
APPLICATION DETAILS

APPLICATION NO:	3/2011/0394
FULL APPLICATION DESCRIPTION:	Substitution of house types for Plots 1 and 2 of original approval ref: 3/2007/0552 from 3 storey dwellings to 2 storey dormer bungalows
NAME OF APPLICANT:	Mr Jack Walker
ADDRESS:	Plots 1 and 2 Jobson Meadows, Stanley, Crook, DL15 9SN
ELECTORAL DIVISION:	Crook North and Tow Law ED
CASE OFFICER:	Chris Baxter (Senior) Planning Officer 01388 761626 chris.baxter@durham.gov.uk

DESCRIPTION OF THE SITE AND PROPOSALS

The Site

1. The application site is currently laid out as plots on a building site located at Jobson Terrace, Stanley Crook. There are existing residential dwellings situated to the west on High Road and open land is directly to the north. Houses to the east are currently under construction. The access road is immediately to the south of the site with a playground situated beyond.

The proposal

2. Planning permission is sought for the substitution of house type to plots 1 and 2 of planning approval 3/2007/0552. It is proposed to substitute a pair of semi-detached two and half storey dwellings for a 2 No. detached dormer bungalows. The proposed bungalows would have a footprint of 11 metres by 9 metres, a height to eaves level measuring 2.8 metres and to the ridge level measuring 7.4 metres. The ground floor would include living room, kitchen/dining area, sunroom, utility and a bedroom. Three bedrooms and a bathroom would be provided at first floor level. The properties would be constructed from Ibstock Hadrian Antique brickwork to the walls and Marley Modern plain grey roof tiles. Upvc windows are proposed for the windows and doors. 1800mm and 1200mm close timber boarded fencing is proposed for boundary treatment along with tarmac and block paving for the hardstanding areas. Detached garages are also proposed for each property which would be situated to the south of the plots.
3. This application is reported to the Planning Committee as the applicant is a relation of an officer of the Regeneration and Economic Development Service.

PLANNING HISTORY

4. Outline planning permission (ref: 3/2006/0099) for residential development on this site was granted in April 2006. An application submitted in early 2007 for 8 No. dwellings on the site was withdrawn and subsequently resubmitted for 12 dwellings (ref: 3/2007/0552) and approved in October 2007.
5. Two applications for substitution of house types on plots 11 and 12 were approved in 2010 which involved the substitution of bungalows for two and a half storey houses. Another application which substituted a pair of semi-detached properties for a detached property on plots 7 and 8 was approved at Planning Committee in July 2011.

PLANNING POLICY

NATIONAL POLICY

6. *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.
7. *Planning Policy Statement 3: Housing (PPS3)* underpins the delivery of the Government's strategic housing policy objectives.
8. *Planning Policy Statement 22: Renewable Energy (PPS22)* sets out the Government's policies for renewable energy, which planning authorities should have regard to when taking planning decisions.
9. Furthermore, the emerging NPPF sets out a presumption in favour of sustainable development to encourage economic growth and to achieve sustainable development. This draft guidance is a material consideration in determining planning applications.

REGIONAL PLANNING POLICY

10. The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, sets out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS sets out the region's housing provision and the priorities in economic development, retail growth, transport investment, the environment, minerals and waste treatment and disposal. Some policies have an end date of 2021 but the overall vision, strategy, and general policies will guide development over a longer timescale.
11. In July 2010 the Local Government Secretary signalled his intention to revoke Regional Spatial Strategies with immediate effect, and that this was to be treated as a material consideration in subsequent planning decisions. This position was challenged through the courts and the Court of Appeal ruled in May 2011 that the proposed abolition of Regional Spatial Strategies can be regarded as a material consideration when deciding planning applications. The following policies are considered relevant.

12. *Policy 38 (Sustainable Construction)* sets out that in advance of locally set targets, major developments should secure at least 10% of their energy supply from decentralised or low-carbon sources.
13. *Policy 39 – (Renewable Energy Generation)* seeks to generate at least 10% of the Region's consumption of electricity from renewable sources within the Region by 2010 and aspire to further increase renewable electricity generation to achieve 20% of regional consumption by 2020.

LOCAL PLAN POLICY:

14. The following saved policies of the Wear Valley District Local Plan (WVLP) are relevant in the determination of this application:
15. *Policy GD1: General Design Criteria* states that all new development and redevelopment within the District should be designed and built to a high standard and should contribute to the quality and built environment of the surrounding area.
16. *Policy H3 (Distribution of Development)*: New development will be directed to those towns and villages best able to support it. Within the limits to development of towns and villages, as shown on the Proposals Map, development will be allowed provided it meets the criteria set down in Policy GD1 and conforms to the other policies of this plan.
17. *Policy H24 (Residential Design Criteria)*: New residential developments and/or redevelopments will be approved provided they accord with the design criteria set out in the local plan.
18. *Policy T1: Highways – General Policy* states that all developments which generate additional traffic will be required to fulfill policy GD1 and:
 - i) provide adequate access to the developments;
 - ii) not exceed the capacity of the local road network; and
 - iii) be capable of access by public transport networks.

