

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	PL/5/2010/0584
FULL APPLICATION DESCRIPTION	DEMOLITION AND RECONSTRUCTION OF DWELLING
NAME OF APPLICANT	MR A NAPIER
SITE ADDRESS	MOOR VIEW, STATION ROAD, MURTON SR7 9RN
ELECTORAL DIVISION	MURTON
CASE OFFICER	Barry Gavillet 0191 5274305 barry.gavillet@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSAL

Site:

- 1 This application site lies within the settlement boundary of Murton on the main road which runs through the village from east to west. There is an existing detached dwelling on site which would be demolished to make way for the new development, therefore the site is considered to constitute brownfield land. The site area measures approximately 585 square metres. There are residential properties surrounding the site, most of which are detached, two storey dwellings. The site is in walking distance of a number of community facilities including local shops, public houses, schools and bus services.
- 2 There are Grade II listed farm buildings across the main road to the north east of the site.

Proposal:

- 3 This application proposes a two-storey, four bedroomed dwelling with a floor area of 197 square metres, which is 34 square metres larger than the dwelling it would replace. The footprint of the new dwelling would be 95 square metres whilst the existing dwelling has a footprint of 61 square metres. An existing detached single garage on the site would be retained, along with the existing perimeter fencing.

- 4 The existing property is finished in a cream render whereas the surrounding properties are mostly built from facing bricks. The proposed dwelling would be built from facing brick and concrete roof tile, the colour and texture of which would be agreed with the Planning Authority. White double glazed windows and doors would be installed which would have cast stone head and cill details.
- 5 The site already has vehicular access onto Station Road which would remain in place throughout construction. The access to the new dwelling would remain to the eastern side of the front garden and would give easy access to the existing garage and the rear garden.
- 6 This application is being reported to committee, as the applicant is a County Councillor.

PLANNING HISTORY

None relevant.

PLANNING POLICY

7 NATIONAL POLICY:

Planning Policy Statement 1: Delivering Sustainable Development (PPS1) sets out the Government's overarching planning policies on the delivery of sustainable development through the planning System.

Planning Policy Statement 3: Housing (PPS3) underpins the delivery of the Government's strategic housing policy objectives and our goal to ensure that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live.

Planning Policy Statement 5: Planning for the Historic Environment (PPS5) sets out the Government's planning policies on the conservation of the historic environment.

The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements>

8 REGIONAL PLAN POLICY:

Regional Spatial Strategy for the North East

Policy 4: (The Sequential Approach to Development) provides that a sequential approach to the identification of land for development should be adopted to give priority to previously developed land and buildings in the most sustainable locations.

The Coalition Government has indicated its intention to abolish Regional Strategies, and this should be taken into account when deciding planning applications, if it is likely to have a bearing on the decision.

9 LOCAL PLAN POLICY:

District of Easington Local Plan

Policy 1- Due regard will be had to the development plan when determining planning applications. Account will be taken as to whether the proposed development accords with sustainable development principles while benefiting the community and local economy. The location, design and layout will also need to accord with saved policies 3, 7, 14-18, 22 and 35-38.

Policy 24 - Development which adversely affects the character, appearance, special architectural features or setting of a listed building will not be approved. The retention of architectural or historic features will be encouraged. Demolition of a listed building will be only be allowed in exceptional circumstances.

Policy 35 - The design and layout of development should consider energy conservation and efficient use of energy, reflect the scale and character of adjacent buildings, provide adequate open space and have no serious adverse effect on the amenity of neighbouring residents or occupiers.

Policy 36 - The design and layout of development should ensure good access and encourage alternative means of travel to the private car.

The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <http://www.durham.gov.uk/Pages/Service.aspx?ServiceId=7534>

CONSULTATION AND PUBLICITY RESPONSES

10 STATUTORY RESPONSES:

Parish Council – no objections

Northumbrian Water – no objections

11 INTERNAL CONSULTEE RESPONSES:

Highways Officer – no objections. Access and parking arrangements acceptable.

Environmental Health – Contaminated land study required

Planning Policy – no objections.

12 PUBLIC RESPONSES:

The application has been advertised by way of a press notice, a site notice and individual letters to surrounding residents. No comments have been received.

13 APPLICANTS STATEMENT:

The development has been designed sympathetically with regard to the adjacent dwellings. The existing dwelling has reached the end of its economic life and is beyond economic repair. The new dwelling complements the adjacent dwellings and will benefit the area.

The above represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at <http://planning.easington.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=112133>. Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATION AND ASSESSMENT

The main planning considerations in this instance are planning policies, impacts on surrounding residents and the street scene and highways issues.

14 Planning Policy

The proposed development is considered to be in keeping with the relevant Development Plan Policies. Relevant National guidance in relation to new housing development is found within PPS1: Delivering Sustainable Development and PPS3: Housing. Government policy requires a sequential approach to the identification of housing sites, which prioritises land in sustainable urban areas. In this instance this application relates to an existing housing plot in a residential area which is situated within the settlement boundary of Murton. The proposals are therefore considered to accord with the general principles of national planning policy.

