

## RECOMMENDATION FOR APPROVAL

06/1056	20.12.06
Bett Homes	Land at Four Winds, Wesley Terrace, Castleside, Consett
Erection of 27 dwellings	Castleside Ward

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### The Application

1. This application seeks planning permission to erect twenty seven dwellings within the large garden area of the residential property of Four Winds to the north east of Wesley Terrace, Castleside, a cul-de-sac accessed from the main Consett Road. The site largely comprises rough grass and previously wooded areas with a more formal lawn adjacent the dwelling. The house is approached by a tarmac drive and parking area.
2. To the west of the site is Wesley Terrace, a residential street that ends at the south western corner of the site, with further residential streets beyond. To the north is the gable end of no. 8 Wesley Terrace on the eastern side of Wesley Terrace with its rear garden and rough grassland beyond. To the north east and east is grass and scrubland approximately 20m in width that separates the site from Castleside Industrial Estate. To the south and south east is rough pasture bounded by dry stone walls that falls away to a stream and countryside which is designated as an Area of High Landscape Value within the Local Plan.
3. The site lies at the top of a north facing slope. It rises gently at first approximately 10m from the north corner adjacent the industrial estate and then increasingly steeply towards the southern boundary and to the highest point at the south corner at the end of Wesley Terrace. From the dry stone wall that marks the southern boundary the land falls again to the south into a partially wooded valley.
4. Planning permission was granted in December 2005 for fourteen dwellings on the south western part of the site and previously in January 2005, for the erection of 12 similar dwellings on the northern part of the site. The December 2005 permission involved the deletion of two dwellings from the previously approved January application. Therefore in total planning consent has been previously granted for 24 dwellings on this site.
5. Development would take the form of a mixture of house types being three and four bedroomed semi-detached, detached and terraced dwellings. All dwellings would incorporate a garage and have additional parking on the front curtilage. A single

access onto Wesley Terrace from the north western corner together with internal roads, would be constructed to a standard commensurate with adoption by the Highways Authority.

### History

6. Outline planning permission was granted for residential development on the northern part of the Four Winds site in August 2004 (reference 1/2004/0544/DM).

Full planning permission was granted for the erection of 12 dwellings on the northern part of the Four Winds site in January 2005 (reference 1/2004/1109/DM).

Proposed Phase 2 Development of Fourteen Houses was granted in December 2005 (reference 1/2005/0917/DM).

### Policy

7. The following policies of the adopted Local Plan are relevant in determining this application

General development Principles (GDP1)  
Large Sites Identified for housing (HO4)  
The Layout of New Housing (HO23)  
Recreational Public Open Space within Housing sites (H022)  
Development and Highway Safety (TR2)  
Noise (EN29)

### Consultations

8. County Council Highways- Initial comments:

The turning head to the front of plot 22 is inadequate for the purposes of adoption and needs to be extended by 3m. A footpath link from the site to the existing Wesley Terrace eastern footway needs to be made more explicit. Alternatively, this could be conditioned. An overall parking ratio of 208% is cited in the supporting documentation however using the guideline value of 0.5 parking spaces per garage space (rather than the 1.0 that has been used), this figure reduces to 161%. I would continue to recommend that a greater proportion of four bed properties feature hardstanding for two vehicles.

Comments on amended plans:

3m extension – noted. Footway link with the existing footway on the north eastern side of Wesley Terrace, i.e., the existing footway that is on the left if you imagine looking at the site junction access from Wesley Terrace. I'm virtually positive there is no existing footway on the SE side of the site junction access. Off street Parking

- the majority of dwellings are 4 bed and I consider two hardstanding spaces are appropriate for such 'family' homes, rather than a single drive and, a garage that may well simply not be used for the parking of a car. My view is that, in particular, those 4 dwellings that directly abut the adoptable highway should feature hardstanding for two vehicles. I am naturally aware however that in the current planning climate an objection on this basis would be unlikely to be sustained. Therefore, my view on this subject is a recommendation rather than reason for refusal.

9. Northumbrian Water-Initial Comments:

Northumbrian Water objects to the proposed development on the following grounds:

- The sewerage system to which the development will discharge has reached its design capacity and cannot accept the anticipated flows.
- The sewerage treatment works to which the development will discharge is at full capacity and cannot accept the foul and surface water flows.

10. Healyfield Parish Council- When the original application for 24 dwelling was approved several trees were to be incorporated into the landscaping. These trees have been removed presumably to increase the density of the development by the provision of additional dwellings. The Parish Council feel that the original density should be preserved and that planting of trees/shrubs should be a requirement of any approval.

11. Neighbours/Site Notice – Neighbours have been consulted and a site notice posted. No letters of objection have been received.

Officer Assessment

12. The main issues in determining this application are the principle of the development, the design and layout of the development, residential amenity, highways issues, noise, open space provision, and drainage. Each are discussed below:

The Principle of the Development

13. The size of the site at 0.76 hectares, is in excess of the small site limit of 0.4 hectares that allows it to be considered under the criteria for the assessment of small sites contained within Policy H05. Though, not specified as a large site within Policy HO4, assessment will need to be undertaken using the criteria contained within this policy. Many of these requirements are held in common with those of Policy HO5 but centres also on the provision for public open space, site density and service provision.

14. The principle of residential development of this site has already been established with the granting of planning consent for residential development in 2004 and 2005.
15. Under current Government guidance as outlined in PPS3 'Housing' the application site represents the type of site on which new residential development is being encouraged i.e. previously developed land within or on the edge of urban areas. The site is a brown field site being a garden attached to a dwelling, within the settlement of Castleside and is close to local shops, services and public transport routes. The density of development at 36 dwelling per hectare is also in line with PPS3. Therefore it is considered that the redevelopment of the site is acceptable and is in accordance with government guidance and the Local Plan.

#### Design and Layout of the Development

16. It is felt that residential development would enhance the character and appearance of the site and immediate surrounding area. This is a predominantly residential area and the introduction of a modern development is in keeping with dwellings to the west of the site.
17. The practicalities of building on a hillside location will require substantial earthworks in order to reduce the level of the site, particularly to the southwest corner. Cross-sectional plans have been submitted showing proposed excavation works to reduce the height of the site, and thus the levels of the proposed dwellings and associated land re-shaping works. These works would enable the level of the site to be in keeping with the character and appearance of the surrounding area.
18. With regards to design it is considered that the proposal would not appear out of keeping with the scale and massing of those buildings in the surrounding area, given that those dwellings surrounding the site are two storey terraced and semi-detached properties.
19. The design of the scheme around an internal cul-de-sac is such that the scheme does not appear cramped as there is car parking provision and garden areas which softens the impact of the development to the benefit of the street scene and character of the area. It is felt that the massing of the development is such to allow the dwellings to sit comfortably in this locality and not adversely impact upon its setting. No boundaries to the front gardens are proposed within the estate which would ensure general openness is maintained. The development also does not extend beyond the existing garden boundaries of the site.
20. There is existing tree cover adjacent to the eastern boundary of the site which would assist in softening the visual appearance of the development. Furthermore given the site is to be levelled the development would sit at a lower level than the land to the south which would minimise visual impact of the site on the adjacent Area of High Landscape Value. A condition requiring a landscaping scheme to be submitted and agreed is also attached.