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.cartoplus.co.uk/durham/text/00cont.htm>.

CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

19. *Northumbrian Water* has no objections.
20. *County Highways Authority* has no objections.

INTERNAL CONSULTEE RESPONSES:

21. *County Ecologist* has no objections.

PUBLIC RESPONSES:

22. Neighbouring properties have been notified individually in writing on the proposal and a site notice was also posted. No representations have been received.

APPLICANTS STATEMENT:

23. Declined to submit comments.

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://82.113.161.89/WAM/showCaseFile.do?action=show&appType=planning&appNumber=10/00955/FPA>

PLANNING CONSIDERATIONS AND ASSESSMENT

24. Having regard to the requirements of section 38(6) of the Planning and Compulsory Purchase Act 2004 relevant guidance, development plan policies and all material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development, residential amenity, visual impact, and access/parking issues.

Principle of development

25. It is acknowledged that the site is located outside the development limits of Stanley Crook. However the principle of development has previously been established through earlier planning permissions which have now been implemented.

Residential amenity

26. The nearest neighbouring properties to the proposed property would be positioned to the east and west. As the primary windows of the proposed properties would face north and south this would ensure that the residential amenities of these residents would not be adversely affected. Given the size of the proposed dormer bungalows it is considered that neighbouring properties would not be adversely affected in terms of overshadowing and overbearing impacts. Sufficient levels of private amenity space would be created to the rear of the properties. It is considered that the proposals would not compromise residential amenity and would be in accordance with policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

Visual impact

27. The design details of the dormer bungalows and materials to be used would tie in with neighbouring buildings which would help the proposed properties blend in with their surroundings. An indication of the boundary treatment and hardstanding has been provided within the application but has not been fully detailed on plan. Therefore in order to ensure that the finished details do not compromise the overall development of the street, it is recommended that these are covered by planning conditions.
28. It was stated in the previous committee report for the substitution of house types on plots 7 and 8 that; *'The original planning application ref: 3/2007/0552 for the overall development of 12 plots provided a range of different house types including a mix of semi-detached houses, detached houses and bungalows. There are no longer any bungalows within the development and should Members be minded to grant*

permission for what is now proposed, there would be only one pair of semi-detached properties within the overall scheme. It is essential that a good range of different house types remains on this development and any future applications for substitution of house types should reflect this.'

29. Whilst the proposal involves further changes to the scheme originally approved it is considered that the reintroduction of bungalows onto the site would maintain a good range of different house types as part of the overall residential development.

Access/parking issues

30. Access to the properties would be taken from the highway to the south of the site. The Highways Officer has raised no objections to the access and parking arrangements. The proposal would therefore accord with Saved policies GD1 and T1 of the Wear Valley District Local Plan.

Other matters

31. The previous planning permission 3/2007/0552 had conditions attached in relation to landscaping and renewable energy measures.
32. To ensure that the landscaping proposed on these particular plots matches in with the rest of the development it is considered appropriate to cover this by a landscape condition. PPS1 and PPS3 place an emphasis on achieving sustainable development and there is now a statutory requirement to reduce carbon emissions and promote renewable energy and energy efficiency measures in new development. This is also reflected in policies 38 and 39 of the RSS. A condition is therefore recommended for details of energy efficiency measures within the development to be submitted and agreed by the local planning authority.

CONCLUSION

33. The proposed substitution of house type would not compromise the residential amenities of neighbouring occupiers in terms of loss of privacy or overshadowing impacts. In visual terms, the proposed property would not appear out of keeping within the street scene and would blend in with neighbouring dwellings. There are no highway objections and it is considered that the proposed access and parking provision are acceptable. The submission of further details in relation to soft and hard landscaping, boundary treatment and renewable energy measures through the use of planning conditions would ensure that the property is constructed to a suitable standard. The proposal is considered to be in accordance with the relevant saved policies in the Wear Valley District Local Plan and national planning documents.

RECOMMENDATION

That the application be **APPROVED** subject to the following **conditions/reasons**.

Conditions:

1. The development shall not be begun later than 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. The development hereby approved shall be carried out in strict accordance with the following approved plans:

Plan Ref No.	Description	Date Received
	Site Location Plan	23/09/2011
11 46 02	Proposed Housing	23/09/2011
11 46 01 B	Proposed Replacement House Type	23/09/2011

Reason: To define the consent and ensure that a satisfactory form of development is obtained.

3. Before the development hereby approved is commenced, a scheme of hard and soft landscaping, to include details of location and species of planting, and types of surfacing, shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the amenity of the area in accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed, are severely damaged or become seriously 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.

Reason: In the interests of the amenity of the area in accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

5. Before the development hereby approved is commenced details of the height, siting, appearance and construction of all boundary treatment and means of enclosure to be erected upon the site shall be submitted to and approved in writing by the local planning authority, and the works shall be carried out in accordance with such approved details before the dwellings hereby approved are first occupied.

Reason: In the interests of the amenity of the area in accordance with policy GD1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

6. 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 consist of energy from renewable or low carbon sources provided on-site, to a minimum level of at least 10% of the total energy demand from the development, or an equivalent scheme that minimises carbon emissions to an equal level through energy efficiency measures. Thereafter the development shall be carried out in complete accordance with the approved scheme prior to first occupation and retained so in perpetuity.

