recommended Approval

**2.**

**Reference: 07/00155/FUL**

**Proposal** Erection of new Community Resource Centre, multi-use-games-area, bowling green and associated car parking

**Location** Sacriston Community Association Front Street Sacriston Durham County Durham DH7 6JT

**Applicant** Ms. L. Surtees

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**Application Summary**

**Ward:** Sacriston

**Case Officer:** Stephen Reed

**Contact Details:** 0191 387 2212

[stephenreed@chester-le-street.gov.uk](mailto:stephenreed@chester-le-street.gov.uk)

**Summary of recommendation:** The proposed development would lead to improved access to community facilities within Sacriston and is considered acceptable taking into account relevant Development Plan Policies and other material planning considerations.

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**The Proposal**

Detailed planning approval is sought for the development of a new community resource centre, multi use games area (MUGA), bowling green and associated car parking and landscaping works on the site of the current Sacriston Community centre.

The application site is located on Front Street, within the centre of Sacriston. An existing community centre building is currently situated on the site, together with an area of attractively landscaped open space, with semi-mature trees, paths, bench and notice board. The north of the application site is bounded by Hilspin House, again another substantial building within the centre of the village, whilst the site extends some 170 metres in a westerly direction, including within its boundaries a small area of car parking immediately to the rear of the community centre building and the existing bowling green and tennis courts.

The proposal includes the construction of a new community resource centre at the rear (western end) of the current community centre site. The building is essentially a 2 storey structure, although it features a number of differing roof pitches and roof levels.

In terms of facilities to be provided by the proposed building, these would include; changing rooms, fitness rooms, community hall, meeting rooms and ancillary offices / kitchens.

Externally, the scheme also makes provision for an additional play area, in the form of a MUGA, a new bowling green and the incorporation of the existing landscaping at the south of the site into the new scheme. The development also proposes the provision of 45 car parking spaces (plus a further 2 disabled priority spaces) together with 5 cycle spaces.

### Relevant Planning History

An application for the erection of new community resource centre, 5-a-side court, bowling green and car park on site of the existing community centre, bowling green and tennis courts was granted planning permission on 13 August 2003, Council reference 03/00106.

An application for the erection of 4 no. flood lighting columns to illuminate the proposed multi use games area was granted planning permission on 11 February 2004, Council reference 03/00712.

### Consultation Responses

The Council's Head of Regeneration advises that from a regeneration perspective, this scheme is supported. The village of Sacriston is a key strategic regeneration priority for the District (in its Regeneration Strategy) and the Durham Coalfields - Sacriston being one of the 12 priority settlements in the Coalfield Partnership. Within the village, the provision of a new community facility of this nature has been identified as a high priority by local residents and stakeholders. Given the time-limited resources available, this is an appropriate scheme which will be of significant benefit to the village, and which will help to build confidence in the future of Sacriston.

The Design and Conservation Officer at Durham County Council has provided the following comments in relation to the proposals:

- That a car park and not a building would face Front Street is unfortunate, as it will create a gap in the street frontage. This can be overcome with strong landscape treatment
- As proposed there is no landscape treatment along the Front Street boundary and the car parking is up to the back of the pavement. Not only would this create a gap but it would also be at odds with the car park about 50 metres further up the hill, which is hidden behind tree and shrub planting. I consider that it is essential that the Front Street boundary has a strong landscape strip along Front Street which should be a continuation of the memorial garden
- The proposed community centre building is of a contemporary design, which I consider is acceptable for this stand-alone facility.
- I would support a sedum roof system for both its aesthetic value and its environmental benefits

The County Council as Highways Authority for the area advise that the site is very central to the settlement and adjacent, or close to, good public transport links. There are also 3904 dwellings within a 2km isochrone of the site.

It is also noted that the previous application on this site (ref 2003/0106) preceded the introduction of the 'County Council's Accessibility and Parking Guidelines' which reflect national guidance in giving greater emphasis to the encouragement of travel modes other than the private motor car. This explains why the previously acceptable parking provision cannot be viewed in the same terms. In particular, community sites with good public transport links, centrally located within settlements, are now expected to feature car-parking levels in accordance with the aspirations of this guidance, and not be at odds with the encouragement of sustainable travel options. As such it is stated that between 30 and 35 no. spaces are the maximum acceptable parking provision.

In addition it is noted that the development, as proposed would lead to the removal of part of the footpath to the front of the site.

Finally the County Council request that secure cycle parking be conditioned in any approval and also a Travel Plan; the latter being submitted for approval within 6 months of the completion of the final part of the development hereby approved.

Sport England have confirmed that they support the proposals, subject to recommended conditions of approval to agree the details of the bowling green area and MUGA.

Durham Constabulary (Architectural Liaison Officer) has no observations to make.

The application has been advertised by way of direct neighbour notification and through the posting of a site notices. No representations have been received

### **Relevant Planning Policies and Considerations**

The proposal falls to be considered primarily against the provisions of Policies R15 (Retailing in Local Centres), RL1 (Sport and Leisure Opportunities: General) and RL2 (Indoor Sports Facilities) of the Local Plan.

With reference to Policy R15, the front third of the application site area falls within the Local Retailing Centre, as defined by Policy R15 of the District Local Plan. That Policy states that new development for retail uses and other community and employment uses will be permitted provided that a number of detailed criteria can be met (see further discussion below).

Policy RL 1 provides support for new sport and leisure opportunities with in the District. The Policy advises that existing facilities will be protected, and the provision of new facilities will be supported subject to new development not damaging the character and appearance of the area, or the amenities of neighbouring occupiers.

Policy RL 2 provides advise on the subject of new indoor sports facilities. The Policy provides in principle support for such development, subject to proposals not harming the amenities of nearby occupiers, the proposals being in keeping with the scale and

character of the area, being located close to public transport provision and providing for adequate parking provision.

Having regard to the thrust of the above policies it is considered that the following issues comprise the principle material considerations raised by the proposals.

#### Design / layout

It is considered that the design solution proposed for the new community centre will prove acceptable in the context of the surrounding area. Whilst it is admittedly contemporary in nature, and makes no attempt to blend with the existing vernacular in the area, this is not considered problematic for this particular site. Indeed the view is taken that the design solution proposed will add considerable interest to the area.

Similarly the general layout proposed is considered acceptable. Whilst the scheme does rely on moving the building back into the site, and in doing so creates a gap in the street frontage, it is considered that subject to appropriate landscaping of the car park area this will be acceptable within the street scene. Members will note that this is also the view of the Design Officer at Durham County Council. It is recommended that a condition of approval be imposed to secure a stronger level of landscaping along the frontage of the site, in comparison to that shown on the submitted plans.

#### Impact on Amenity of Neighbours

The relevant Local Plan policies advise that new community / leisure facilities should respect the amenities of nearby occupiers. In this respect Members will note that residential properties do exist in relative close proximity to the site, including at Charlaw Terrace to the immediate south. However it is not considered that the development would be likely to lead to a demonstrable change in the character of the area. Clearly the existing community centre / leisure related activities which take place on the site will generate some level of noise and disturbance to residents.