21. The general type of housing represents a reasonable mix of houses types of 3 and 4 bedroomed detached, semi-detached and terraced dwellings, all incorporating garages together with a driveway of sufficient length to provide for an additional off-street parking space for each dwelling with four dwellings providing for three off street parking spaces. There would also be an additional visitor space. As such, there should be no additional pressure generated for on street parking in Wesley Terrace.
22. No external finishes have been specified at this stage but these details can be defined by a suitable condition to any planning permission granted.

#### Residential Amenity

23. In terms of amenity impact having had regard to the layout, scale and massing of the proposed building and also the positioning and orientation of the neighbouring properties in relation to the site it is considered that any impact on the neighbouring residential occupiers in terms of loss of privacy, overlooking direct sunlight, daylight or outlook would not be significant, with privacy distances between existing and proposed dwellings being more than acceptable. The submitted cross section plans clearly show that the existing ground levels would be reduced and the site levelled with existing and proposed dwelling beings set at a similar level. The level of the site needs to be reduced to maintain an acceptable relationship with existing dwellings on the western side of Wesley Way.
24. The plans have been amended to achieve acceptable separation distances and indirect facing views between the proposed dwellings within the site in order to enhance the amenity of future residents. On balance it is therefore considered that the design and layout accords with the requirements of policy H023 and with the guidance within SPG7.

#### Highways Issues

25. The Highways Authority has no objection to the development although a footpath link from the site to the existing Wesley Terrace eastern footway needs to be made more explicit. All the dwellings incorporate garages together with a driveway of sufficient length to provide for an additional off-street parking space for each dwelling with four dwellings providing for 3 off street parking spaces. There would also be an additional visitor space. As such, there should be no additional pressure generated for on street parking in Wesley Terrace. Notwithstanding the Highway Authorities recommendation that more 4 bedroomed dwellings should provide for 3 spaces, it is considered that a garage and driveway for all dwellings is acceptable with 5 spaces provided additionally.
26. As no objection is raised to the access or internal layout the proposal is considered to accord with Policy TR2.

### Trees

27. Concern is raised given the removal of trees by the current owner from what had once been a wooded garden site. However unfortunately none of the trees that have now been cleared had benefited from a Tree Preservation Order and, as such, the owner of the site was within his rights to clear the land of its trees. Given the elevated position and local prominence of the site, a condition can be imposed, if planning permission were to be granted, requiring submission of a landscaping scheme to ensure the introduction and maintenance of new trees to the site.

### Water Disposal

28. Northumbrian Water have objected to the development on the basis that the sewerage system and treatment works to which the development would discharge has reached its design capacity and cannot accept the anticipated flows. They have commenced a study into the issues at the treatment works, however it is in its early stages and the provision of necessary treatment capacity will take time. However the applicant has submitted a letter from Northumbrian Water which states that they are prepared to accept temporary solutions which do not compromise the operation and performance of the works. This includes on site treatment plant, storage and tankering off site and storage and overnight pumping to the treatment works. The applicants have confirmed that they are willing to implement storage and overnight pumping to the treatment works. Therefore a condition is attached requiring the provision and implementation of foul drainage works to be agreed.

### Noise

29. The site is located to the southwest of Castleside Industrial Estate with the proposed development overlooking the estate from an elevated position. Therefore the applicants have submitted a noise assessment as part of the application in order to assess noise exposure of the site as required by PPG 24: Planning and Noise. This outlines considerations to be taken into account in determining planning applications for noise sensitive developments in areas where noise levels are significant. Consideration is also given to any necessary noise attenuation measures appropriate to the development. The data collected places the site within noise exposure category B where 'noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise'. It is therefore suggested by the noise survey that all habitable rooms with a direct view of factory premises provide for appropriate glazing and loft insulation against low level industrial noise. This requirement is therefore appropriately conditioned.

### Open Space Provision

30. A residential development of twenty seven dwellings would generate the requirement for a commuted lump sum payment of three hundred pounds per dwelling in lieu of the provision of an equipped play area, a total of £8,100. It is

therefore recommended that if members are minded to grant a planning permission a condition be imposed to require this payment.

### Recommendation

#### 31. Conditional Permission

- Standard Three Year Time Limit (ST)
- Development in Accordance with Approved Plans (ST01)
- Amended plans (GO4)
- Means of Enclosure (DH1)
- Construction of roads and footpaths and phasing of the development (HO7)
- Landscaping (LO1)
- Materials (A03)
- Car Parking (H03)
- Removal of Permitted Development (PD01)
- Foul drainage works (D05)
- Surface Water drainage (D07)
- Construction work shall not begin until a scheme for protecting the development from noise from the Castleside Industrial Estate; has been submitted to and approved in writing by the Local Planning Authority; all works which form part of the scheme shall be completed before the development is occupied.
- Reason: To protect the occupiers of the development from noise disturbance having regard to Policy EN29 of the Local Plan
- The development shall not begin until details of the a footpath linking the approved development with the existing footway on the northeastern side of Wesley Terrace have been submitted and approved in writing by the Local Planning Authority and no dwelling shall be occupied until this has been laid out and constructed in accordance with the approved details.
- Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development having regard to policy TR2; of the Derwentside Local Plan
- The development permitted by this permission shall not commence until the applicant, or subsequent developer has paid a financial contribution of £8100 to the Local Planning Authority in lieu of open space or play provision within the site, and no development shall commence until the applicant, or developer has received written confirmation from the Local Planning Authority of the above payment.
- Reason: In the interests of providing suitable open space and play provision within the District in accordance with Policy HO22 of the Local Plan.

