

RECOMMENDATION FOR APPROVAL

07/0194	13.03.07
Mr A McNeill	Land to the south of 2 Brockwell Lane
Erection of two dwellings	Blackhill Ward

The Application

1. This application seeks full planning permission for the erection of two semi-detached two storey dwellings on land to the south of 2 Brockwell Lane, Blackhill.

History

2. Outline Planning permission for the erection of one dwelling was granted in 1987 (reference: 1/1987/1033).

Planning permission for the erection of two dwellings was granted in 1988 (reference: 1/1988/0100).

In 2004 planning permission was granted for the erection of one dwelling (reference: 1/2004/0241).

Adjacent site- In 1996 planning permission was granted for the erection of a sunroom to the front of dwelling and the erection of a porch (reference: 1/1996/0873).

Policy

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

General Development Principles (GDP1)
Development on Small Sites (HO5)
The Layout of New Housing (HO23)
Development and Highway Safety (TR2)

The Layout of New Housing (SPG7)

Consultations

4. County Highways Development Control Officer- No highway objection is raised. The proposed development shall be served by a new vehicular access constructed in accordance with the requirements of Section 184(3) of the Highways Act 1980.

5. Northumbrian Water- have not responded (consulted 14th March 2007)
6. Neighbours have been consulted and a site notice posted and two e-mails objecting to the proposal have been received from the occupier of neighbouring 5 Hope Street, their concerns are summarised as follows:
 - Having viewed the plans I can see that the proposed dwellings will adversely affect the light and privacy that we currently have in our home.
 - My son is registered blind and can only make out light and dark – the proposed dwellings will affect the light in our bungalow to the detriment of my son.
 - I object to the siting of the houses – so that these huge gable ends are right over our garden and am sure that there is an alternative.
 - My bungalow faces the large brick wall of Hope Street Garage to the front and the erection of this house means that I will also have a large brick wall to the rear.

Officer Assessment

7. The applicant seeks planning permission for the erection of two semi-detached dwellings on land to the south of 2 Brockwell Lane, Blackhill. The site is surrounded by properties to the north, west and south. Permission has already been granted for the erection of one two storey dwelling on this site however the applicant now wishes to alter his plans so that the site accommodates two dwellings. Access for the two dwellings would be taken from the back lane of Durham Road. Each dwelling would face onto the rear of Durham Road and would incorporate 2 parking spaces each at the front and a small garden and patio area at the rear.
8. The main issues to consider for this application are whether this is an appropriate location for residential development, whether the development would have an unacceptable impact upon neighbouring amenity and whether the design is in keeping with the character of the area.
9. This land has previously considered acceptable for residential development as recently as 2004 and it is the Officer's view that this site remains suitable for residential development given that it is previously developed land and infill development within the Blackhill settlement in accordance with Derwentside Local Plan Policy HO5.
10. In terms of impacts upon neighbouring amenity SPG7 seeks to protect neighbouring privacy by recommending specific distances between dwellings, these being 21m metres between facing dwellings and 12.5m between front/rear to a gable end. This proposal would ensure a distance of approximately 15m between the nearest property (5 Hope Street) whose rear would face onto a gable end and there would be a distance of approximately 15.2m from the rear of the proposed property rear to the gable end of the existing property to the north (Brockwell House). There would be a distance of approximately 25.4m between the front of the

proposed properties and the rear of 198 – 193 Durham Road. These distances alone would be considered acceptable distances between dwellings, however, this site also benefits from the fact that there is existing vegetation and existing ancillary buildings between the nearest properties which further prevent views and protect privacy.

11. Other than privacy it is also important to consider whether housing developments would lead to a loss of daylight and overshadowing which would be detrimental to neighbouring amenity. Given the distances between the neighbouring houses it is not considered that there would be a significant loss of daylight. Whilst it is considered that there could be some overshadowing to the garden of 5 Hope Street this is not considered to be to the extent that it would be harmful to the impact of the neighbours given the size of the objectors garden and the tall evergreen trees that currently exist on the boundary between the two sites which already partly overshadow their rear garden. In fact it is the Officers opinion that the impact upon the neighbour from overshadowing would be no greater than would be the case from the previous proposal which would have backed onto rather than had the gable end facing 5 Hope Street albeit that development would be a further 2m to the east.
12. In terms of design Local Plan Policy HO23 seeks to ensure that proposals respect the density and character of the locality. This site can accommodate two dwellings whilst providing sufficient car parking and amenity space. The locality is mostly characterised by old stone pre-war two storey terraces whilst there has also been more recent infill development of detached bungalows. The developer has chosen a simple two storey semi-detached design similar in size and scale to the terraced properties and is proposing to use materials in keeping with surrounding properties.
13. Local Plan Policy TR2 requires development to incorporate adequate parking and safe access. The developer has proposed two car parking spaces for each dwelling which exceeds the national requirement within PPS3 for 1.5 spaces per dwelling. Access is proposed to be taken from the rear of Durham Road, the County Council Highways Officer has not objected to the proposed creation of the access.
14. In conclusion, the use of this site for two dwellings is considered acceptable, the impacts upon neighbouring amenity from their construction would not be significant and the dwellings are considered to of a suitable design for their proposed location. The proposed development is therefore considered acceptable and to fully accord with both Local Plan Policies HO5, HO23, TR2 and SPG7.

Recommendation

15. Conditional Permission

- ST (Time Limit)