Indeed it could be argued that the introduction of a modern purpose built development into the area will help foster an improved level of civic pride, and in doing so help ameliorate some of the anti-social behavioural problems which it is understood do occasionally arise in the area.

It is also relevant to note that the proposed MUGA facility does not currently have any flood lighting proposed, although clearly this is a matter that may form the subject of a future planning application.

#### Highway Safety

As Members will note from the consultation section above the County Council have provided comments in relation to the proposal. Of particular importance is their observation that the amount of car parking provision proposed for the development is excessive, taking into account recently adopted revised standards. Members will note that a recommended condition of approval is proposed to secure a reduction in this amount. This will not only ensure the development complies with sustainable transport advice but



will also lead to a more attractive form of development as it will provide for the opportunity to create a landscaped strip to the front of the site (an issue already discussed above).

Similarly a condition of approval is required to take on board the issues raised regarding the need for a travel plan and also to secure the provision of cycle facilities and the protection of the footpath to the front (which is shown for removal on the plans as submitted).

### Sustainable Development

As discussed above the site is located within the defined commercial centre for Sacriston. Both national policy advice and relevant local Plan Policies advise for a presumption that forms of development such as leisure facilities should be directed to centrally located sites; essentially on the grounds that such locations will reduce the need to travel by private car.

The proposals include the provision of a Sedum roof. Sedum roofs are low-growing succulents - plants with thick fleshy leaves and stems, which makes them particularly suitable for growing in the inhospitable conditions found on a roof. The provision of such a roof will help reduce the developments carbon footprint, and in doing so help promote interests of sustainable development.

### Impact on Landscape features

There are a number of semi mature trees located within the development site. However the layout allows for the retention of these as part of the development. Members will note it is a recommended condition of approval that these trees are retained, and indeed protected during the construction phase.

### Conclusion

In conclusion therefore, it is considered that the proposed redevelopment of the community centre to provide a new community resource centre with associated facilities is acceptable having regard to the aims of Policies R15, RL1 and RL2 of the Local Plan. Furthermore the proposals are also considerable acceptable when assessed against all detailed material planning considerations and accordingly it is recommended that planning permission be granted.

### RECOMMENDATION

Approve

01A - The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).

10B - The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including species, sizes, numbers and densities), the provision of screen fences or walls, the

movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy RL1 of the Chester-le-Street District Local Plan.

10A – Unless otherwise agreed in writing, the submitted planting scheme shall be implemented within the first planting season following completion of the development (or of that phase of the development in the case of phased developments) and any trees, shrubs or planting which becomes dead, dying, diseased or is removed, shall be replanted to the satisfaction of the Local Planning Authority, within the first 5 years of the planting being planted, in the interests of the satisfactory appearance of the development upon completion and to ensure a successful and robust landscaping scheme.

Extra 1.

Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external walls and / or roofs of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy RL 1 and RL 2 of the Chester-le-Street District Local Plan.

Extra 2.

Notwithstanding the details shown on the hereby approved plans and elevations, full details of all means of enclosure of the site (including any internal means of enclosure to sub-divide individual plots) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy RL 1 and RL 2 of the Chester-le-Street District Local Plan.

Extra 3.

Notwithstanding the details shown on the submitted plans, full and final site layout plans showing the proposed car parking layout, to be restricted to no more than 35 car parking spaces and to provide for the provision of cycle stands, and proposed surface materials, incorporating the use of "grasscrete" blocks or similar, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and any such agreed scheme shall be fully implemented in accordance with those details within three months of the substantial completion of the building works (where substantial completion is taken to mean the completion of the demolition and making good of the existing community centre and any ground works required to enable the implementation of works specified under conditions of the planning permission), in order to respect the character of the area and in the interests of sustainable development and to accord with the aims of Policies RL1 and RL2 and T 17 of the Local Plan

Extra 4.

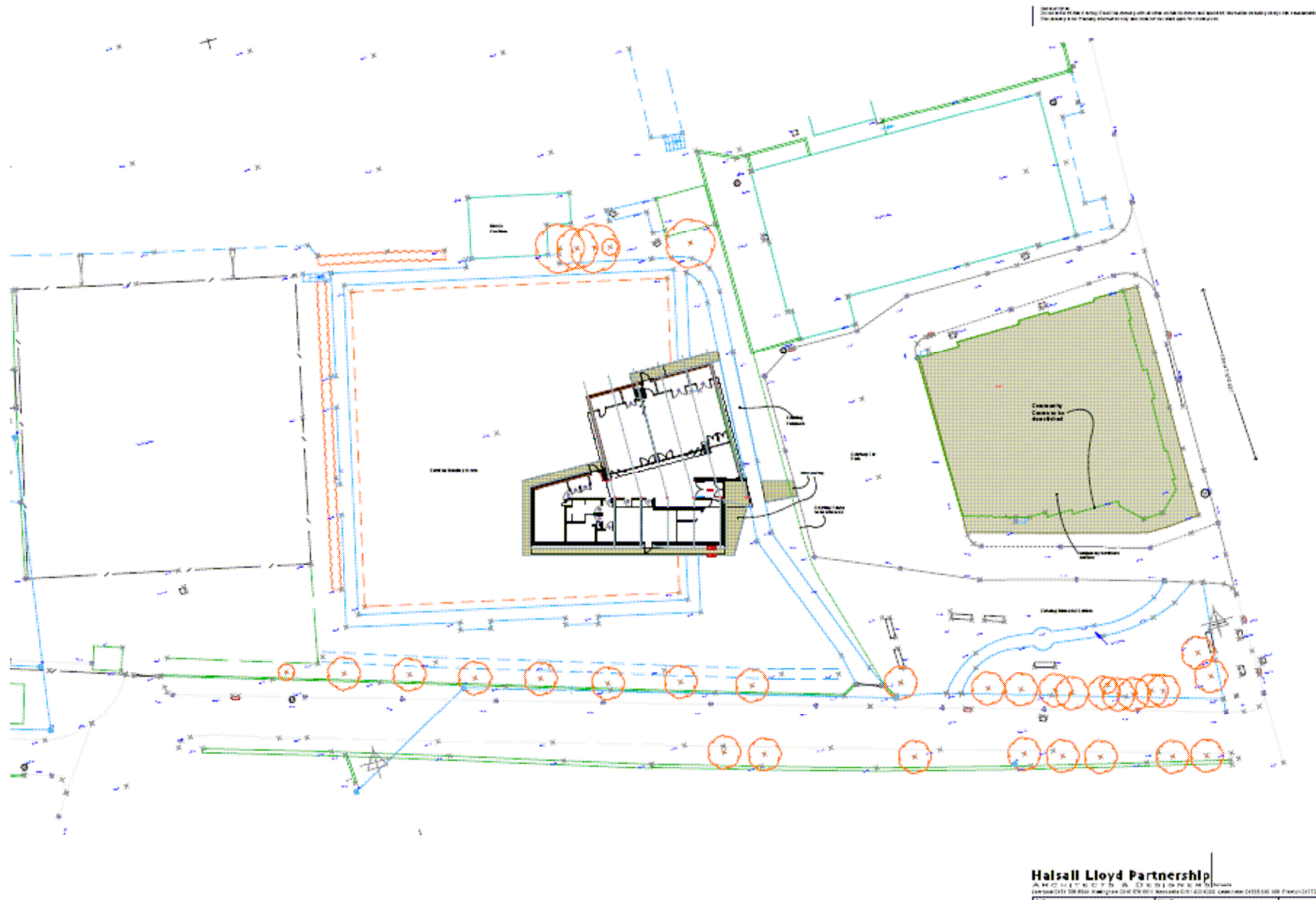
Any existing trees identified within the development site boundary which it is proposed / required to be retained, shall be protected by a protective fence or barrier, to the satisfaction of the Local Planning Authority and in accordance with the provisions of B.S.3998, in order to ensure that building materials, plant and machinery are not stored around the base of the tree, in the interests of the long term health and well-being of the tree and in the interests of visual amenity.