### Reason For Approval

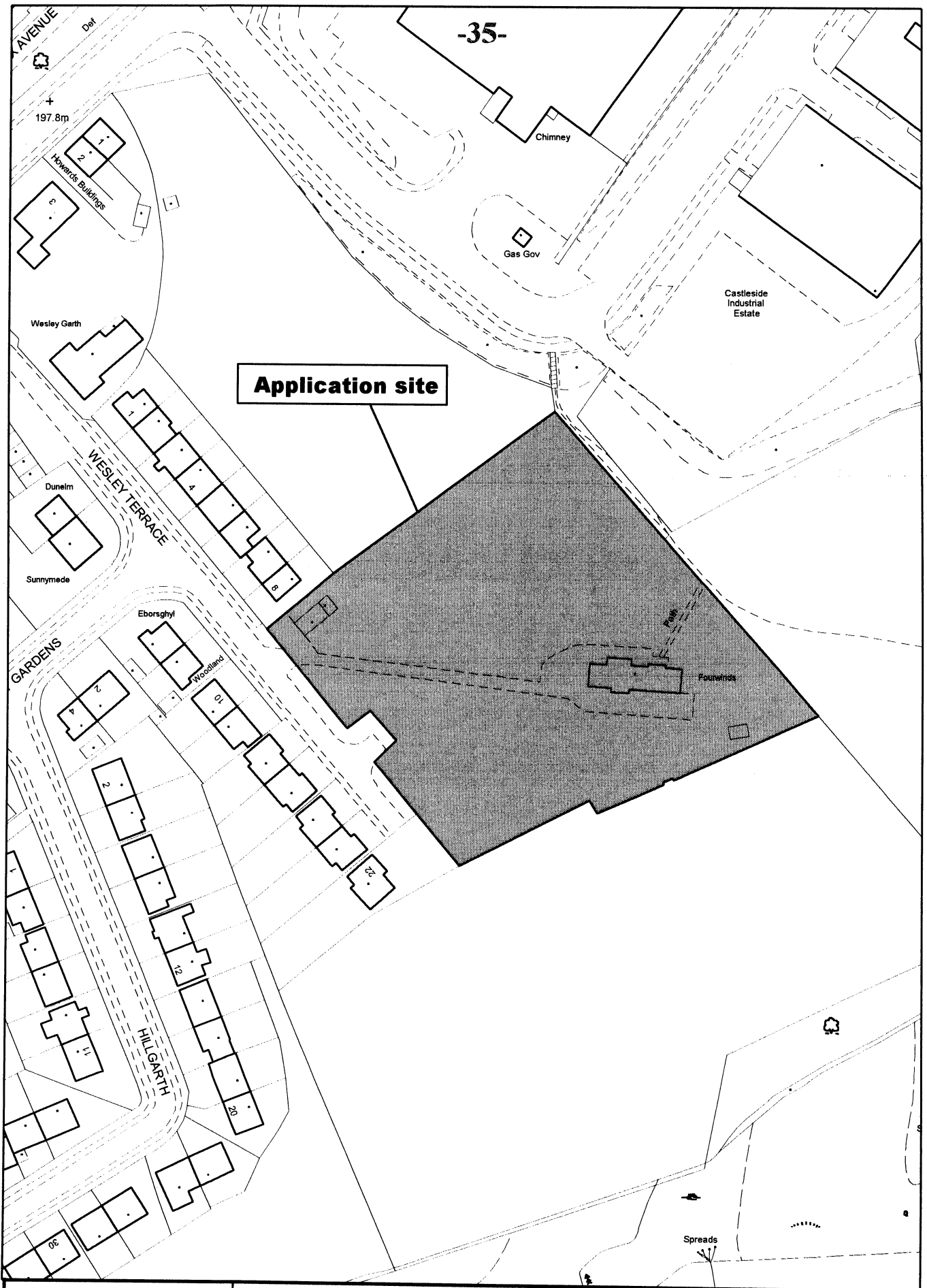
32. The proposed development will, in terms of its design, layout, access and relationship with existing dwellings, result in the satisfactory development of the site

that is in accordance with the requirements of Policies GDP1, H04, H023 HO22, TR2 and EN29 of the Derwentside District Plan.

Report Prepared by, Ann Rawlinson Senior Area Planning Officer

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**Application site**

0 50  
 Scale metres  
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Erection of twenty seven dwellings  
 Four Winds  
 Wesley Terrace  
 Moorside