Reason: In order to minimise energy consumption and to comply with the aims of the Regional Spatial Strategy North East Policy 38 and Planning Policy Statement 1 and 3.

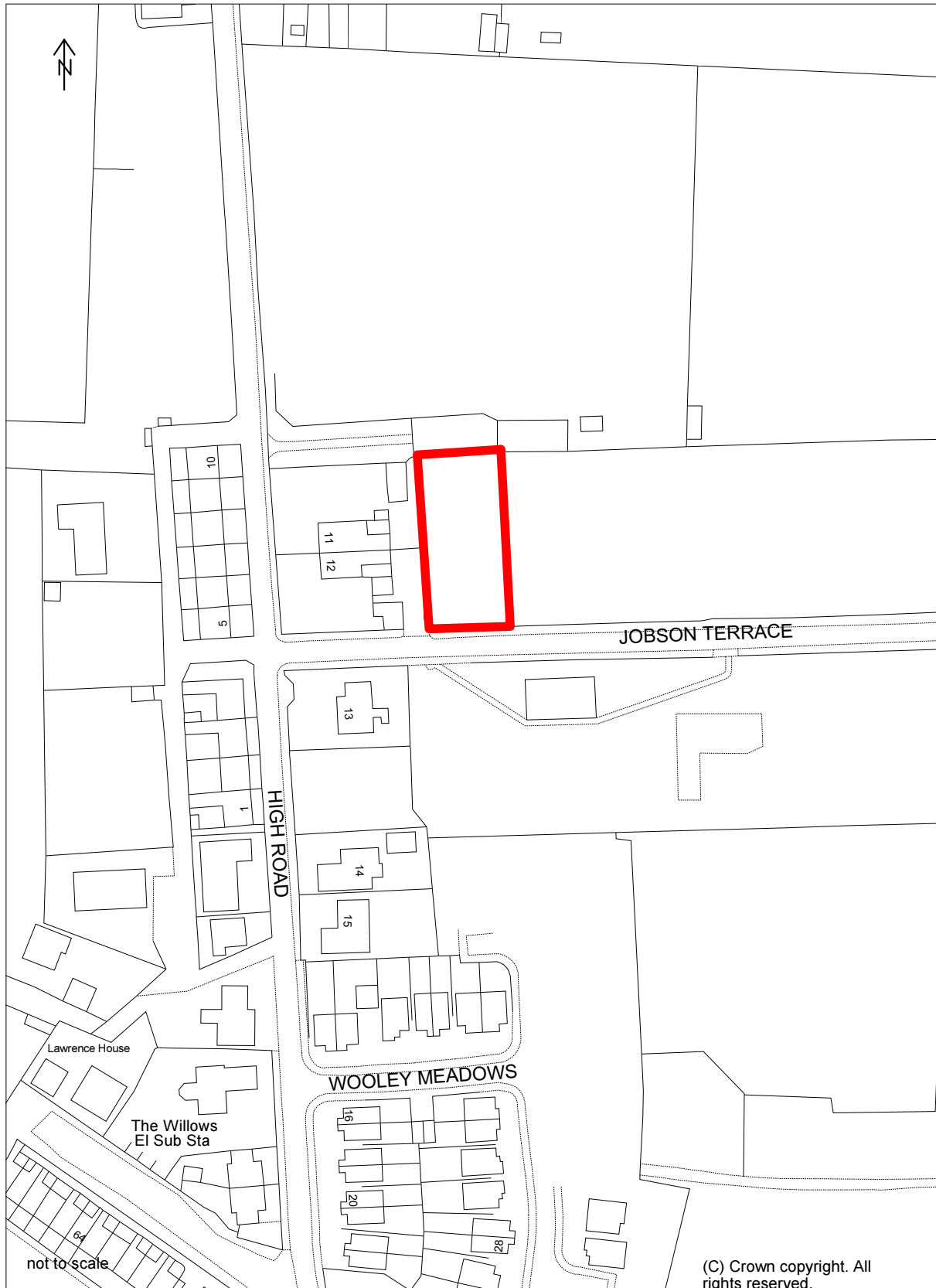
REASONS FOR THE RECOMMENDATION

- I. The proposal is acceptable in relation to policies GD1, H24 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007, policies 38 and 39 of the RSS and guidance within PPS1, PPS3 and PPS22 for the following reasons:
- Neighbouring amenities would not be adversely compromised.
 - The properties would not appear out of keeping within the street scene.
 - Adequate access and parking provision would be provided.

BACKGROUND PAPERS

- Submitted Application Forms and Plans
- Design and Access Statement
- Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007
- Planning Policy Statements, PPS1, PPS3, PPS22
- Consultation Responses
- Public Consultation Responses

3/2011/0394 - Substitution of house types for Plots 1 and 2 of original approval ref: 3/2007/0552 from 3 storey dwellings to 2 storey dormer bungalows at Plots 1 and 2 Jobson Meadows, Stanley, Crook for Mr Jack Walker



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