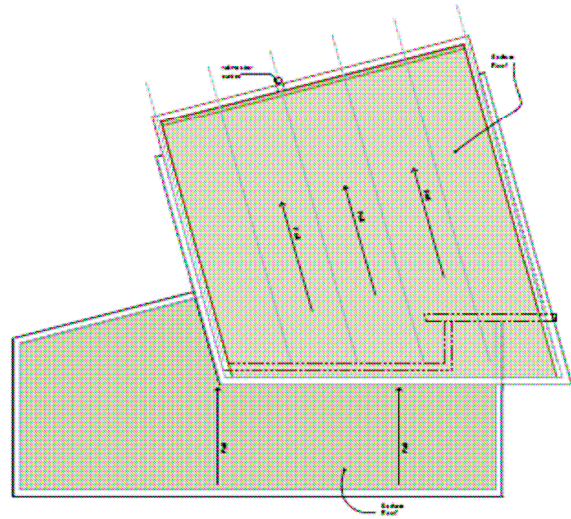
Extra 5.

Notwithstanding the details shown on the submitted plans, full details of the proposed bowls area and MUGA shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and thereafter the development shall proceed wholly in accordance with the agreed details unless otherwise agreed in writing with the Local Planning Authority, in order to ensure the development respects the character of the area and meets relevant Sport England criteria

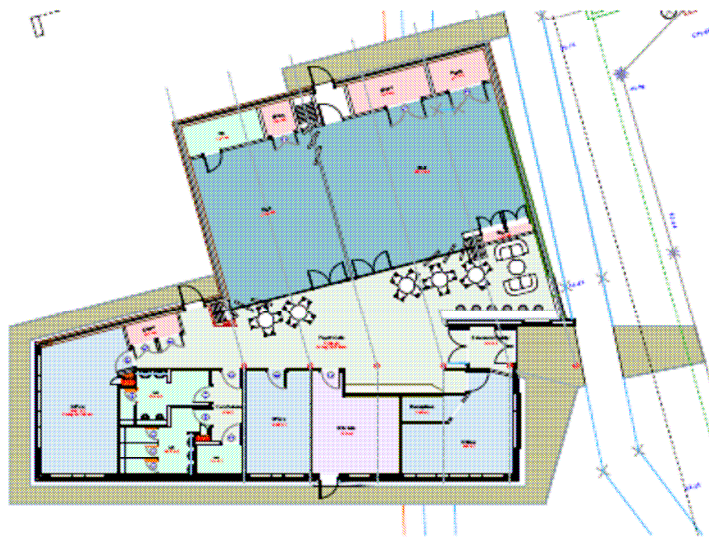
Extra 6.

The hereby approved development shall be carried out in accordance with a Green Travel Plan to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the management of transport users within the development in the interests of sustainable development and in accordance with the provisions of Policies NE1 and T17 of the Chester-le-Street District Local Plan.





Roof Plan 1:100



General Arrangement 1:100

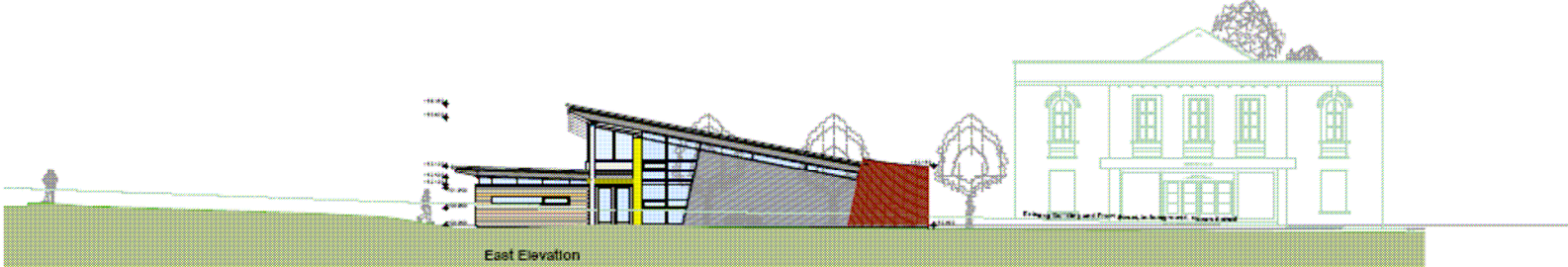
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**Halsall Lloyd Partnership**  
Architects  
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

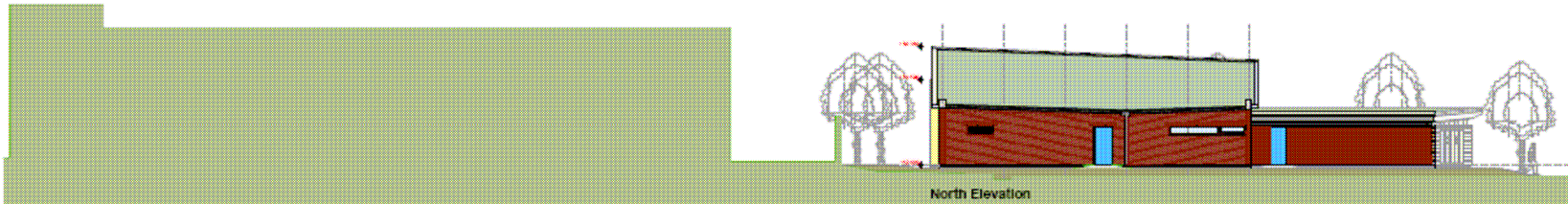




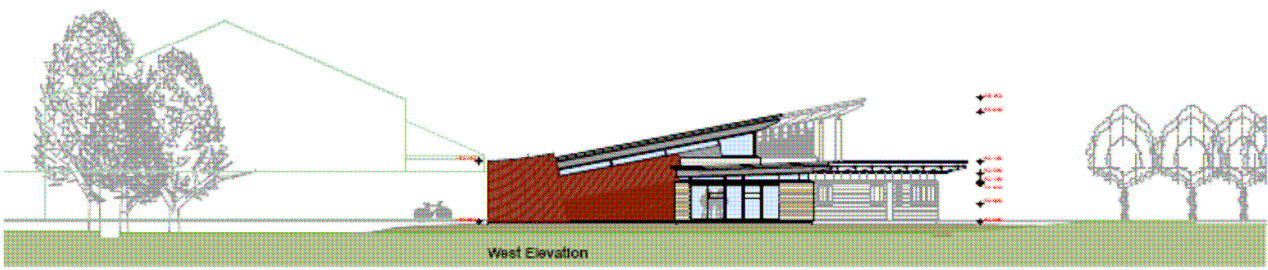
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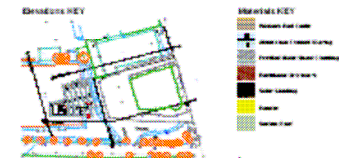
East Elevation