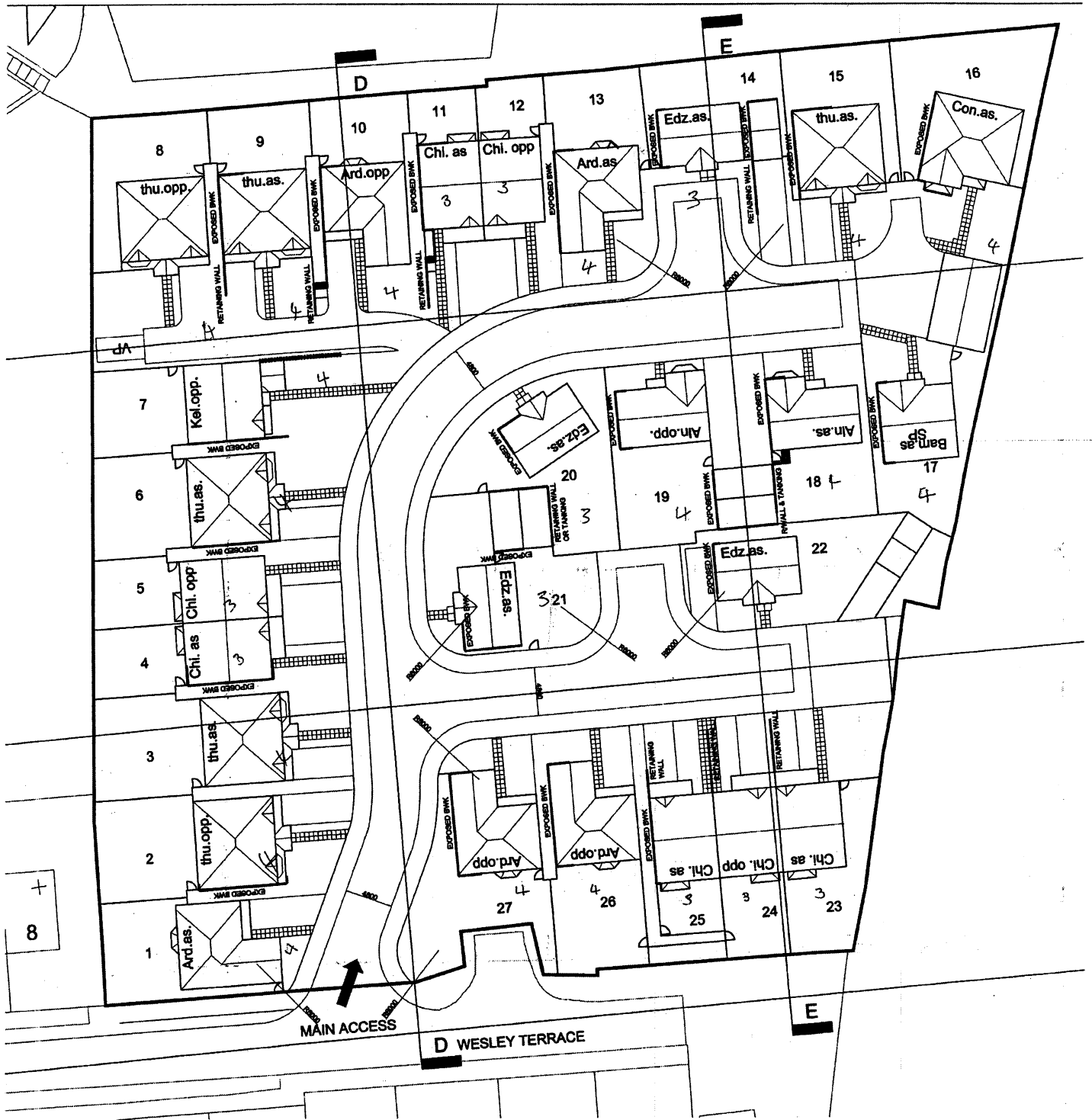
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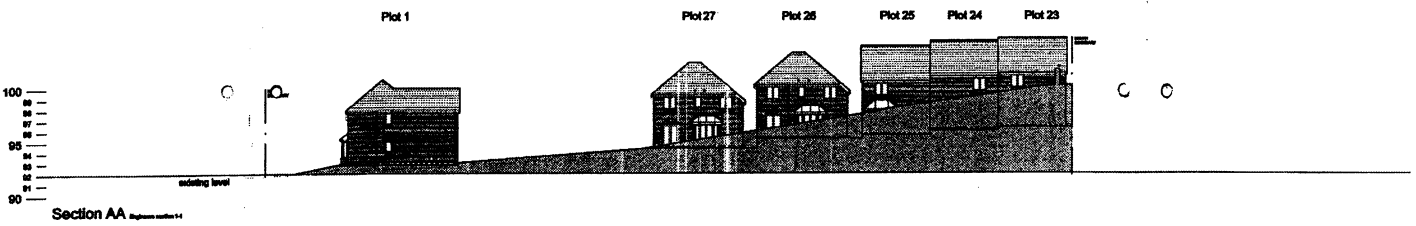
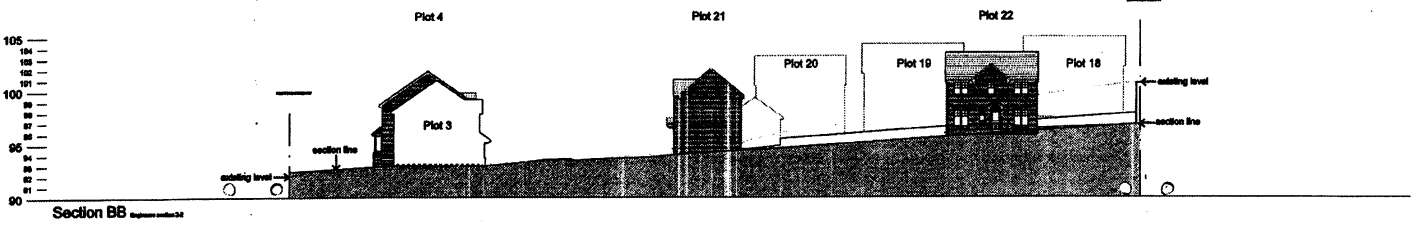
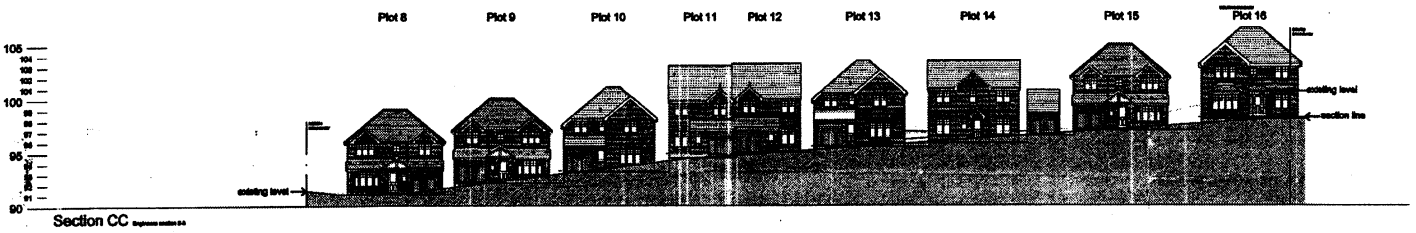
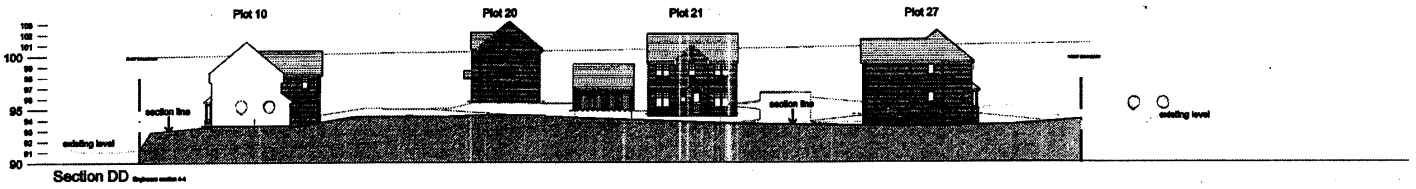
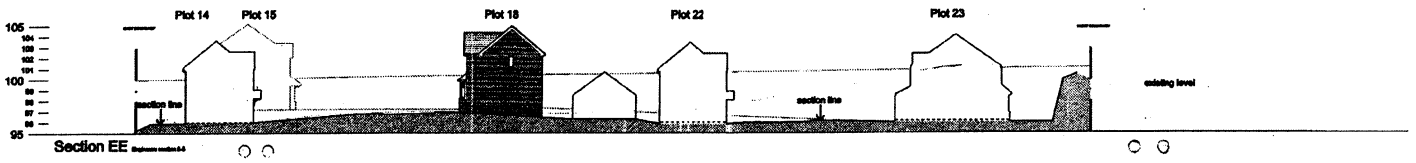
PROPOSED SITE PLAN