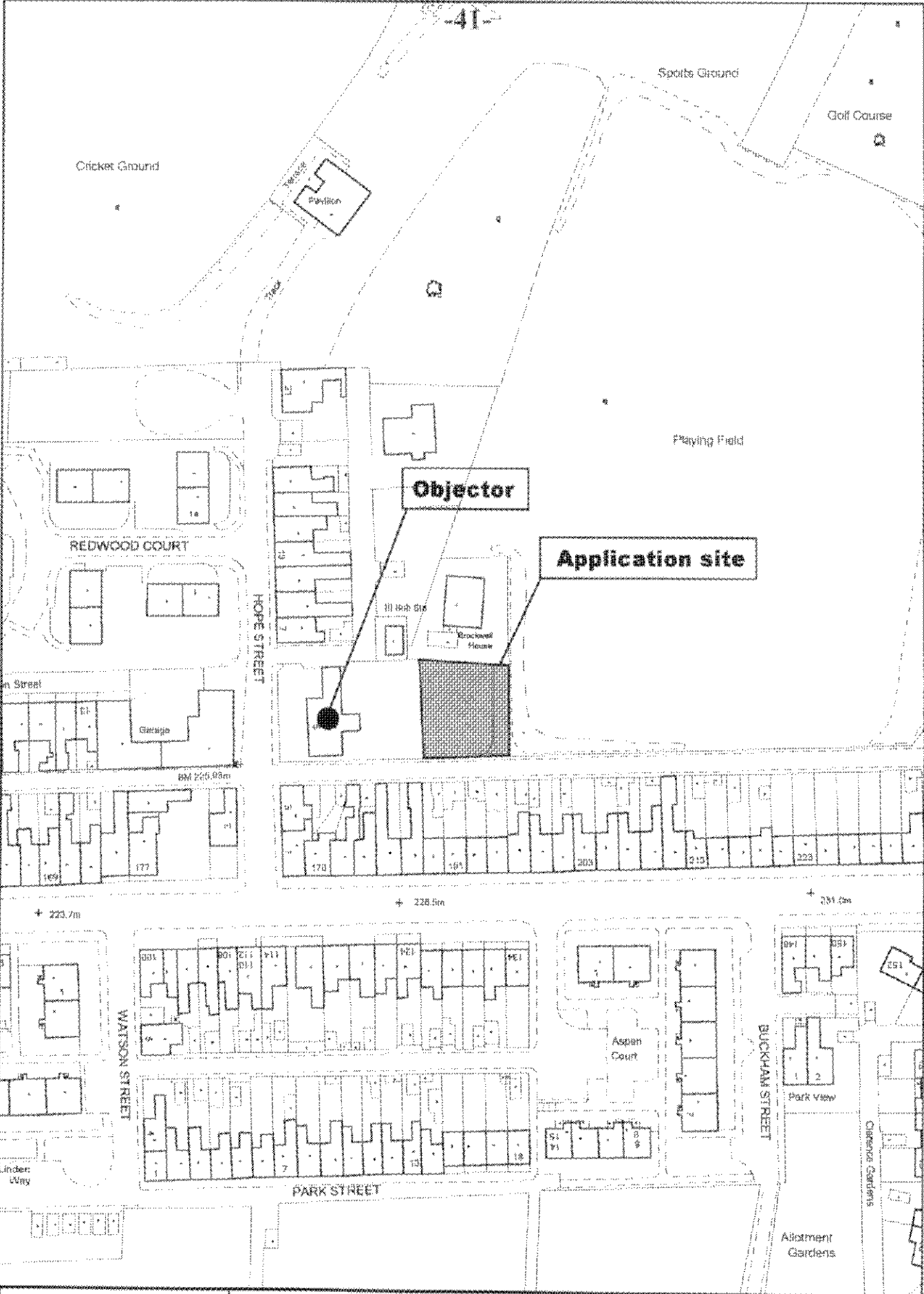
- ST01 (Approved Plans)
- A10 (Natural sandstone wall and slate roofs)
- A08 (Laying of the stone)
- A12 (Window frames)
- The parking spaces shown on the approved plan shall be constructed and available for use before the dwellings they serve are occupied.
- Reason: To ensure adequate car parking spaces are made available in conformity with Policy TR2 of the District Local Plan.

Reason for Approval

16. The decision to grant planning permission has been taken having regard to policies HO5, HO23 and TR2 of the Derwentside District Plan and SPG7 and material considerations as detailed in the report to the Development Control Committee. In the view of the Local Planning Authority no other material considerations outweigh the decision to grant permission.

Report Prepared by Louisa Fleming, Area Planning Officer.

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RECOMMENDATION FOR APPROVAL

07/0236

16.03.07

Holmside Construction

Punch Bowl Inn, Satley

Variation of house types of previously approved application 1/2005/0595 to raise roof height of four dwellings to create living space within the attic with the installation of dormer windows and rooflights

Cornsay Ward

The Application

1. Planning Permission was granted in October 2005 for the erection of nine dwellings to the rear of the Punch Bowl Public House in Satley. An existing extension to the rear of the building used as a restaurant and function room would be demolished to facilitate the development. A terrace of four properties was approved together with two pairs of semi-detached houses to the rear (western side) of the site, behind the existing pub. Existing outbuildings to the rear of the Public House would be converted to create an additional dwelling.
2. Permission is now sought to raise the roof height of the terrace of four dwellings by 600mm to provide a 3rd bedroom and storeroom in the loft. These are located to the rear, western side of the site, behind the access road, off the main road through Satley. The proposal would involve the installation of one small conservation style rooflight to the front, eastern elevation to each of the four properties and a small flat roof dormer window to the rear (western elevation) of each property.

3. History

Planning Permission was granted in 1989 and 1991 for the erection of two dwellings (references 1/1989/0034/DM and 1/1990/0122/DM).

Permission was granted for alterations to the Public House in 1989 (reference 1/1989/0254/DM).

Permission was granted in 1991 for 16 bedrooms, meeting rooms, entrance canopy to lounge and extensions to the car park (reference 1/1990/0110/DM).

In 1991 permission was sought to vary conditions relating to the above permission relating to alterations to the windows and the retention of a

canopy, the application was refused (reference 1/1991/0456/DM).

An application was submitted for the erection of nine dwellings and the demolition of part of the pub (reference 1/2005/0127/DM). The application was withdrawn following a recommendation for refusal. The proposed grounds for refusal related to the design and appearance of the dwellings, access and highways issues and a tree survey had not been submitted to enable the impact on the trees to be considered.

Planning permission was granted in October 2005 for the resubmitted application for the erection of nine dwellings and demolition of part of pub.

Policy

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

General Development Principles (GDP1)
Housing Development on Small Sites (HO5)
Development within Conservation Areas (EN13)
Materials in Conservation Areas (EN15)

Consultations

5. Design and Conservation Officer- In Satley conservation area. This is a new development to the rear of the Punch Bowl. We have had pre-application discussions about this amendment. I consider that raising the ridge line of 4 of the properties would have a minimal impact on the appearance of the group. In our discussions we were keen to see the modest proportions of these properties retained and I think this has been achieved. The rooflights to the front and the modest dormers to the rear are relatively small features that do not dominate and the raised ridge line is nearly indiscernible. I have no objections. Approve with conditions-
 - Rooflights to be of the conservation type and sit within the slope of the roof.
 - Dormers to be timber and painted
6. Neighbours have been consulted and a site notice posted. No letters of objection have been received.

Officer Assessment

7. The main issues to be considered with regard to this application are the altered design and scale of the dwellings and the impact on the character and appearance of the Conservation Area and any potential effect on residential amenity. The application site is centrally placed within the Satley Conservation Area and any alterations must be appropriate to the character and appearance of the Conservation Area.