North Elevation



West Elevation

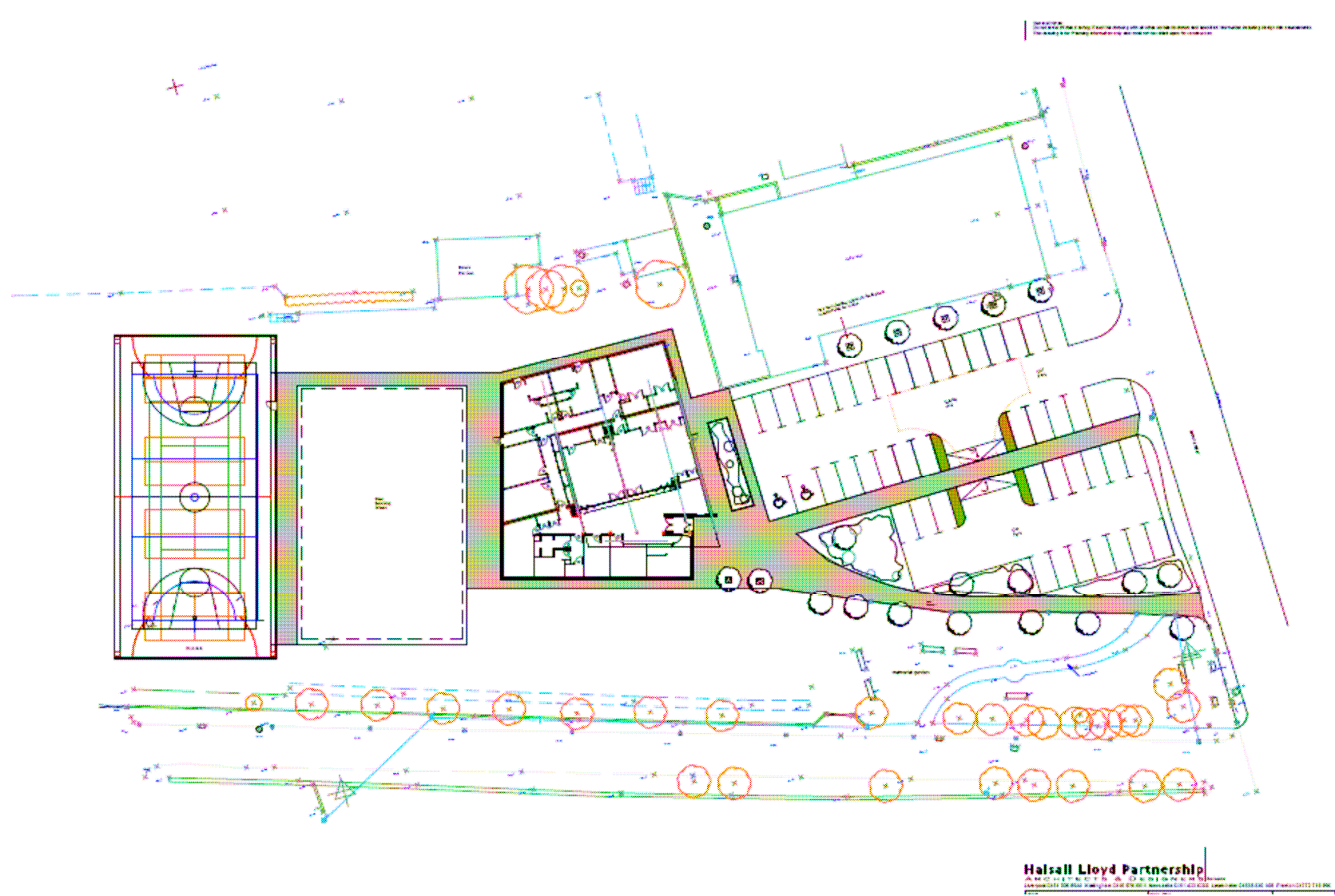


**Material Key**

- Red Brick
- Grey Concrete
- Dark Grey Concrete
- Dark Grey Concrete
- Dark Grey Concrete
- Dark Grey Concrete
- Dark Grey Concrete
- Dark Grey Concrete

**Dimensions Key**

**Halsall Lloyd Partnership**  
 Architects  
 100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

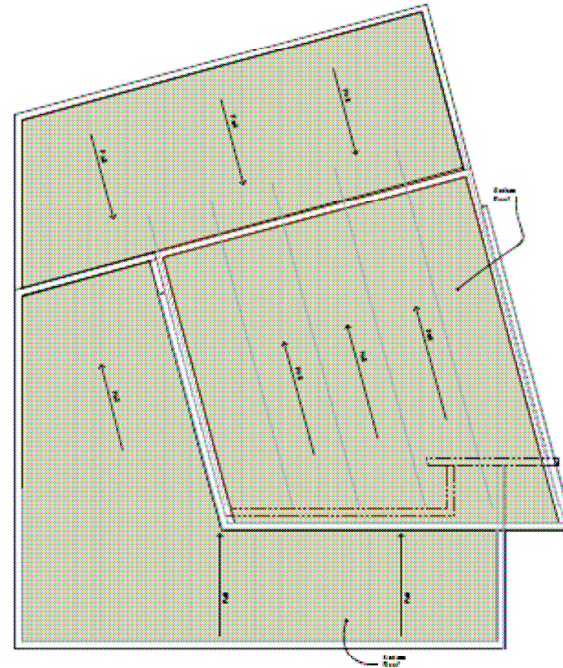




Not for Construction  
This drawing is for information only and does not constitute an offer of financial products or any other financial services.  
The drawings are for illustrative purposes only and are not intended to be used for construction.