Erection of twenty seven dwellings  
Four Winds  
Wesley Terrace  
Moorside  
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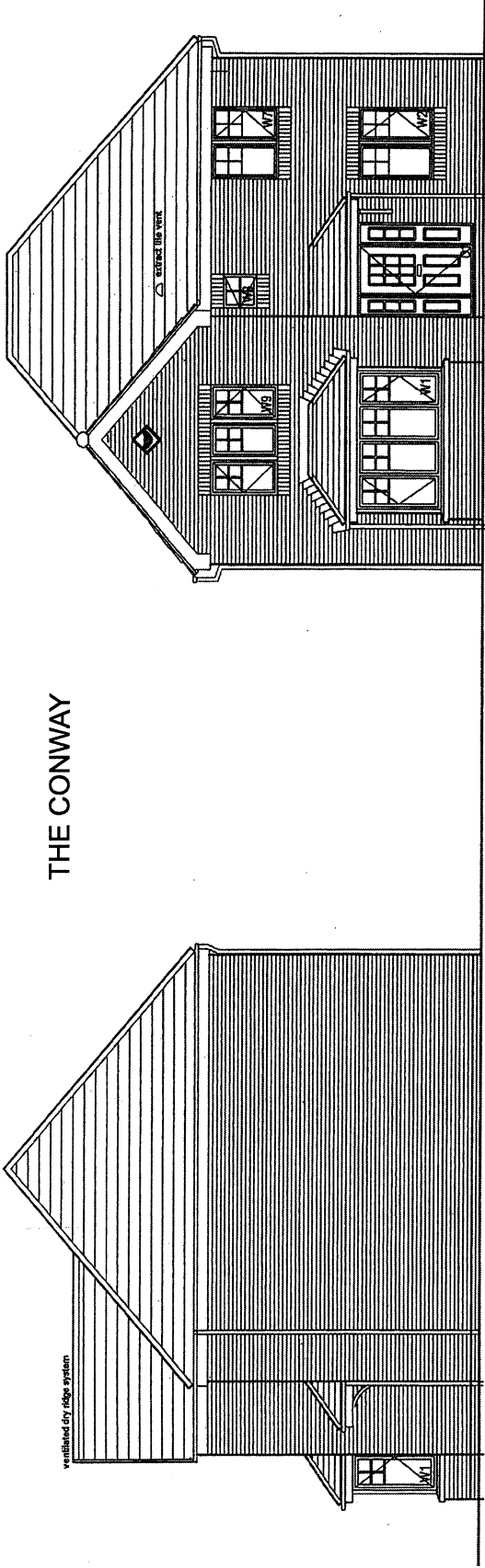


PROPOSED SECTIONS

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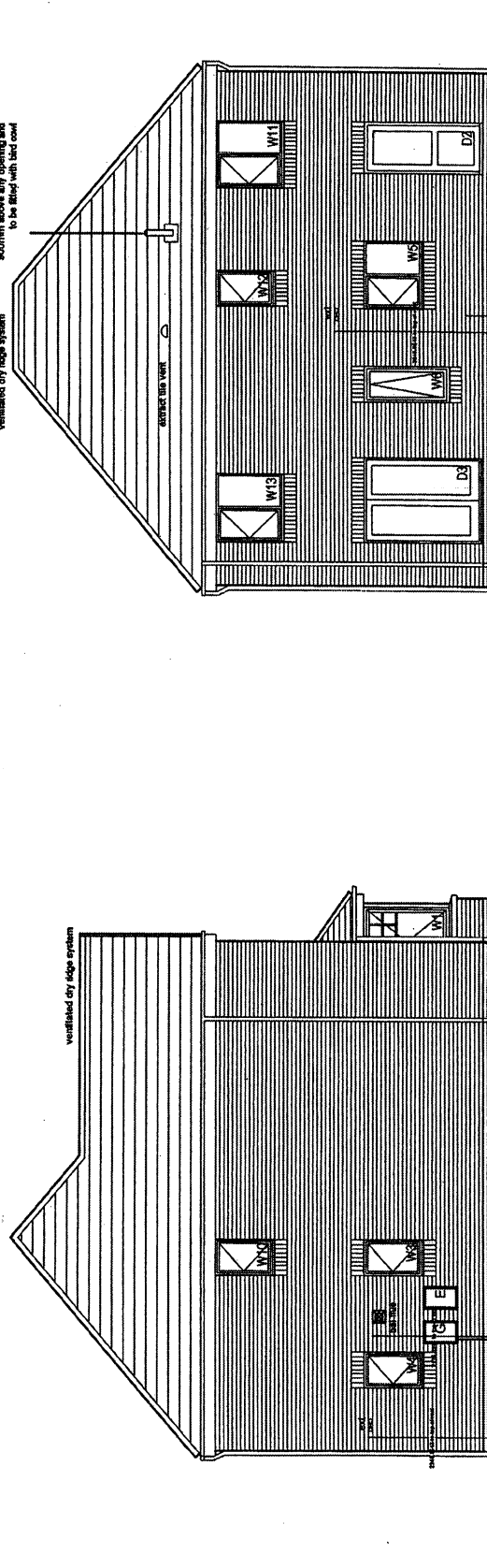