8. The properties would remain three bedroomed as already approved. However it is proposed to have the third bedroom within the loft as opposed to the first floor, enabling the two bedrooms at first floor level to be larger. It is not felt this would be an unreasonable amount of accommodation.
9. The Design and Conservation Officer has no objection to the application and considers that raising the ridge line of 4 of the properties would have a minimal impact on the appearance of the group. It is considered the scale of the buildings with the roof height increase is appropriate, being only 600mm higher than the other approved dwellings on the site directly to the north. The raised ridgeline would be nearly indiscernible and the modest proportions of these properties have been retained. The rooflights to the front and the modest dormers to the rear are simply detailed and relatively small features that do not dominate the properties.
10. A condition is suggested that requires the rooflights to be of the conservation type and sit within the slope of the roof and the dormers to be timber and painted.
11. The propped dormers would be positioned to the rear elevations of the properties, facing out onto the fields behind the site. Therefore there would be no adverse effect on residential amenity in terms of loss of privacy or overlooking.

Recommendation

12. Conditional Permission
 - Three Year Time Limit (ST)
 - Approved Plans (ST1)
 - Materials (AO3)
 - Test Panel (AO6)
 - A test panel of the proposed render to be used shall be constructed on site and approved in writing by the Local Planning Authority prior to the commencement of the development.
 - Reason- In the interests of the character and appearance of the area and in order to comply with Policy EN15 of the Local Plan.
 - Prior to the commencement of the development details of the proposed surfacing of the courtyard shall be submitted to an approved in writing by the Local Planning Authority. The courtyard shall be surfaced in accordance with the approved details prior to the occupation of the final dwelling to be completed, or other such time period as may be agreed in writing with the Local Planning Authority.
 - Reason- In the interests of the character and appearance of the area and in order to comply with Policy EN15 of the Local Plan.
 - Parking spaces to be provided prior to occupation of dwellings (HO2)
 - The parking spaces to the front of the Public House shall be provided in accordance with the approved details and shall be available for use prior to the commencement of the erection of the dwellings.

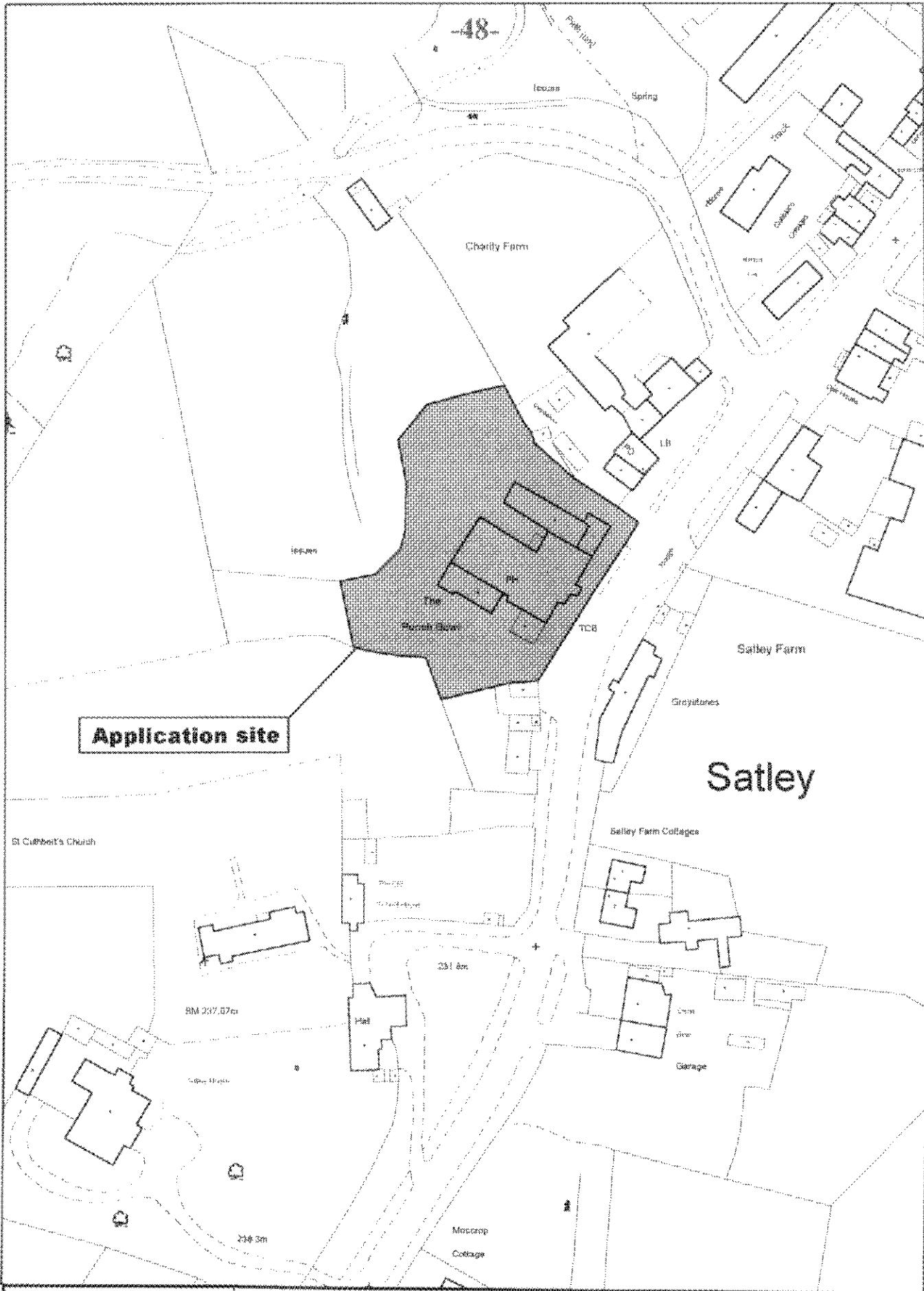
- Reason- In the interests of highway safety and in accordance with Policy TR2 of the Local Plan.
- Surface Water drainage (DO7)
- Foul Water drainage (DO5)
- The rooflights hereby approved shall be of the conservation type and sit within the slope of the roof and the dormers are to be constructed of timber and painted.
- Reason- In the interests of the character and appearance of the area and in order to comply with Policy E13 and EN15 of the Local Plan.

Reason for Approval

The proposed residential development is considered to comply with Policy GDP1, EN13, EN15, and HO5 of the District Local Plan and there are no other material considerations which outweigh the decision to approve the application.