General Arrangement 1:100

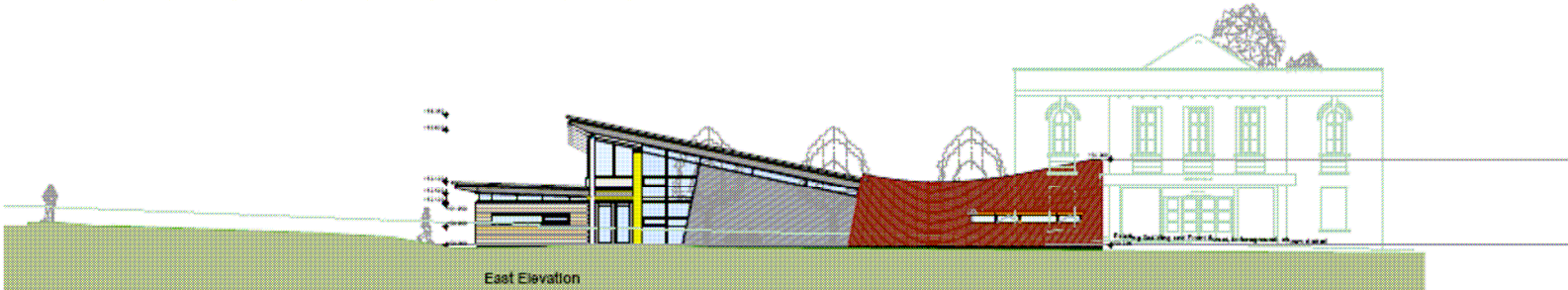


Roof Plan 1:100

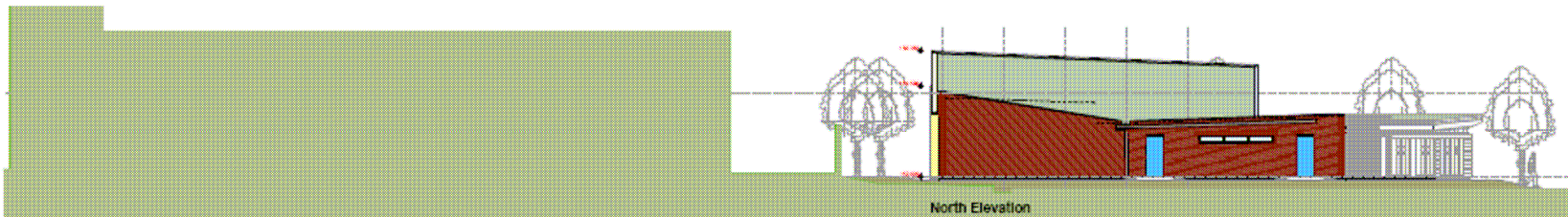




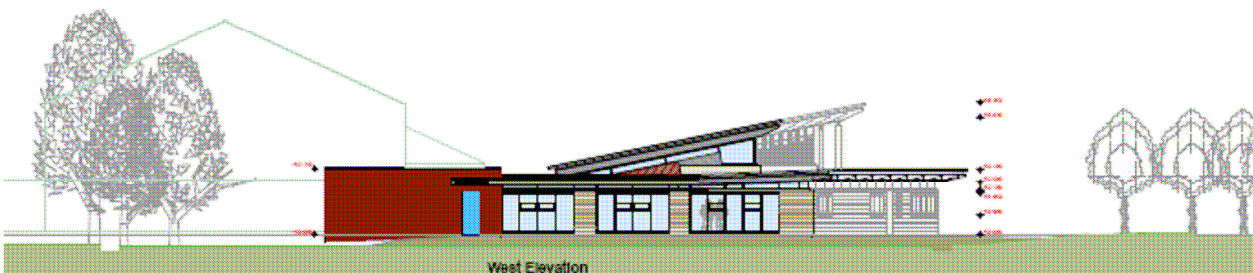
South Elevation



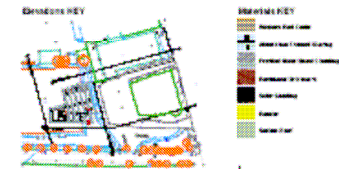
East Elevation



North Elevation



West Elevation



**Halsall Lloyd Partnership**  
 ARCHITECTS  
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|                                 |  |
|---------------------------------|--|
| Client: Election Steering Group | Project: Proposed Elevations - Phase 1 & 2 |
| Date: 10/06/07                  | Scale: 1:50                                |
| Drawn by: [Name]                | Checked by: [Name]                         |
| Project No: [Number]            | Sheet No: [Number]                         |



3.

**Reference: 07/00182/FUL**

**Proposal** Resubmission of 06/00457/FUL - Proposed erection of 1 no dwelling to West of existing dwelling including new vehicular access

**Location** Land at 1 Ash Meadows Washington Tyne & Wear NE38 9HN

**Applicant** Mr M. Adamson

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**Application Summary**

**Ward:** North Lodge

**Case Officer:** Sarah Bough

**Contact Details:** 0191 387 2145

[sarahbough@chester-le-street.gov.uk](mailto:sarahbough@chester-le-street.gov.uk)

**Summary of recommendation:** The proposed dwelling would, it is considered, represent an acceptable form of development respecting the character, street pattern of the surrounding area and would not result in any unreasonable harm to the amenities of the neighbouring properties.

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**The Proposal**

This report relates to an application for planning permission for the erection of a single detached dwelling, including associated vehicular access and garaging, on land to the west of 1 Ash Meadows. The application site currently forms part of the garden area associated with No 1 Ash Meadows.

A number of mature trees protected by a Tree Preservation Order exist on the site. The application site is bound to the north by Field House, to the south by No 15 Ash Meadows, to the east by No1 Ash Meadows and to the west by Picktree Lane. The site is situated on a corner plot at the entrance to the Ash Meadows estate. The estate is made up of 15 detached dwellings, situated within large garden plots.

The application site comprises the western section of the curtilage of No1 Ash Meadows. The main part of the dwelling would measure 14 metres x 10.5 metres with an eaves height of 3.5 metres and finished ridge height of 8.5 metres with dormer windows within the roof space. The dwelling would also benefit from an asymmetric gallery and entrance

hall, measuring a further 9 x 8 metres with the ridge height dropping to 7 metres and a double garage measuring 6 x 5 metres with a further drop in the ridge to 6.2 metres.

### Relevant Planning History

The application site has been the subject of several previous planning applications, as detailed below.

An application for planning permission for the erection of a single bungalow was refused planning permission on 15th February 1989, Ref: 88/00487/OUT. The application was subsequently dismissed at appeal.

An application for planning permission for the erection of a single bungalow was refused planning permission on 17th July 1990, Ref: 90/00231/OUT

An application for planning permission for the erection of a single bungalow and detached garage was refused planning permission on 15th September 1992, Ref: 92/00314/FUL

An application for planning permission for the erection of a single bungalow was refused planning permission on 17th April 1998, Ref: 98/00076/FUL.

An application for planning permission for the erection of a single dwelling was submitted on 2006, Ref: 06/00457/FUL. The application was subsequently withdrawn prior to formal determination.

### Consultation Responses

Durham County Council as Highways Authority for the area raise no objections to the proposal.

The Council's Regeneration Manager has confirmed that the proposed development may be affected by a Northumbrian Water sewer.

An arboricultural survey has been conducted by the Councils Environmental Services Team and it has been confirmed that none of the trees protected by the Tree Preservation Order relating to the site, would be adversely affected by the proposed development.

