

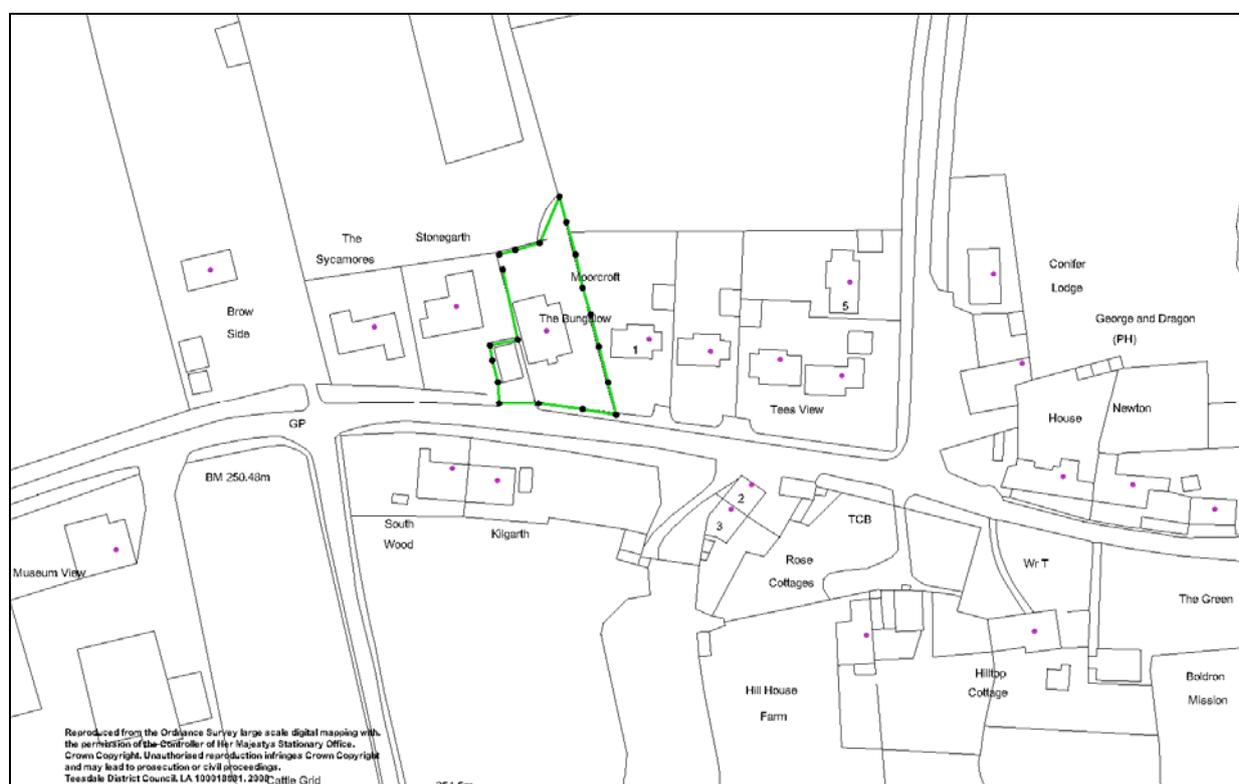
PLANNING COMMITTEEThursday 12th June 2008

This application is reported to Members because the Parish Council has raised an objection.

Case Officer - Charlie Colling

BOLDRON - 6/2008/0146/DM

Demolition of existing dwelling and detached garage and erection of 2 no. new semi-detached houses and garages at The Bungalow, Boldron for Mr J Roff (28 March 2008).

THE SITE:

The application site consists of the footprint and garden of an existing bungalow, within the village development limits of Boldron. To the east of the site there is a two storey stone built detached dwelling and to the west there is a stone built detached bungalow. On the opposite side of the road to the south there is a pair of semi detached bungalows, faced in artificial stone.

THE PROPOSAL:

The applicant seeks planning permission for the erection of a pair of semi-detached houses on this site. There is an existing bungalow with detached double garage which would be demolished in order to accommodate the proposed development.