Report Prepared by, Ann Rawlinson Senior Planning Officer

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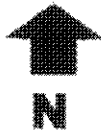
Application site

Satley

Variation of house types previously approved 05/595
 Punch Bowl Inn
 Satley

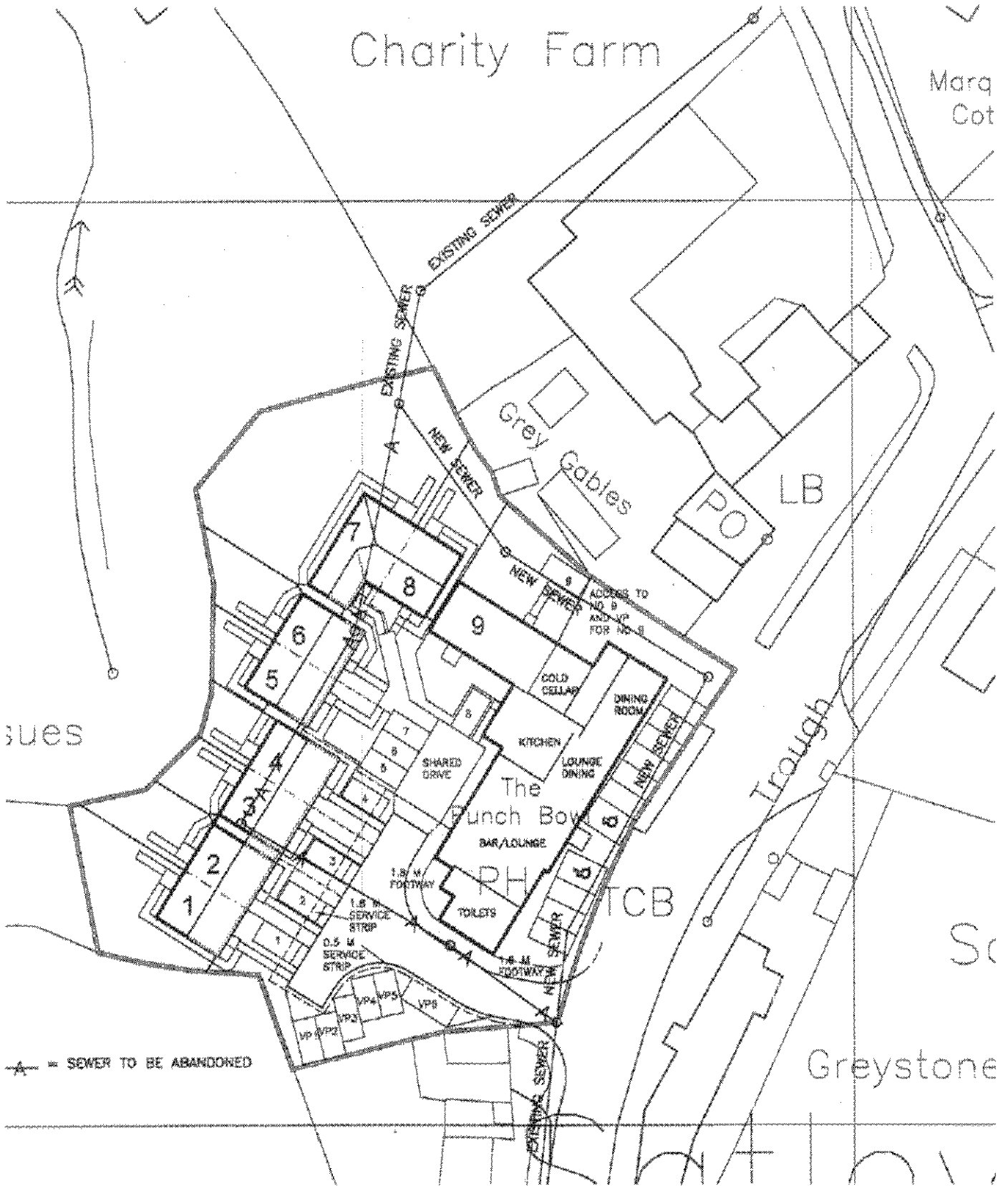
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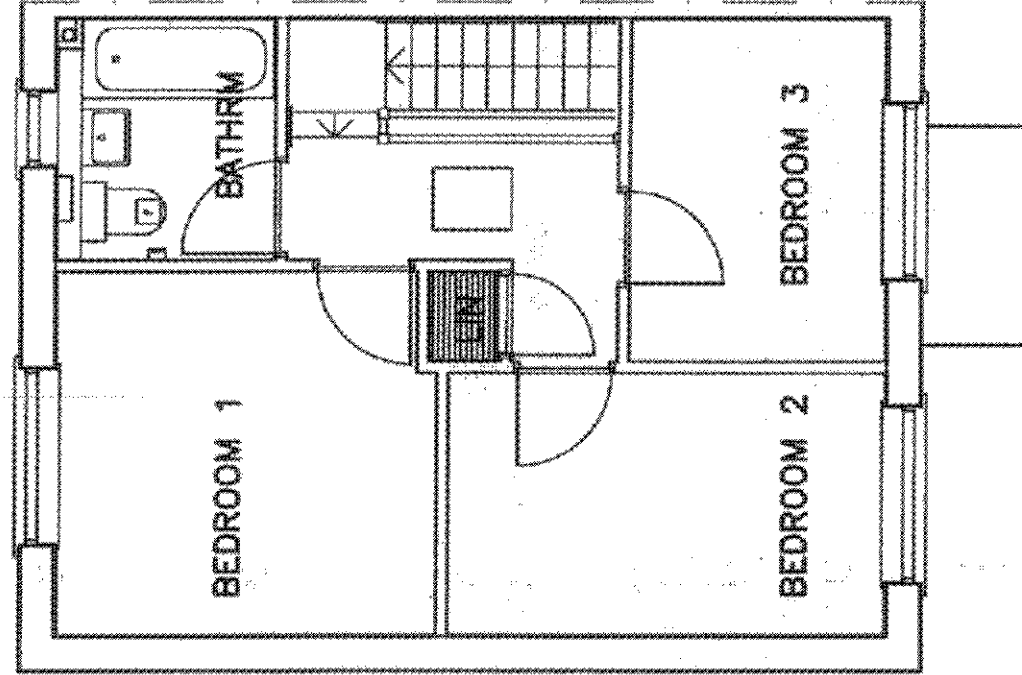
Charity Farm