The application has been advertised by way of site notice and direct consultation with surrounding occupiers. In response 15 letters of objection have been received, including an objection from Councillor Proud, North Lodge Ward Councillor. Objection has been raised on the following grounds: -

- The proposal contravenes the original planning decision to confine the number of dwellings on Ash Meadows to 15 dwellings.
- There is a restrictive covenant on everyone's deeds on the estate of Ash Meadows, stating that only one dwelling is to be built on each site.
- The size of the proposed dwelling would totally dominate the entrance to Ash Meadows.
- The building would unduly dominate, congest and over develop the garden site.

- Concern has been expressed regarding the extra traffic, which would be generated by the additional dwelling.
- The proposed new vehicular access would be dangerous due to its proximity to the entrance to the estate, the curve in the road and the narrowness of the road at this point. There have already been numerous near misses in the past. The construction of the driveway would also lead to the unnecessary destruction of trees.
- The area was a wooded area and should remain so, with trees that were removed and never replaced.
- The row of conifer trees along the boundary are remaining and this will cause a hazard to drivers.
- There is a major drain, which runs through the site.
- The proposed dwelling would be totally out of character with the Ash Meadows Estate.
- The result of allowing the proposal would be that both dwellings would virtually fill their respective gardens resulting in little or no garden.
- The erection of an extra building would present the cluttered look of a building obviously squeezed in and would detract from the good appearance of the rest of the estate.
- The proposal would lead to loss of amenity and privacy for surrounding neighbours.
- The proposed house would be situated on a raised plot, which will make it even more conspicuous and will especially dwarf the adjacent bungalow.
- The proposal would set a precedent for further applications, from others on the estate to divide up their gardens for development.
- In February 2007 a ten minute bill was introduced in Parliament, backed by 171 MP's calling for the removal of gardens from the definition of Brownfield sites. This bill is to get a second hearing on 15th June.

### **Relevant Planning Policies and Considerations**

As an application for residential development, this application should be considered within the context of Policy HP8 and HP9 of the Chester-le-Street Local Plan.

Policy HP8 of the Chester-le-Street Local Plan identifies that small scale residential development will be permitted within Picktree, where, amongst other things the land may be classed a previously developed land (Brownfield) and the proposal is appropriate in scale, character and location and fulfils the requirements of Policy HP9, Appendix 1 and other relevant policies of the Local Plan.

It is clear that the application site, would in accordance with the definition of previously developed land contained within Planning Policy Statement 3, i.e. because it is a garden. The site is also within the defined settlement boundary of Picktree and access to public transport is available, with a bus stop within walking distance.

In light of the above, it is considered that the principle of residential development on the site is, from a planning viewpoint, acceptable. Notwithstanding this, the proposal should also be assessed against the specific residential design criteria outlined in Policy HP9 of the Chester-le-Street Local Plan.

Policy HP9 sets out various criteria against which residential schemes are considered. These Policies are also supplemented by Appendix 1 of the Local Plan which sets out indicative standards for the layout and design of residential layouts. These Policies state that development will only be acceptable where the proposal meets a number of criteria. Of particular relevance to this application are the requirements that the proposal : -

- Relates well to surrounding area, respects its predominant character, setting and density and avoids damage to the amenities of adjoining properties;
- Provides adequate privacy in the rooms, gardens and other outdoor areas of the proposed dwellings and adjacent properties;
- Provides adequate daylight entering the principal rooms of the proposed dwellings and adjacent properties
- Incorporates, as far as possible, existing landscape features and provisions are made for new landscaping
- Provides convenient and safe road access

Having regard to the aims of the above relevant Policy it is considered the following represent the key material considerations.

#### Design and Character

The estate of Ash Meadows is characterised by large detached properties set within substantial garden plots, although there is some variation between each plot. There is no generic house design within the estate, instead each is of a unique design, the plots having been developed by individual owners on a self build basis. The proposed dwelling continues this ethos of an individually designed house within a large garden plot. Accordingly, the view is taken that the design proposed is acceptable.

#### Character/Setting and Density

Whilst the curtilage area associated with both the proposed dwelling and the remaining curtilage area of No1 Ash Meadows would be smaller than some other plots within the estate, the resultant plots are considered comparable in size to existing plots at 10a and 11. Plot 10A measures approximately 810 square metres and the footprint of the house measures approximately 110 square metres, which equates to 13.5% of the plot size. Plot 11 measures approximately 950 square metres with the footprint of the house measuring approximately 185 square metres, equal to 19.5% of the plot.

In comparison, the application site measures 1450 square metres, the footprint of the house measuring 250 square metres, which is equal to 17.2% of the plot being utilised by the proposed dwelling house. It is therefore considered that the proposed development would reflect other properties within Ash Meadows and would therefore relate well to the surrounding area, respecting the predominant character, street pattern and housing density, in accordance with Policy HP9 of the Local Plan.

#### Privacy and Separation issues

The dwelling would be sited, at its closest point, approximately 19 metres, from No 1 Ash Meadows, although most of the dwelling would be more than 21 metres away. Appendix 1 of the Local Plan usually requires that at least 21 metres separation between a two

storey development and a single storey development. However appendix 1 also stipulates that a relaxed distance of 18 metres may be acceptable where a special design solution is utilised to ensure privacy.

The 1st floor bedroom window, serving bedroom 4 and the ground floor dining room window, of the proposed dwelling, would face onto 2 bedroom windows (serving one room) contained within the western elevation of No1 Ash Meadows. At 1st floor, screening provided by mature trees within the garden area would provide adequate screening, and given that No 1 Ash Meadows is a bungalow, it is considered that the outlook from this window would merely be of the bungalow roof. However at ground floor it is considered necessary to ensure that appropriate screening is put in place to ensure no unreasonable loss of privacy for the occupiers of No1 Ash Meadows. The use of a high means of enclosure would be sufficient to secure privacy, and this may be secured through an appropriate condition.

With regard to Field House, plans submitted with the application indicate the separation between the habitable room windows contained within the proposed dwelling and Field House, to the North would be 21 metres. The separation between the proposed and existing residential properties, subject to the above suggested condition, is considered sufficient to ensure that there would not be any unreasonable resultant loss of privacy for the occupiers of these properties.

#### Highway Safety

Despite concerns raised by objectors regarding the proposed new vehicular access, it is considered, bearing in mind the lack of any objection from the Highway Authority, that the proposed access arrangements to the site are acceptable and would fulfil the requirements of Policy HP9.

#### Impact on trees

The application site contains a number of mature trees, 4 of which are protected by a Tree Preservation Order, which members may recall was confirmed at Planning Committee in November 2006. It has been confirmed within the arboricultural report produced by Environmental Services that the proposal would have no adverse impact on the protected trees.

However, the proposal does include the felling of 2 none protected trees. The arboricultural report identifies that Tree 1, earmarked for removal is a multi-stemmed specimen showing poor form and vigour and it is recommended that this tree be removed and replaced with a suitable size and species. With regard to Tree 20, the arboricultural report identifies that this is in reasonable condition. The tree has two main stems, which grow vertically from 3.2 metres, the attachment point does show some included bark which can be a potential failure point. The report recommends that the tree be removed and replaced with a suitable size and species.