The Regional Spatial Strategy for the North East provides a sequential approach for development in Policy 4. Although this relates to the identification of land for development in Local Development Frameworks it can also be seen as relevant where there is insufficient allocated land for development. The policy promotes previously developed sites within urban areas as being the most sequentially preferable locations for development. If such locations do not exist, the development plan should consider, in sequence; other suitable locations within urban areas; suitable sites and locations adjoining urban areas; and suitable sites in settlements outside urban areas. As this application relates to a sustainable site situated within the settlement of Murton, it is considered to accord with the general principles of RSS in terms of a sequential approach for development. The aims of this policy are reflected in other national policies, therefore the potential abolition of Regional Strategies would not affect the outcome of this application.

15 Impacts on surrounding occupiers and the street scene

The design, scale and layout of the development are considered to be generally acceptable. There is no consistent design surrounding the site that could influence this scheme, the use of brick and tile would be considered acceptable although a condition should be used to control specific materials. The plot on which the dwelling would be located is fairly large and could easily accommodate a new dwelling of the size proposed whilst maintaining adequate garden space to the front and rear along with the access and detached garage. The design of the dwelling is considered to be of good quality, the stepped shape and varying roof heights along with detailing to the doors and windows would add interest to the street scene. The siting of the proposed dwelling is almost on the same footprint as the existing dwelling although it would project slightly further to the front and rear. As such, the relationship with adjacent properties is largely maintained. The window openings would be such that there would be no adverse impact on nearby

properties in terms of any loss of light, privacy or overshadowing. Distancing standards between the new dwelling and all surrounding properties would be achieved.

With regard to the Grade II listed farm buildings to the north east of the site, it is not considered that the proposed replacement dwelling would have an adverse impact on their settings. This is due to there being an existing dwelling on the site, which would be replaced by a dwelling of better quality design, and that the listed buildings are across the main road approximately 60 metres to the north east of the site.

Accordingly, the proposals are considered to be in accordance with District of Easington Local Plan policies 1, 24 and 35.

16 Highways Issues

The Highways Authority are satisfied that there would be no significant problems caused by traffic and that parking provision and access are acceptable. In addition, the site is well served by bus services and community facilities and as such the site is considered a sustainable location for residential development.

CONCLUSION

17 The replacement dwelling is considered to be in accordance with the relevant development plan policies in that it is a brownfield site within the settlement boundary of Murton with easy access to community facilities and transport links, therefore it is a sustainable location for residential development. The dwelling would make a positive contribution to the street scene and would have no adverse impacts on surrounding occupiers. It is also considered that there would be no adverse impacts on the setting of the nearby listed buildings. In conclusion it is considered that the proposed replacement dwelling is acceptable.

RECOMMENDATION

18 That the application be **APPROVED** subject to the following conditions;

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: 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 any details of materials submitted with the application no development shall commence until samples of the external walling and roofing materials have been submitted to and approved in writing by the Local planning authority. The development shall be constructed in accordance with the approved details.
Reason: In the interests of the appearance of the area and to comply with saved policies 1 and 35 of the District of Easington Local Plan.

3. The development hereby permitted shall not be commenced until:
- a) A desk-top study is carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment. Two copies of the study shall be submitted to and approved in writing by the Local Planning Authority if identified as being required following the completion of the desk-top study.
 - b) The application site has been subjected to a detailed scheme for the investigation and recording of contamination, and remediation objectives have been determined through risk assessment, and agreed in writing with the Local Planning Authority.
 - c) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the 'Reclamation Method Statement') have been submitted to and approved in writing by the Local Planning Authority.
 - d) The works specified in the Reclamation Method Statement have been completed in accordance with the approved scheme.
 - e) If during reclamation or redevelopment works any contamination is identified that has not been considered in the Reclamation Method Statement, then remediation proposals for this material shall be agreed with the Local Planning Authority

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Planning Policy Statement 23 - Planning and Pollution Control.

4. The development hereby approved shall be carried out in strict accordance with the following approved plans. Plan References; Location plan 1909/00B, Existing Dwelling Photos and Site Plan 1909/01B, Proposed Plans, Elevations and Site Plan 1909/02C

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with saved policy 1 & 35 of the District of Easington Local Plan.

REASONS FOR THE RECOMMENDATION

1. The development was considered acceptable having regard to the following development plan policies:

DISTRICT OF EASINGTON LOCAL PLAN
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 PLANNING POLICY STATEMENT/GUIDANCE
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 REGIONAL SPATIAL STRATEGY NE

ENV35 - Environmental Design: Impact of Development
 ENV24 – Listed Buildings
 ENV36 - Design for Access and the Means of Travel
 GEN01 - General Principles of Development
 PPS1 - Delivering Sustainable Development
 PPS3 – Housing
 PPS5 - Planning for the Historic Environment
 RSS Policy 4

2. In particular the development was considered acceptable having regard to consideration of issues of planning policy, the impact on the street scene and surrounding occupiers and highway safety.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Design and Access Statement
- North East of England Plan Regional Spatial Strategy to 2021 (RSS) July 2008
- District of Easington Local Plan 2001
- Planning Policy Statements / Guidance, PPS1, PPS3, PPS5
- Consultation Responses