Mara Cot

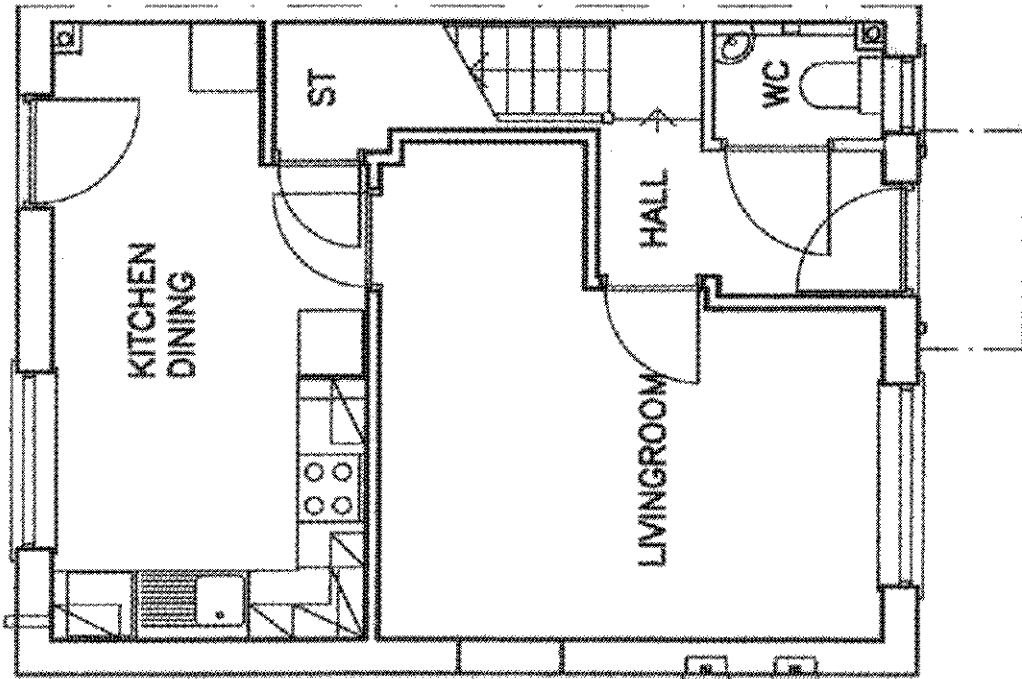


PREVIOUSLY APPROVED PLAN

Variation of house types of previously approved application 1/2005/0595 to raise roof height of four dwellings to create living space within the attic with the installation of dormer windows and roof lights
 Punch Bowl Inn
 Satley



FIRST FLOOR PLAN



GROUND FLOOR PLAN

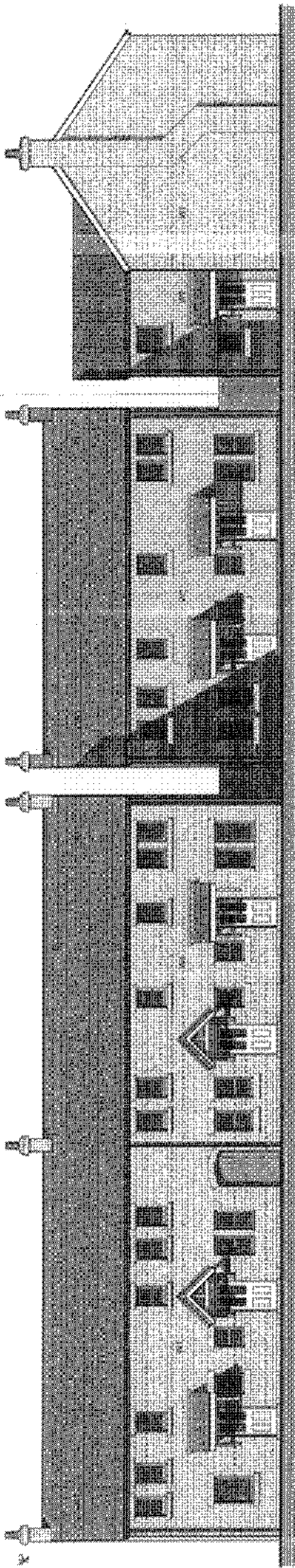
PREVIOUSLY APPROVED PLAN

Variation of house types of previously approved application 1/2005/0595 to raise roof height of four dwellings to create living space within the attic with the installation of dormer windows and roof lights

Punch Bowl Inn

Satley

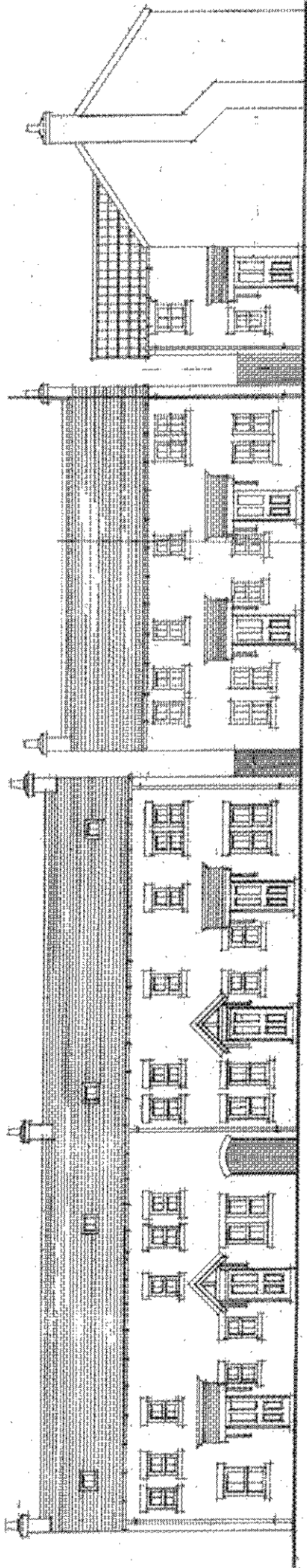
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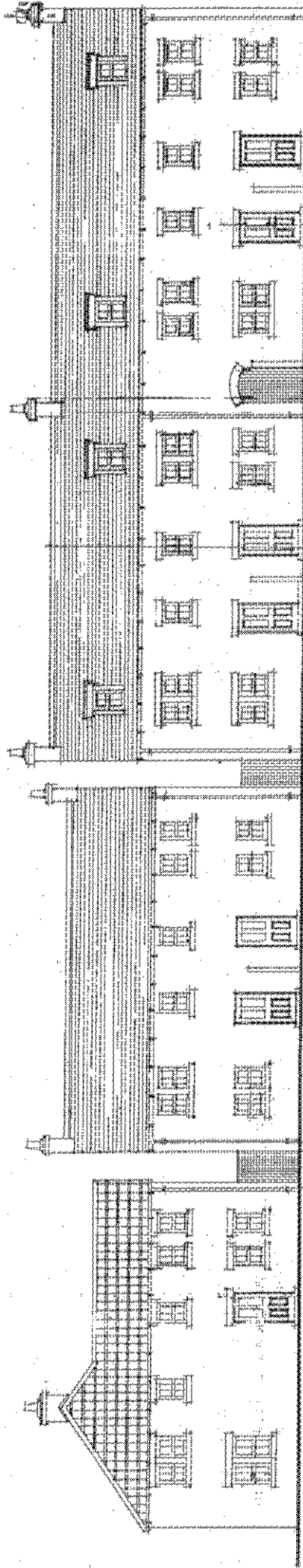
EAST ELEVATION