Whilst the proposal would result in the loss of 2 trees, these are not protected and one is in poor condition. It is considered that the removal of these trees may be compensated for



by the planting of replacement trees, which may be secured through an appropriate landscaping condition.

Other issues raised

In addition to the material planning issues raised by objectors other concerns have also been raised, specifically the presence of a drain on the site, and the restrictive covenants put in place by Turney Wilde (the original developer). However neither of these issues constitutes a material planning consideration. Issues relating to drainage are dealt with via the Building Regulations application and, if necessary, Northumbrian Water. With regards to the covenant, it should be noted that the granting of planning permission in no way supersedes any restrictive covenant in place on the land and it would be the responsibility of the applicant to approach the necessary organisation, in this case Turney Wilde, in order to negate any such covenant.

**Conclusion**

In general terms therefore, the application for the proposed single dwelling within the garden area of No1 Ash Meadows is felt to be acceptable in planning terms. The side garden is large and is more than capable of accommodating an additional dwelling without harm to the amenities of the neighbouring properties or the character of the surrounding area.

Notwithstanding previous refusals of planning permission, which pre-date both the adopted Chester-le-Street Local Plan, Planning Policy Guidance Note 3 (2000) and the subsequent Planning Policy Statement 3 (2006) it is considered that the proposed dwelling would be acceptable and it is accordingly recommended that planning permission be granted.

**RECOMMENDATION**  
**CONDITIONS:-**

Approve SUBJECT TO THE FOLLOWING

- 01A - The development must be begun not later than the expiration of three years from the date of this permission, in order to prevent the accumulation of unused planning permissions as required by Section 91 of the Town and Country Planning Act 1990 (as amended).
- 02A - Notwithstanding any description of the materials in the application, no development shall be commenced until samples or precise details of the materials to be used in the construction of the external walls and / or roofs of the building(s) have been submitted to, and approved in writing by, the Local Planning Authority in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.
- 10B - The hereby approved development shall be carried out in accordance with a scheme of landscaping to be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site, and which scheme may provide for the planting of trees and / or shrubs (including species, sizes, numbers and densities), the provision of screen fences or walls, the



movement of earth, the formation of banks or slopes, the seeding of land with grass, or other works for improving the appearance of the development. The works agreed to shall be carried out within the first planting season following completion of development of the site (or of that phase of development in the case of phased development) in the interests of visual amenity, the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy HP9; of the Chester-le-Street District Local Plan.

20A - Notwithstanding the details shown on the hereby approved plans and elevations, full details of all means of enclosure of the site (including any internal means of enclosure to sub-divide individual plots) shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of any development on site in order to ensure the satisfactory appearance of the development upon completion, in the interests of visual and residential amenity and in accordance with the provisions of Policy HP9 of the Chester-le-Street District Local Plan.

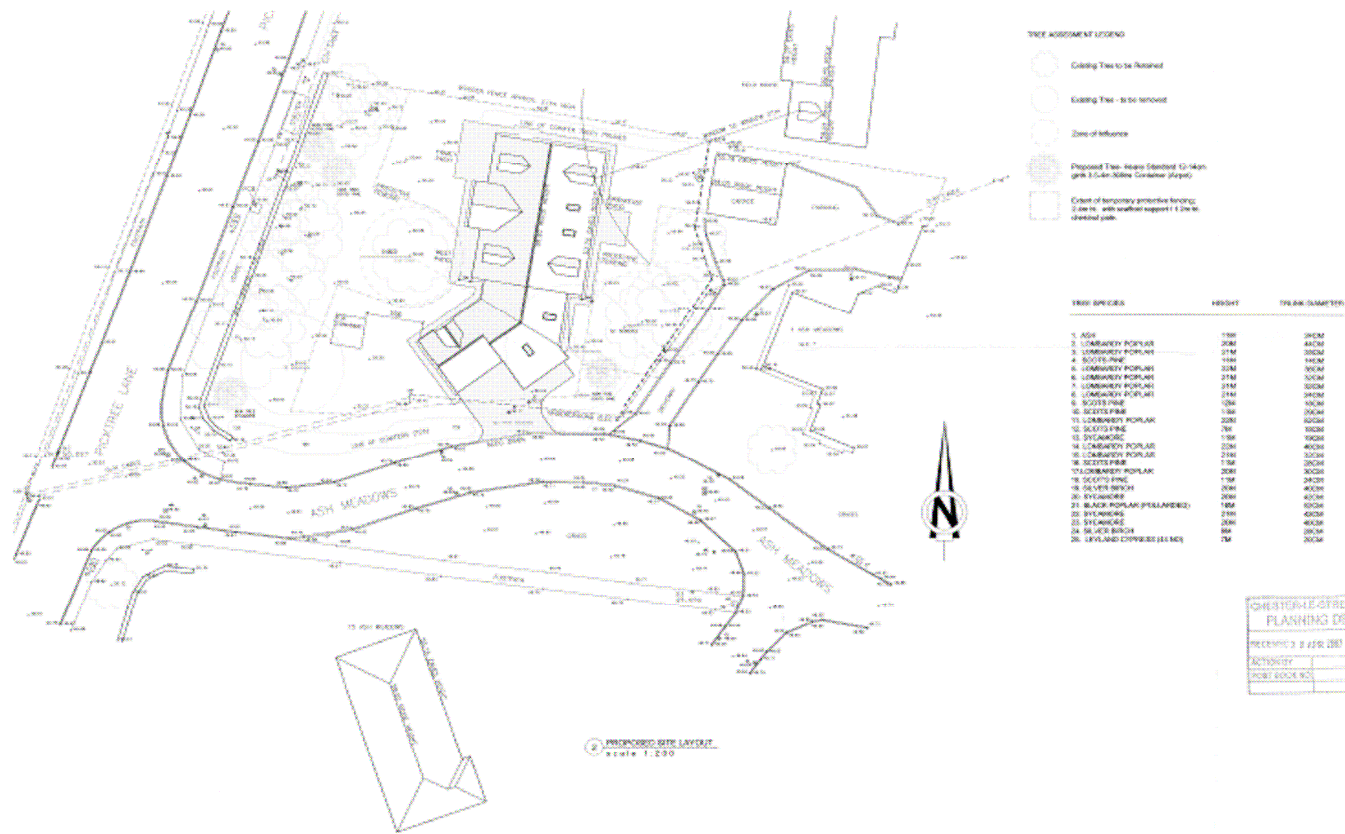
65 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any external alterations to the dwelling (except painting and repairs) and any development within the curtilage of the dwelling (i.e. development permitted under Schedule 2, Part 1 ( Class A-H inc.) and Part 2 ( Class A) of the Town and Country Planning (General Permitted Development) Order 1995 shall require the benefit of planning permission in order to ensure the satisfactory appearance of the development upon completion and in the interests of visual and residential amenity.