THE CONWAY



SIDE ELEVATION

FRONT ELEVATION

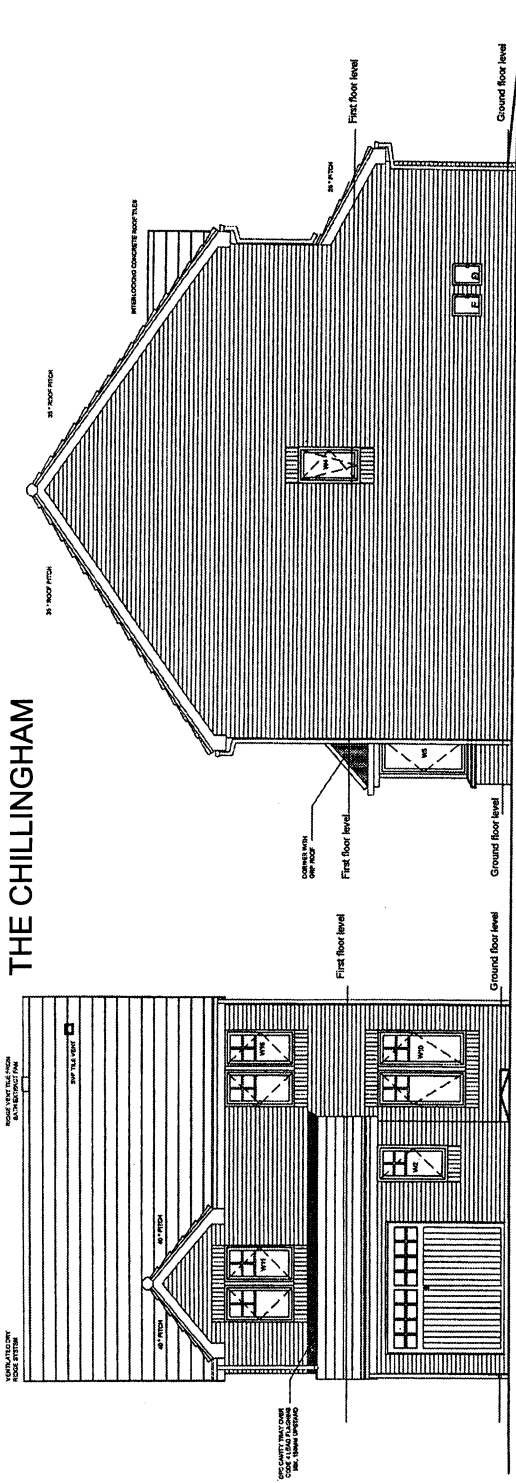


SIDE ELEVATION

REAR ELEVATION

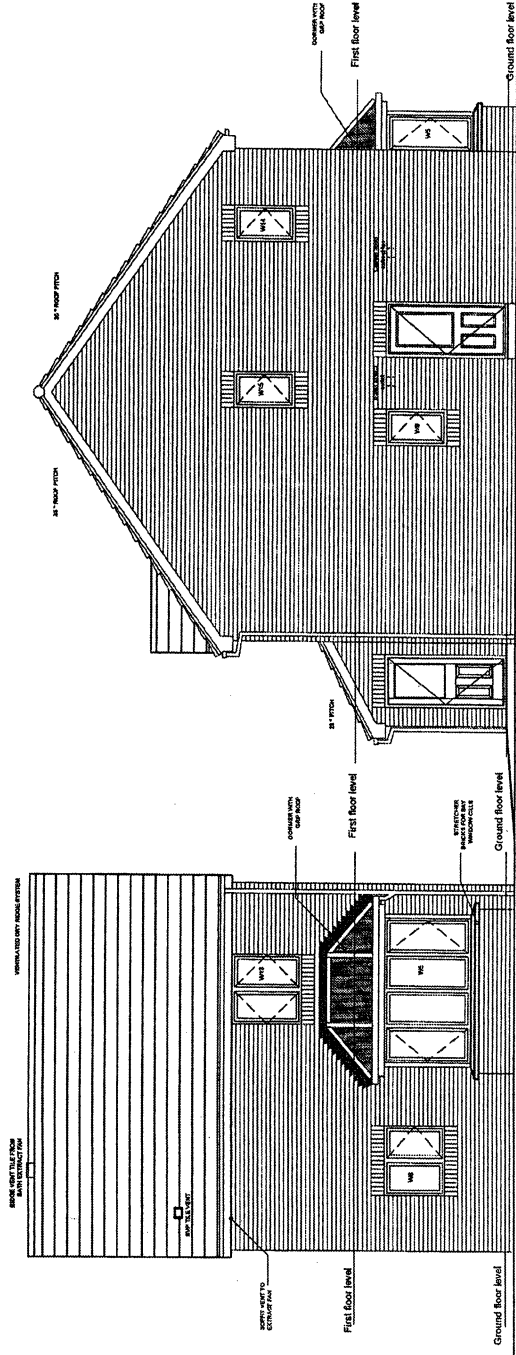
Erection of twenty seven dwellings  
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# THE CHILLINGHAM



FRONT ELEVATION

SIDE ELEVATION

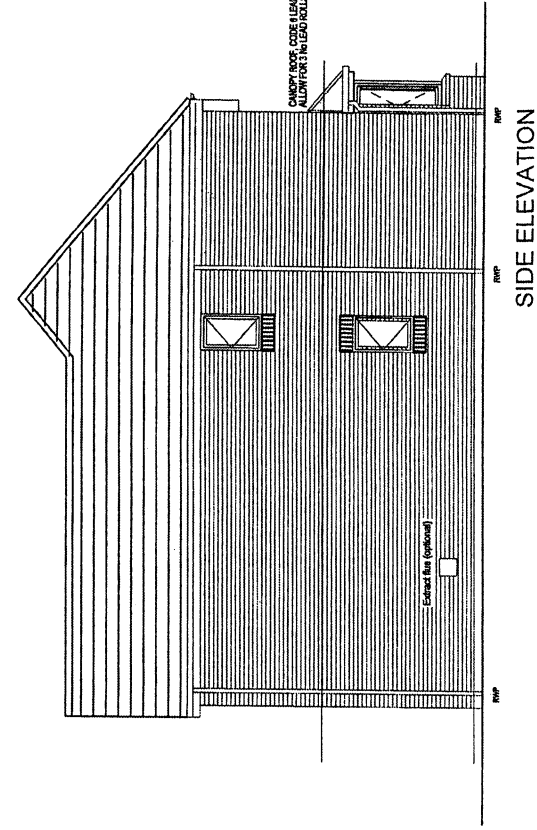
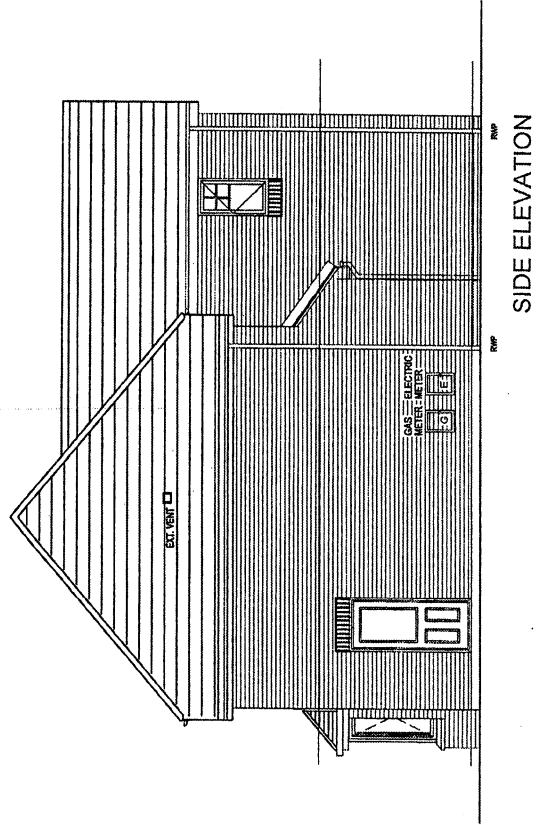
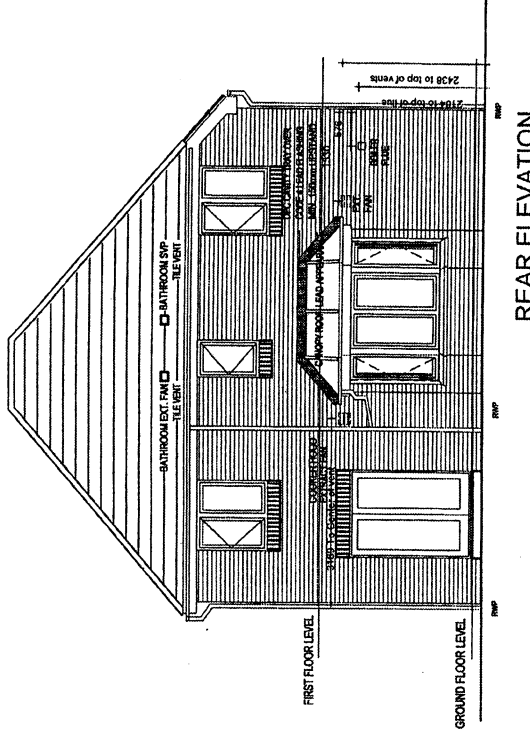
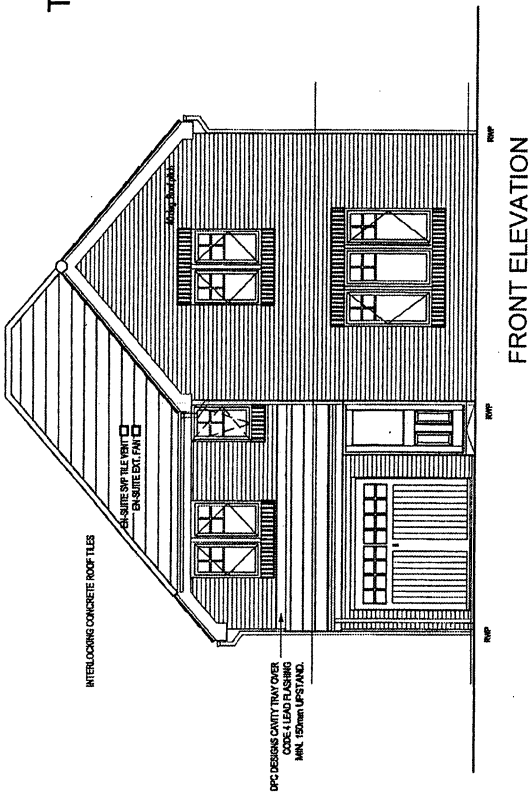


