

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO:	7/2010/0413/DM
FULL APPLICATION DESCRIPTION:	VARIATION OF CONDITION NO. 2 OF PLANNING PERMISSION 7/2004/0668/DM TO ALLOW ERECTION OF 56 NO. DWELLINGS ON PREVIOUSLY APPROVED PLOTS 283-315 inc. (BELLWAY HOMES) Y020 -Y045 inc. and Y061 - Y064 inc. (YUILL HOMES)
NAME OF APPLICANT:	PERSIMMON HOMES
ADDRESS:	STUDLEY DRIVE WHITWORTH PARK SPENNYMOOR CO DURHAM
ELECTORAL DIVISION:	SPENNYMOOR & MIDDLESTONE
CASE OFFICER:	Steve Teasdale Principal Development Control Officer 01388 816166 x7758 steve.teasdale@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

1. The site is part of the previously approved Bellway phase of the Whitworth Park Development. The site was approved for development in 2002 as part of a consortium scheme, and has been subject of several previous applications to substitute house types. Access to the site is from Carr Lane, through the existing Yuills development.
 2. The proposal essentially proposes 56 dwellings by Persimmon Homes on the site of 63 previously approved units (Yuills and Bellway). All dwellings would be 3 or 4 bedroom detached properties.
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PLANNING HISTORY

- 7/2002/0677/DM Erection of 236 dwellings on land off Carr Lane – APPROVED
 - 7/2004/0668/DM Substitution of house types – APPROVED
 - 7/2008/0244/DM Substitution of house types – APPROVED
 - 7/2010/0224/DM Erection of 9 dwellings - APPROVED
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PLANNING POLICY

NATIONAL POLICY:

- **Planning Policy Statement 1:** Delivering Sustainable Development sets out the Government's overarching planning policies on the delivery of sustainable development through the planning system.
- **Planning Policy Statement 3:** Housing sets out the Government's national policy framework for delivering the Government's housing objectives.

REGIONAL POLICY:

Not applicable

LOCAL PLAN POLICY:

- **Policy D1** sets out principles which should normally be applied to the layout and design of all new developments.
- **Policy D5** sets out principles which should be applied to new housing developments to ensure they provide a safe and pleasant environment in which to live with access routes that are safe and accessible for all users

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 www.durham.gov.uk

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

Spennymoor Town Council has no objection to the proposal.

INTERNAL CONSULTEE RESPONSES:

Highways Development Control Engineer has no objection, subject to minor comments that have resulted in amendments to the layout plans.

PUBLIC RESPONSES:

None

.APPLICANT'S STATEMENT:

3. Planning Approval for a Housing Development comprising 230no Dwellings was obtained under Application Reference 7/2002/0677/DM on 24th May 2004.

4. The overlay plan shows how the site is still used efficiently despite the small reduction in numbers. Additionally the mix of units is comparable thus the site will continue to meet need and demand requirements within the local market area.

5. The previous approvals set the principles for this submission the plans clearly demonstrate that the arrangement and layout of housing on the site is in conformity with what has previously been approved. The overlay plan demonstrates that the relationship of buildings to the existing road pattern and footpath network is almost identical and that building lines have been maintained. As such this proposal represents a relatively simple substitution application through adherence to existing principles and the need to work with an implemented road pattern.

6. The Proposals see a reduction in proposed dwellings across this area of the site, from 63no to 56no dwellings, these all being 3 / 4 Bed, 2 Storey Detached dwellings. The scale of buildings on the site has been established through the implementation of existing planning permissions. This proposal seeks to maintain that principle and proposes a range of 2 storey dwellings. The detached dwellings range in width from 8m - 12m in length with a maximum height of 8.3m. This corresponds

with that previously approved on this site and will fit in precisely with the surrounding context. Separation distances between dwellings have been maintained as per the previous approvals and in some cases improved upon.

7. The built form is dictated by that of the previous approval together with that of other Housing Developers. The housetypes proposed are 2 storey detached which will seamlessly integrates with the existing built environment and not unduly dominate the urban landscape. The proposed House Types are traditionally designed dwellings utilising features which are common on the previously developed scheme. This together with a Suitable palette of materials will ensure there is no “Mis-Match” between areas.