Extra 1.

Any existing trees identified within the development site boundary which it is proposed / required to be retained, shall be protected by a protective fence or barrier, to be agreed in writing by the Local Planning Authority, in accordance with the provisions of B.S.5837 2005, in order to ensure that building materials, plant and machinery are not stored around the base of the tree, in the interests of the long term health and well-being of the tree and in the interests of visual amenity.

Extra 2.

Notwithstanding details contained within the application, provision shall be made for a suitable means of enclosure/privacy screening along the common boundary with No 1 Ash Meadows. Detail of such screening shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development on site. The agreed privacy screening shall thereafter be erected prior to the first occupation of the proposed dwelling. In the interests of securing the privacy for occupiers of both No1 Ash Meadows and the occupiers of the new dwelling, in accordance with the provisions of Policy HP9 of the Chester-le-Street Local Plan.



PLANNING APPLICATION NOT FOR CONSTRUCTION

Briford Limited  
Tel: 01773 310134  
Fax: 01603 280100  
e-mail: briford@briford.com

Proposed Darro Bunglow  
Plot 1A, Ash Meadows, High Rickleton  
for Mr. & Mrs. Admson

DRAWING TITLE  
Proposed Site Layout

CHESTER-LE-STREET D.C. PLANNING DEPT.  
RECEIVED 2 APR 08  
ACTIONED  
POST BOOK NO.

DRAWING INFO.  
Project Number: 2007-01  
Date: 01/02/2007  
Scale: As Shown  
Drawn by: BC  
Checked by: RC

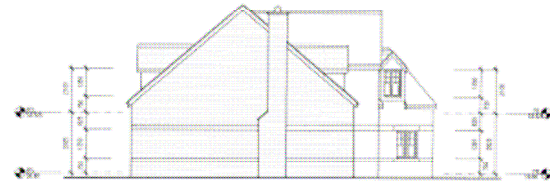
SHEET NO. **AL**



1 PROPOSED FRONT ELEVATION  
SCALE 1:100



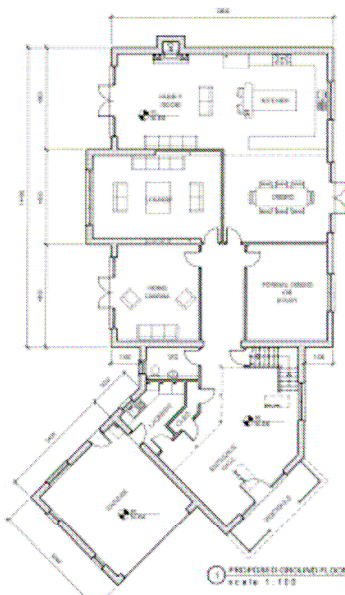
2 PROPOSED REAR ELEVATION  
SCALE 1:100



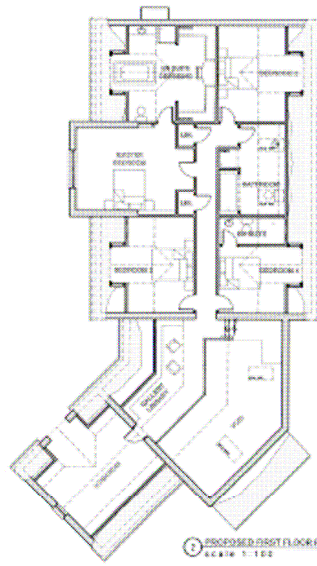
3 PROPOSED NORTH ELEVATION  
SCALE 1:100



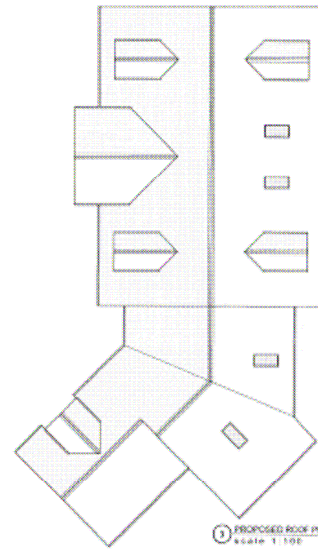
4 PROPOSED SOUTH ELEVATION  
SCALE 1:100



5 PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



6 PROPOSED FIRST FLOOR PLAN  
SCALE 1:100



7 PROPOSED ROOF PLAN  
SCALE 1:100

GREYSTONE STREET D.C.  
PLANNING DEPT.  
RECEIVED 3 0 4 PM 2007  
ADDRESS  
POST/ROOM NO.

PLANNING APPLICATION NOT FOR CONSTRUCTION

Brilcod Limited  
Tel: 01773 55 15 90 54  
Fax: 01773 55 45 00 01  
e-mail: design@brilcod.com

Proposed Dome Bungalow  
Plot 1A, Ash Meadows, High Rickleton  
for Mr. & Mrs. Adamson

DRAWING TITLE  
Proposed Floor Plans  
Proposed Elevations

DRAWING INFO  
Project Number: 2007-01  
Date: 01/22/2007  
Scale: As Shown  
Drawn by: BE  
Checked by: BE

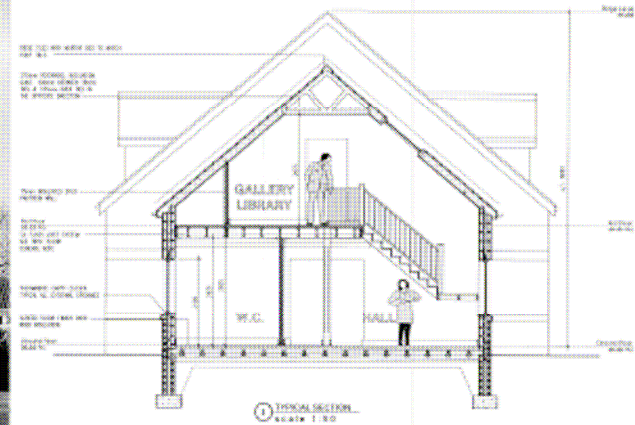
SHEET NO. **AI**

**P-100**





1 AIRMILKING STREET SCENE  
Scale - perspective



PLANNING APPLICATION NOT FOR CONSTRUCTION

|  |            |
|--|------------|
| CHERRYBROOK STREET S.O.C. PLANNING DEPT. |            |
| PROPERTY #                               | 2 JUN 2007 |
| PROJECT                                  |            |
| PLANNING NO.                             |            |

Strifed Limited  
tel: 077 50 90 58 54  
tel: 011 228 440 0091  
e-mail: [ben@strifed.com](mailto:ben@strifed.com)



Proposed Dennis Bungalow  
Plot 1A, Ash Meadows, High Kildonan  
for Mr. & Mrs. Aderson

DRAWING TITLE

National Street Series  
Typical Section

DRAWING INFO

Project Number 2007-01  
Date 31/03/2007  
Scale 1/200  
Drawn by ME  
Checked by ME

A1

SHEET NO.

P-300



2 AIRMILKING STREET SCENE  
SCALE 1:100