PLANNING HISTORY:

6/2008/0002/DM – Demolition of existing dwelling and detached garage and erection of two new detached dwellings (withdrawn).

PLANNING POLICY:

GD1 General Development Criteria

H4 Small scale housing development on sites less than 0.4 Hectare

H12 High standards of design in new house and housing sites.

ENV3 Area of High Landscape Value

REPRESENTATIONS:**Statutory and Internal Consultants:**

Highways – This application amends the parking arrangements and provides two garages, each with a 5.5m long drive, for the two properties. I have no objections to this proposal from the highways aspect subject to the following requirement.

The accesses must be constructed in accordance with the requirements of Section 184(3) of the Highways Act 1980. The developer must contact the Area Engineer, Southern Area, Etherley Lane, Bishop Auckland, DL14 6UQ, telephone 01388 602028 in this regard.

Northumbrian water – no objections

Boldron Parish – There remains feeling that the plans submitted continue to be related to maximising the development potential of the site and have little sympathy for the site or the community in which they would be built.

The houses now have a mass more in keeping with the rest of the village in that the ridge lines have been lowered significantly but this appears to have been the only major concession compared to the previous submission.

Their external appearance will now be one of stone cladding to the village street but 'Buff' painted render to all other aspects. There was some confusion as to the colour of Buff.

The proposed development continues to use minimum boundary distances, the benefits of a semi-detached design in reducing the frontage of two houses being lost by moving the dwellings away from the village street to the narrower Northern part of the site.

The use of an offset plan for the houses, which could potentially reconcile the difference in alignments between the houses to east and west, is also lost by their placement so far to the north. The only advantage appears to be to allow the placement of the two detached garages in the southwest corner of the site.

Concerns over the provision of adequate parking and the potential problem of cars parking on the roadside.

The Parish remains of the view that there would be no objection to the demolition and rebuilding of 'The bungalow' provided it is in lines with the stated policy. The continuing

effort to develop the site for more than one dwelling means that we do not believe this development as presented should be approved in any way.

Public Responses:

Neighbouring properties have been consulted and a site notice posted with two letters of objection having been received from the occupiers of the two properties adjoining the site, Stonegarth to the West and Moorcroft to the East. Concerns in summary are:

- The proposed location of the dwellings to the north of the site will have even greater impact on our north facing rear garden which is our prime recreation area.
- The proposed dwelling should reflect the current property in terms of layout, dimensions and location and be compatible with the plot dimensions and in keeping with its local environment.
- The proposals are not sympathetic to the adjacent properties or the overall aesthetics of Boldron village.
- The proposals represent a significantly increased building mass relative to the current bungalow. The proposal appears to be purely a profit making exercise, with minimal consideration of its impact on the aesthetics of the village and adjacent properties.
- Overbearing effect on the adjacent property and its outside amenity space.
- The proposed foundations would be within one metre of a mature hedge, the excavations may damage this.
- Detrimental effects on the open space and views from the roadside.
- Concerns over adequate provision of parking.
- Sustainability concerns
- Effect on Starlings if the existing trees separating Stonegarth and Plot H1 are cut down to 6 feet.

PLANNING CONSIDERATIONS:

The proposal is to erect two semi-detached natural stone faced two storey houses, with detached garages on the site of an existing detached bungalow and garage within Boldron. Planning policy H4 allows for small scale housing development on sites of less than 0.4 Hectare within Boldron village. Being a garden and footprint of a former dwelling, the site meets Government criteria for encouraging building on 'Brownfield' land.

A previous application was withdrawn earlier this year, which was to erect two larger detached dwellings on this site. Particular concern was raised over the position of these dwellings and the potential adverse impact upon the property adjoining the application site to the west (Stonegarth).

The site currently consists of a detached bungalow with double garage. Adjoining the site there is a detached two storey dwelling to the east and a detached bungalow to the west. On the opposite side of the road there is a pair of semi-detached bungalows. Policy GD1 of the Local Plan advises that development should be in-keeping with the character and appearance of the area and designed to be appropriate in terms of form, mass, scale, layout, density and materials.

