

RECOMMENDATION OF REFUSAL

07/0180

27.02.07

Mr K Elliot and Mr P Elliot

Land to the south east of 4
Derwent View

Residential Development
(outline and resubmission)

Ebchester and Medomsley
Ward

The Application

1. This application seeks outline planning permission for residential development (two detached houses) on land to the south east of 4 Derwent View, Medomsley Edge. All matters of layout, scale, appearance, access and landscaping are reserved for future consideration. This is a resubmission of a previously refused proposal on the same site.

History

2. An application was refused in April 2006 for outline planning permission for residential development (two detached houses) on this site (reference 1/2006/100/DM) on the grounds that the proposed residential development would be located outside of any settlement listed under Policy HO5 of the adopted plan. The proposal represented unacceptable and unsustainable development which would not be appropriate to the linear pattern and form of development in the hamlet contrary to Policy HO14 of the adopted Local Plan.

Policy

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

General Development Principles (GDP1)
GDP1 (General Development Principles)
HO5 (Development on Small Sites)
HO14 (Infill Housing)
EN1 (Protecting the Countryside)
EN2 (Preventing Urban Sprawl)

Consultations

4. County Highways Development Control Officer- although there is little evidence of industrial use now, an aerial image of the area from 2001 does appear to bear this out. This being so, I do not consider that vehicular activity arising from two dwellings will be materially different to that potentially arising from its current permitted use. I therefore offer no

highway objection.

5. Development Plans Team- The proposed development raises several concerns from a planning viewpoint: Firstly, the site is in an unsustainable location given that it is in a small settlement that is poorly served by public transport and services. Current national policy as contained in Planning Policy Statement note 3 promotes sustainable development on sites in centrally located urban centres as a priority, while land in small hamlets such as the proposed site is generally viewed as unacceptable for residential development.

The site would be regarded as brownfield land given its existing use and the presence and evidence of a number of fixed surface structures on the site. Although regarded as brownfield, the site is not located within an established settlement as defined by Policy HO5 of the Local Plan, and for this reason the proposal is contrary to guidance in the adopted Local Plan.

It should be noted that the recent development at Derwent View Terrace to the west of the proposed site was granted permission in light of the above national and local planning guidance. The officer assessment of this development was that the amenity and environmental improvements to the former Kevin Featherstone Motors site were, on balance, preferable to the continued use of the site for car sales.

The Derwent View Terrace development also differs from the proposed scheme in that it is sympathetic to the existing linear settlement pattern, which is typical of the existing layout and form of development in the locality. As such, the Derwent View Terrace development provides a continuation of the terrace line to the north of the hamlet, which culminates in the Hat and Feather Public House. The visual impact of development is minimised as a result of its consistency with the local architectural vernacular and pattern of development.

The proposed scheme would deviate from the pattern and form of development in the hamlet, in so far as it would comprise of two large detached dwellings. These dwellings would be highly visible when approaching the hamlet from the south along the B6308 & B6309, accentuating their encroachment into the countryside and their discordance with the existing development of the settlement. Given the above policy and design imperatives it is felt that the site should be refused permission for residential development.

6. Neighbours have been consulted and a site notice posted. No objections have been received.

Officer Assessment

7. The applicant has submitted a statement in support of the application. This is attached to this report, and has been summarised below:

- Houses would be four bedroomed detached family homes with garage and adequate family garden.
 - Would be authentic Victorian design in keeping with older properties within Derwentside.
 - Site is brownfield and it is proposed to subdivide into two plots.
 - Currently a large garage workshop and derelict stables of concrete block construction parallel to the adjoining recent development and a single wooden garage. The buildings can be seen from the main road.
 - Access and parking would be to the front with gardens to the sides and rear.
 - This would be safe/secure for children and have good access for older/disabled visitors.
 - The footprint would be approximately 25% of the site.
 - The existing access would be utilised and an additional one adjacent where the existing timber garage is.
 - Bus stops are within 100-150m radius.
 - There are no highways objections.
 - Reclaimed stone and slate, timber box sash windows and cast iron rainwater goods would be used.
 - Dwellings would be sympathetic to the area and reclaimed materials would have less of a visual impact.
 - Houses would be built to high energy efficient environmentally friendly standard.
8. The issue to consider in regard to this application is whether the principle of development in this locality is acceptable. The application site was formerly used as a joinery workshop and builders yard and a number of wooden and block buildings occupy the site. The site would be regarded as brownfield land following the advice outlined in national planning policy (PPS3). Having said this, Medomsley Edge is not listed as a settlement in policy HO5 of the Local Plan where housing development on small sites may be acceptable. National Planning Policy promotes the development of sites that are located in urban centres as a priority, while land in small settlements such as the application site, are viewed unfavourably.
9. Policy HO14 of the Local Plan allows limited infill housing to take place in settlements not listed under Policy HO5 or in small groups of housing if the development would be within the physical boundaries, be appropriate to the pattern and form of development and would be within scale and character with the neighbouring dwellings.
10. Whilst the applicants comments are noted it is the principle of the development which is considered to be unacceptable rather than any assessment being made of proposed design and materials etc. It is still considered that the introduction of two detached houses to the rear of the existing terrace would deviate from the pattern and form of this largely linear hamlet due to the location and positioning of the site itself. The dwellings would be highly visible from the B6308 and B6309 when approaching Medomsley Edge which would result in them being viewed as

being outside of the built up area and discordant with the surrounding development.