PREVIOUSLY APPROVED PLAN

Variation of house types of previously approved application 1/2005/0595 to raise roof height of four dwellings to create living space within the attic with the installation of dormer windows and roof lights
Punch Bowl Inn
Sattley
07/236

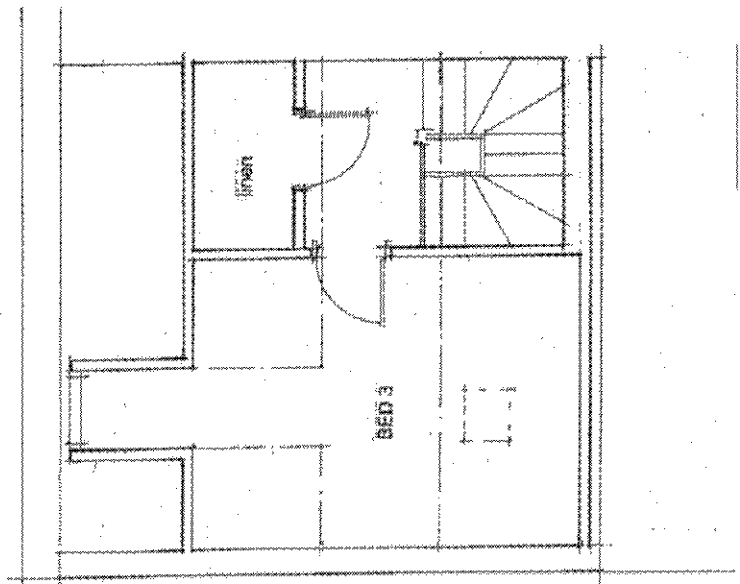


EAST ELEVATION

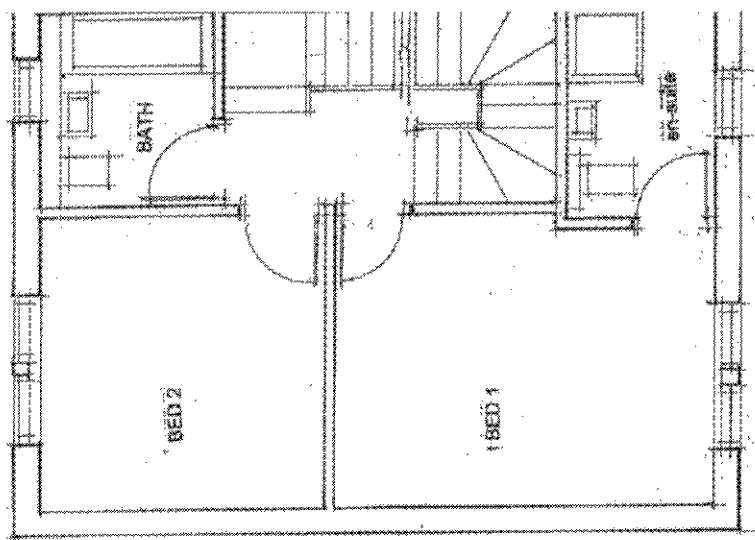


WEST ELEVATION

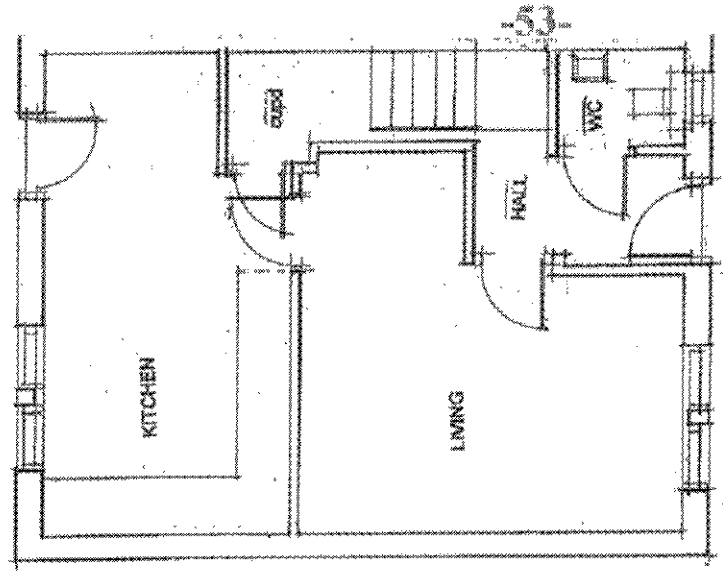
Variation of house types of previously approved application 1/2005/0595 to raise roof height of four dwellings to create living space within the attic with the installation of dormer windows and roof lights
Punch Bowl Inn
Satley



1-4 ATTIC FLOOR PLAN



1-4 FIRST FLOOR PLAN



1-4 GROUND FLOOR PLAN

Variation of house types of previously approved application 1/2005/0595 to raise roof height of four dwellings to create living space within the attic with the installation of dormer windows and roof lights
 Punch Bowl Inn
 Sateley
 07/236

RECOMMENDATION FOR APPROVAL

07/0190	02.03.07
Mrs G Wales	9 Mount Park Drive, Lanchester
Erection of first floor extension above existing garage.	Lanchester Ward

The Application

1. Planning permission is sought by a District Council Employee for the erection of a first floor side extension above an existing garage at 9 Mount Park Drive, Lanchester, which is a semi-detached 1960's style property. This application was reported to the last Development Control Committee meeting held on 29th March 2007 where members were minded to approve the application. A decision was not issued as it was brought to the Council's attention that one of the neighbouring property occupiers had not been consulted. The occupier has now been consulted and the re-consultation period expired on the 24th April 2007.