The proposed dwelling would have a natural stone frontage, rendered finish to the rear and gable elevations, stone quoins, water tabling and vertical sliding sash timber

windows painted white. The proportions of the windows and doors, along with the materials proposed and design of the dwellings are considered to be of a fairly traditional appearance, in-keeping with the overall character of the village. There is no objection to the demolition of the existing pebbled dashed bungalow which has very little contribution to the historic character of the village, and its replacement with a development of a more traditional appearance is considered to be beneficial to the character of the area.

Both of the proposed dwellings would have parking within a single detached garage and a driveway directly in-front of each of the garage doors. There would also be a single parking space to the front of plot 'H2'. The highways officer has advised that the level of parking provision would be adequate for this development. The garages would be sited in place of an existing dilapidated tin shed, and would be of a similar size. To the boundary with the neighbouring property Stonegarth there is a high hedge, and given the existing garages, this part of the development would not have any difference in terms of impact upon amenities than that which currently exists.

Some concern has been raised over the position of the dwellings being set quite far back from the frontage of the plot. The applicant has been advised of this and has indicated that an amended plan will be submitted, bringing these dwellings further forward, more in line with the street scene. Members will be updated at the committee meeting of any amended plans received. If the dwellings were to be moved further forward it is considered that this would reduce the potential for impact upon Moorcroft to the east and would allow the development to 'sit' better within the street scene.

There would be no windows in the gable of either dwelling, which would prevent the potential for any overlooking of adjacent properties. It is considered that the plot is capable of accommodating two dwellings, without any undue adverse effects upon neighbouring occupiers.

Some comments have been made in respect of this application being a 'profit making exercise'; this is not a material planning consideration. An objection has also been raised regarding the potential for hedging being cut to the western boundary of the site. The property is not within a conservation area, so no planning consent would be required for the removal or pruning of any trees or hedges within the curtilage of this property.

In summary there is a mix of different types of housing in Boldron and the proposed dwellings would therefore not be out of character with the area. It is acknowledged that there are a number of detached houses on relatively large plots, along this particular side of the road, however the applicant has demonstrated that this plot is capable of accommodating two dwellings, whilst providing sufficient outside amenity space, parking and protecting the amenities of the neighbouring properties to an acceptable level. The site is situated within an area of high landscape value, and it is your officer's view that the proposals would not have any negative impact upon this. The proposals are therefore considered to accord with Local Plan Policies H4, H12, ENV3 and GD1.

Plan Nos.

1128-10 – Site Location Plan
1128-11A – Proposed Site Plan
1128 - 12 – Proposed Ground Floor Plan
1128- 13 – Proposed First Floor Plan

- 1128- 14A – Proposed Front and Rear Elevations
- 1128- 15A – Proposed Gable Elevations
- 1128- 16B – Proposed Floor Plan and Elevations of Garages

RECOMMENDED: That Full Planning Permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Notwithstanding the information shown on the submitted application, full details of all materials to be used externally and the standard of their finish shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development, and thereafter the development shall be carried out in accordance with the approved details.

To protect the visual amenity of the surroundings and the character of the building in accordance with Policies GD1 of the Teesdale District Local Plan 2002.

3. A sample panel of stonework of minimum size one metre by one metre shall be constructed at the site, approved in writing by the Local Planning Authority prior to commencement of walling works and thereafter retained until completion of the development hereby approved. All stonework relating to the development hereby approved shall match the approved sample panel of stonework.

In the interests of the visual amenity of the area and in accordance with Policies GD1 of the Teesdale District Local Plan.

4. Notwithstanding the information shown on the submitted application, no development shall commence until full details of the height, siting, appearance and construction of all means of enclosure to be erected on site have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the agreed details.

In the interests of the appearance of the development in accordance with Local plan Policy GD1 of the Local Plan.