11. As the site lies outside of any established settlement and would therefore be regarded as a site within the countryside. As such the proposal is considered to be contrary to Local Plan Policies EN1 and EN2 as although the site has some small wooden buildings on it the development would not result in the landscape character being significantly enhanced as these are not highly prominent in the landscape or detract from the visual qualities of the area.
12. Members will be aware that dwellings have recently been constructed on the site of the former Kevin Featherstone Motors to the west of the application site. In determining this application members placed considerable weight on the environmental improvements to be gained from removing the car sales use from a very prominent site directly adjacent to the main road. Granting planning consent for dwellings on this site does not set a precedent. The development of the Kevin Featherstone Motors site is appropriate to the linear pattern of the settlement, unlike the proposed development of the application site which would result in two detached houses which would not be sympathetic to the pattern of development. Furthermore the amenity and environmental improvements to the former Kevin Featherstone Motors site were, on balance, preferable to the continued use of the site for car sales and while this site is derelict and looking dilapidated this is not reason to grant planning permission for dwellings in this case.

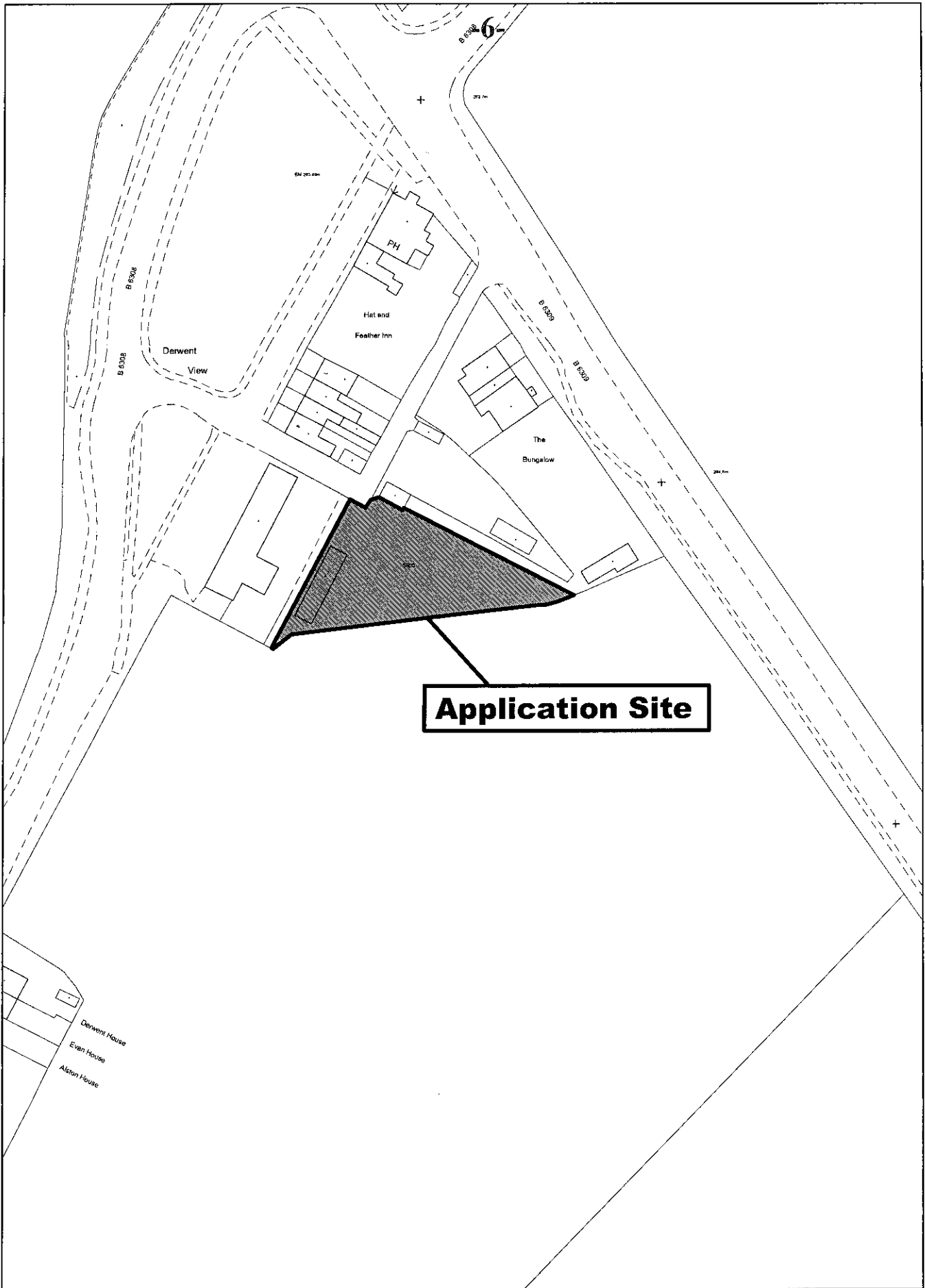
Recommendation

13. Refuse

The proposed residential development would be a located outside of any settlement listed under Policy HO5 of the adopted plan. The proposal represents unacceptable and unsustainable development which would not be appropriate to the linear pattern and form of development in the hamlet contrary to Policy HO14 of the adopted Local Plan.

Report Prepared by, Ann Rawlinson Senior Area Planning Officer

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Application Site

	<p>Residential Development (Outline) Resubmission Land to South East of 4 Derwent View Medomsley Edge Consett</p>	<p>07/180</p> <p style="text-align: center;">N</p>
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