Policy

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

General Development Principles (GDP1)
Extensions and alterations to existing buildings (HO19)

Lanchester Village Design Statement

Consultations

3. All neighbours to the front, rear and either side of this property have now been consulted and a site notice posted and no letters of objection have been received to date.

Officer Assessment

4. This application seeks planning permission for the erection of a first floor side extension at 9 Mount Park Drive, Lanchester, a semi-detached property.
5. The proposed first floor extension would be constructed over the extent of the existing ground floor garage and utility room. The extension would not have a detrimental impact upon any neighbouring property, is of an appropriate design in keeping with the existing property and the streetscape.

The proposal is therefore considered acceptable and in accordance with Local Plan Policy HO19 and SPG2 and The Lanchester Village Design Statement.

Recommendation

6. Conditional Permission
- Three year time limit (ST)
 - Approved Plans (ST01)
 - External materials (DH05)

Reason for Approval

7. The decision to grant planning permission has been taken having regard to policy HO19 of the Derwentside District Plan and relevant supplementary planning guidance and material considerations as detailed in the report to the Development Control Committee. In the view of the Local Planning Authority no other material considerations outweigh the decision to grant permission.

Report Prepared by Louisa Fleming, Area Planning Officer.

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Application site

0088

ASHLEIGH GROVE

THORNTON DRIVE

MOUNT PARK DRIVE

9M 141 25m

0851

FOX HILLS EMBANKMENT

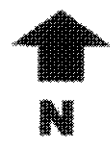
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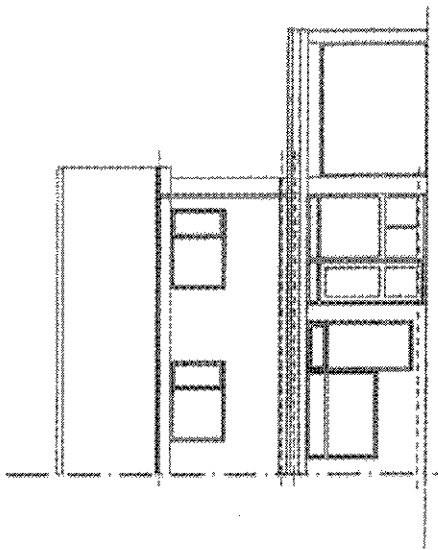
MOUNT PARK DRIVE

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Scale metres
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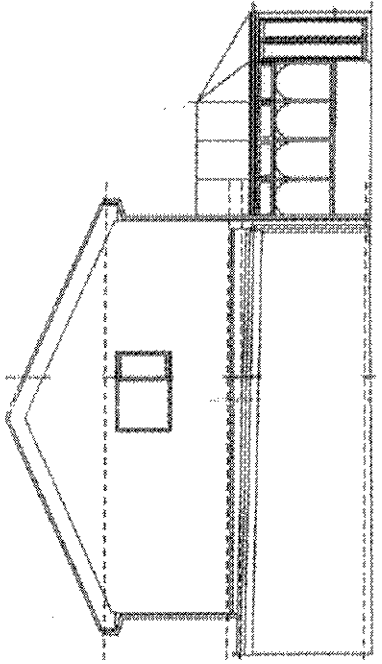
Erection of first floor extension above existing garage
9 Mount Park Drive
Lanchester