REAR ELEVATION

SIDE ELEVATION

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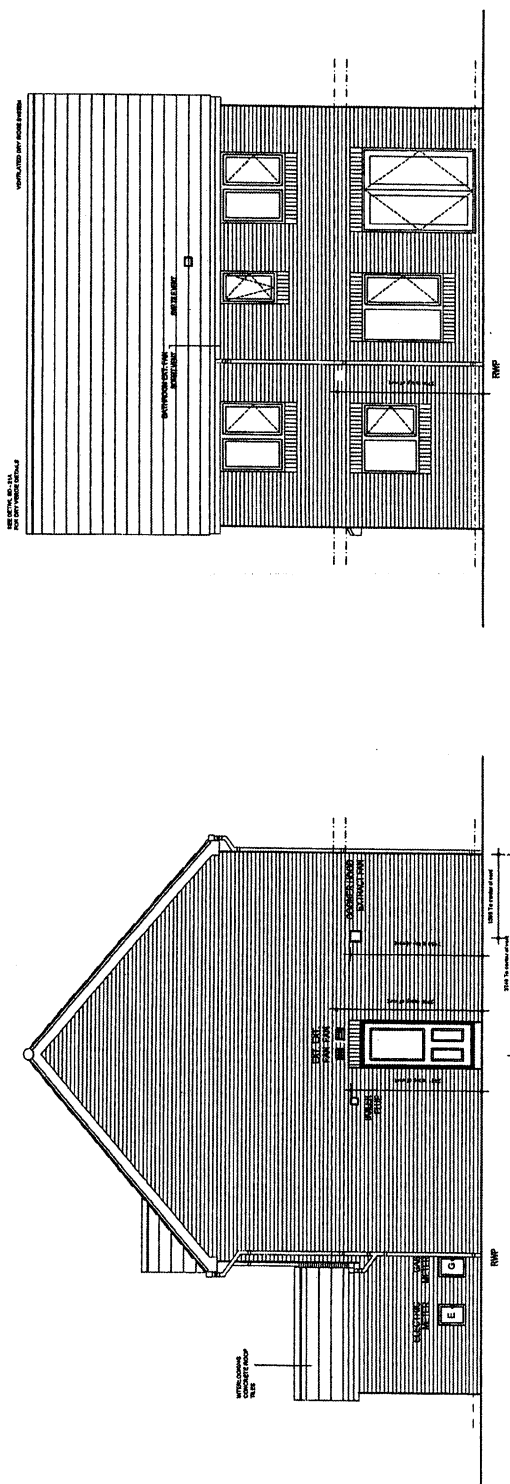
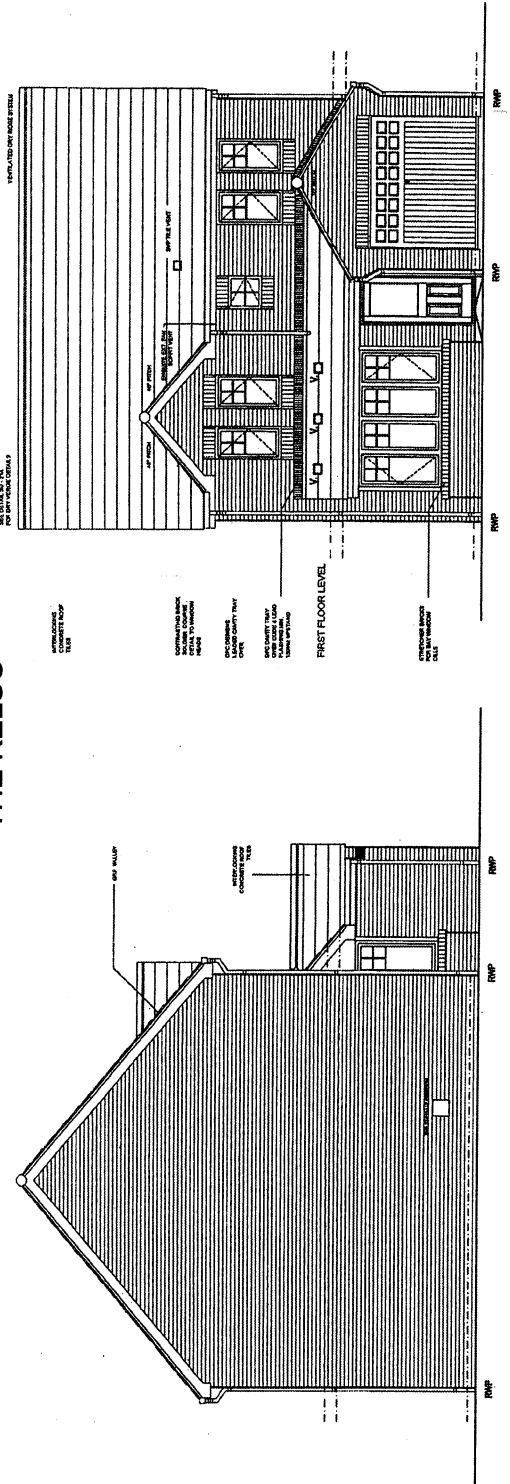
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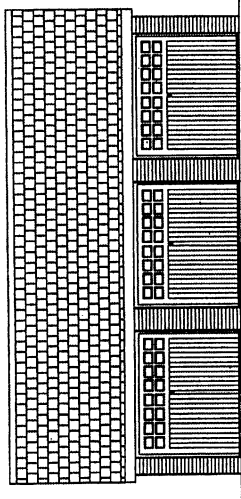
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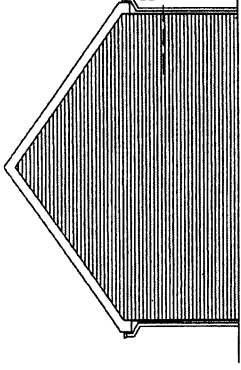
THE KELSO