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 www.durham.gov.uk Officer analysis of the issues raised and discussion as to their relevance to the proposal and recommendation made is contained below

PLANNING CONSIDERATIONS AND ASSESSMENT

8. This proposal seeks to change part of a previously approved housing layout to widen the choice of house types for prospective purchasers.

9. The proposed house types are from the Charles Church range and despite being slightly more bespoke and at a lower density than the originally approved scheme, they are considered compatible with the remainder of that scheme and with the wider developments including the four phases of Barratt Homes.

10. This proposal is considered acceptable in terms of design, and does not substantially affect the mix of dwellings across this phase of development, and the usual standards of access, parking, privacy and amenity are considered to be met by the proposal. The proposal is considered to accord with Local Plan Policies D1 and D5.

11. The proposal affects only a small part of a much larger residential development which accords with the principles of PPS3 (Housing), and the substitution of house types proposed similarly respects those principles.

12. Following comments made by the Highway Development Control Engineer, the layout plans have been amended to address issues including lack of visitor parking spaces, a parking area for an electricity substation, and inconsistency between the application site boundaries shown on the different plans.

13. The planning consent to which this variation applies was granted subject to a S106 agreement, which requires payment of commuted sums for landscaping and environmental improvement works no later than occupation of the 150th dwelling, and defines areas of open space which must be provided at the end of the development. Neither of these thresholds has been met. A subsequent deed of variation has removed several small areas of open space, subject to an increased contribution at the appropriate time. The current proposal does not conflict with any requirements of the current legal agreement.

CONCLUSION

14. The proposal will increase the range and quality of housing available in the Whitworth Park development, and is considered to meet the requirements of the Sedgfield Borough Local Plan, PPS1 and PPS3.

RECOMMENDATION

That the application be APPROVED subject to the following conditions:

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1. The development hereby approved shall be begun not later than the expiration of 3 years from the date of this permission.
 2. The development hereby approved shall be carried out in strict accordance with the following approved plans (received 15th February 2010) unless otherwise agreed in writing with the Local Planning Authority.
Plan reference no.
WP/S/LP01
WP/S/ACRA/01
WP/S/sk01 Rev D
WP/S/LL01 Rev B (Sheet 1)
WP/S/LL01 Rev B (Sheet 2)
WP/S/PP01 Rev B
A/PL/Burgess/01 Rev B
A/PL/Calvert/01 Rev A
A/PL/Hogarth/01 Rev A
A/PL/Keating/01 Rev A
A/PL/Lewis/01 Rev A
A/PL/Potter/Rev B
286:03:201
286:03:205
SD/TSD/11
SD/TSD/111
SD/TSD/05
SD/TSD/08
SD/TSD/09
SD/TSD/16
SD/TSD/055
SD/TSD/0555
 3. Notwithstanding the provisions of Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) details of any walls or fences or other means of enclosure shall be approved by the Local Planning Authority.
 4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include details of hard and soft landscaping, planting species, sizes, layout, densities, numbers, method of planting and maintenance regime, as well as indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The landscaping shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
 5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first available planting season following the practical completion of the development and any trees or plants which within a period of 5 years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
 6. Notwithstanding any description of the materials in the application, no development shall be commenced until details of the materials and detailing to be used for the external surfaces, including the roof and render colour, of the building have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details to the satisfaction of the Local Planning Authority.
 7. No development shall be commenced until details of all means of enclosure on the site have been submitted in writing and approved by the Local Planning Authority. The development shall be undertaken in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

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8. Prior to the commencement of the development a scheme to minimise energy consumption shall be submitted to and approved in writing by the Local planning authority. The scheme shall include at least 10% decentralised and renewable energy or low carbon sources unless otherwise agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in complete accordance with the approved scheme prior to first occupation and thereafter retained in perpetuity.

REASONS FOR THE RECOMMENDATION

1. The proposal is considered acceptable having regard to the following development plan policies:
D1 - General Principles for the Layout and Design of New Developments
D5 - Layout of New Housing Development
2. In the opinion of the Local Planning Authority the proposal represents an acceptable form of development in terms of its location, access, parking and design.

BACKGROUND PAPERS

- Submitted Application Forms and Plans.
- Sedgefield Borough Local Plan 1996
- Planning Policy Statements / Guidance, PPS1, PPS3
- Responses from County Highways, Environment Agency and Police Architectural Liaison Officer



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Sheet No.	1
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Author	
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Client	
Site No.	
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Scale	
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