07/190

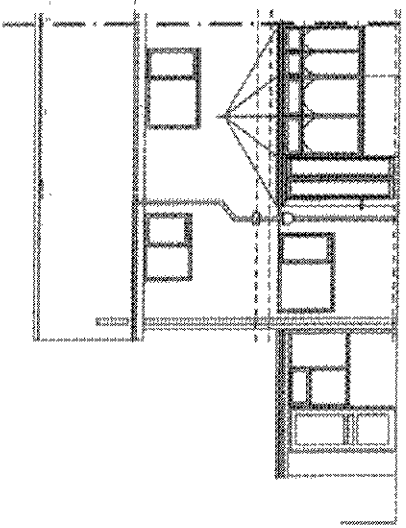




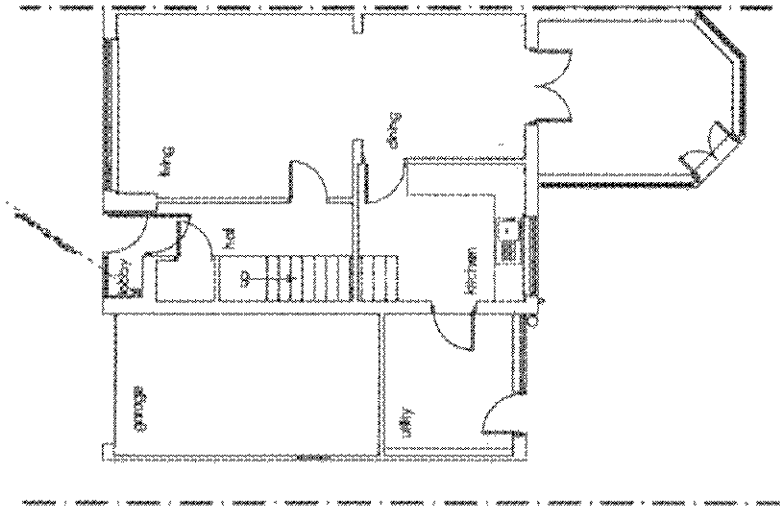
front elevation



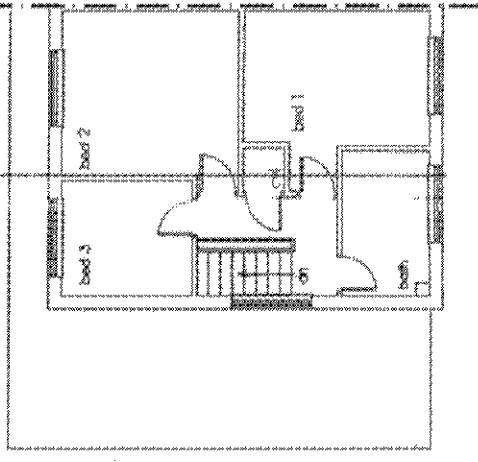
side elevation



rear elevation

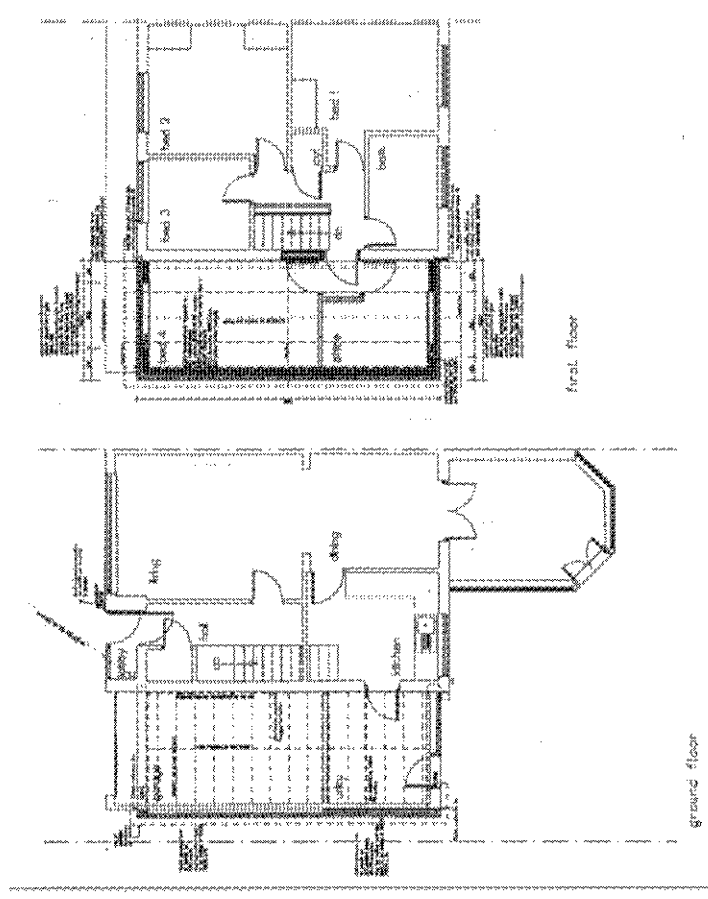
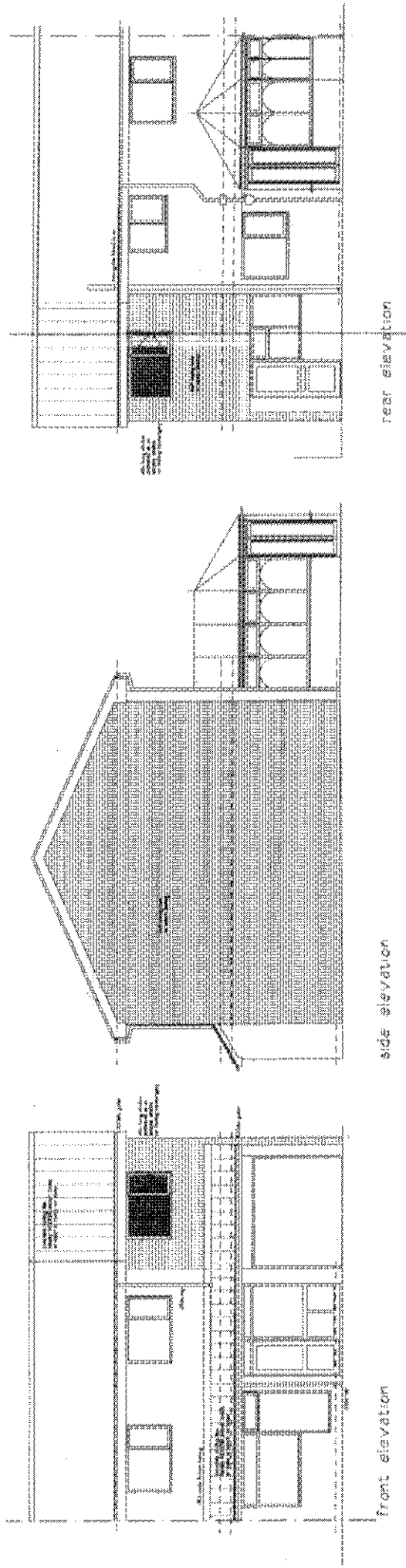


first floor



EXISTING PLANS

Erection of first floor extension above existing garage
9 Mount Park Drive
Lancaster
07/190



PROPOSED PLANS

Erection of first floor extension above existing garage
 9 Mount Park Drive
 Lanchester
 07/190

RECOMMENDATION FOR APPROVAL

07/0226	13.03.07
Karen Monaghan	8 Pont View, Leadgate
Creation of Vehicular Access and Hardstanding	Leadgate Ward

The Application

1. The applicant seeks planning permission for the creation of a vehicular access and hardstanding to the front of 8 Pont View, Leadgate. The application has been brought before the Development Control Committee as the applicant is a council employee.

Policy

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

General Development Principles (GDP1)
Development and Highway Safety (TR2)

Consultations

3. County Highways Development Control Officer – views awaited.
4. Neighbours have been consulted and a site notice posted, no letters of objection have been received.

Officer Assessment

5. The proposed vehicular access would provide parking to the front of 8 Pont View, Leadgate. An area of hardstanding would be provided within the front curtilage of the property. The works would involve the demolition of the front garden wall and the lowering of the kerbstones onto the B6309.
6. The Highways officer has commented verbally that it is preferable where possible to take access from an unclassified road. Whilst technically it would be possible to gain access to this property from the rear. The access road to the rear is poor and consists of an unmade track. As this is the case the Highways officer has indicated that no objection would be raised to the proposed access being taken from the B6309 at the front of the property.
7. The adjacent dwelling (8a Pont View) has already created a similar access to the front, and an application submitted in 2005 was approved for an

access to be taken from this road to provide parking to the front of 9 First Street, Pont Bungalows (approximately 170 metres further south along B6309).

8. In conclusions it is considered that as there is no other suitable alternative and the precedent has already been set for vehicular access to be taken from this classified road, the proposals are acceptable. The new access would not have the potential for impact upon the amenities of neighbours or the locality and the proposal is therefore considered to be in accordance with policies GDP1 and TR2 of the Local Plan.

Recommendation

9. Conditional Permission
- Time Limit (ST)
 - Approved Plans (ST01)

Reason for Approval

10. The decision to grant planning permission has been taken having regard to policies GDP1 and TR2 of the Derwentside District Plan, along with all other material considerations, as detailed in the report to the Development Control Committee. There are no other material considerations which outweigh the decision to approve the application.

Report Prepared by Charlie Colling, Area Planning Officer.

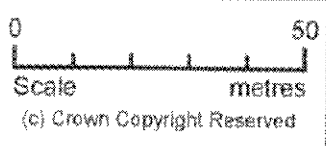
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Application site

Pont View

6047

8025



Creation of vehicular access and hardstanding
 8 Pont View
 Leadgate

07/226