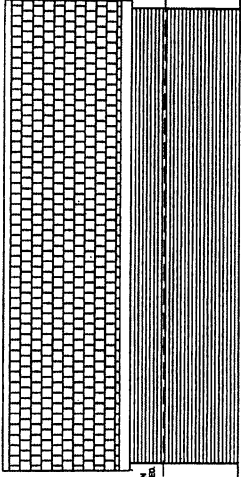
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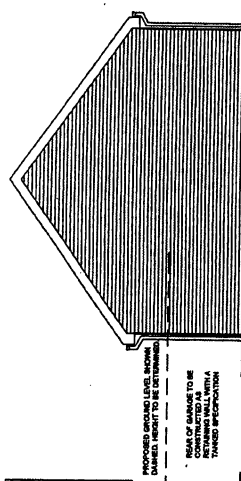
FRONT ELEVATION



SIDE ELEVATION

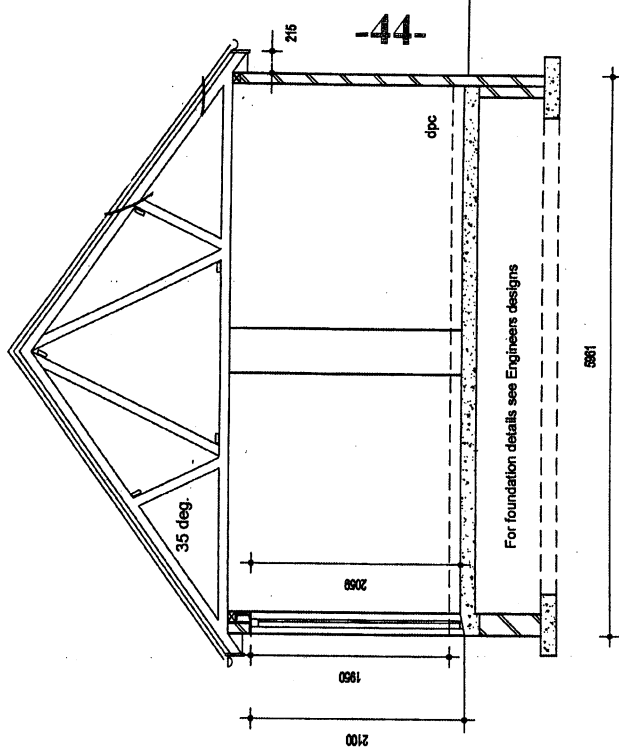
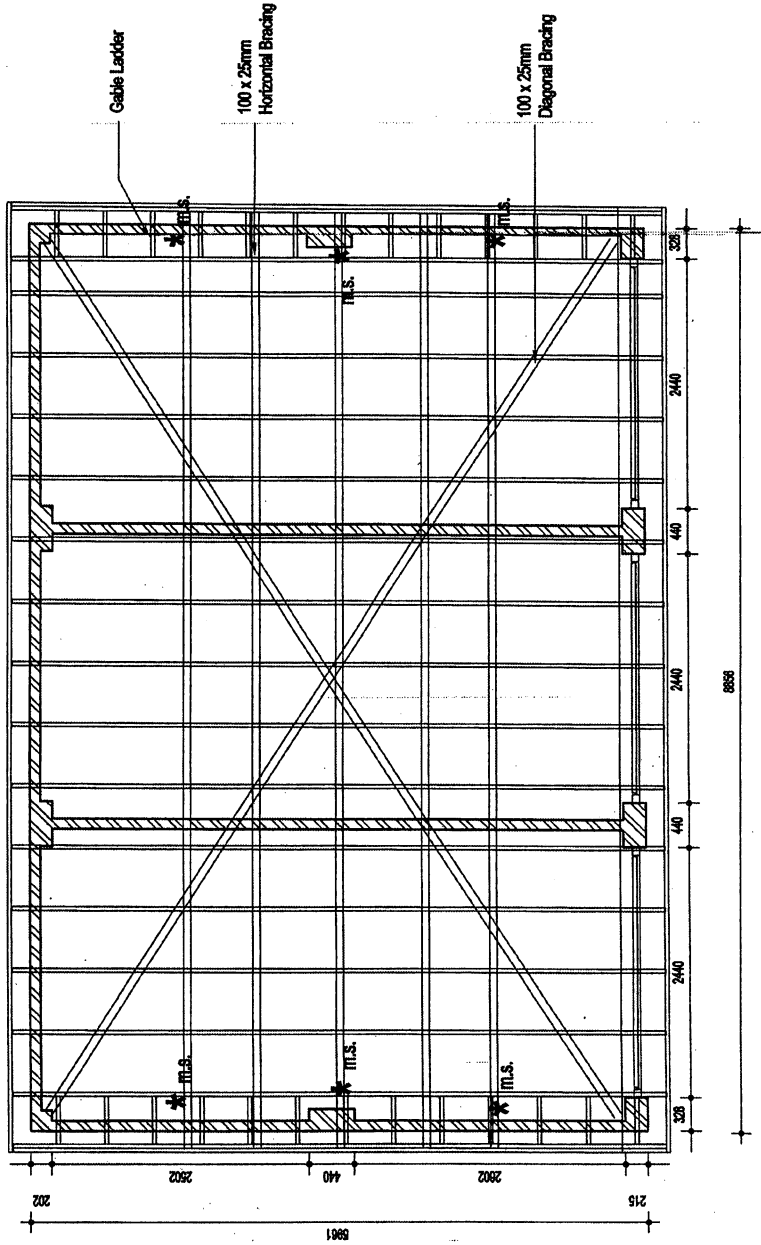


REAR ELEVATION



PROPOSED BRICKWORK SHALL BE CONSTRUCTED AS SET OUT WITH A TYPICAL SPECIFICATION  
REAR OF GARAGE TO BE CONSTRUCTED AS SET OUT WITH A TYPICAL SPECIFICATION  
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REAR OF GARAGE TO BE CONSTRUCTED AS SET OUT WITH A TYPICAL SPECIFICATION  
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GARAGE DETAILS

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