



## Planning Services

# COMMITTEE REPORT

---

### APPLICATION DETAILS

---

APPLICATION NO:	4/11/00109/FPA
FULL APPLICATION DESCRIPTION:	Erection of detached pitched roof garage at rear of existing dwelling
NAME OF APPLICANT:	Mr M Fearn
ADDRESS:	2 Lancashire Drive, Belmont, Durham, DH1 2DE
ELECTORAL DIVISION:	Belmont
CASE OFFICER:	Colin Harding, Planning Officer 0191 3018712, <a href="mailto:colin.harding@durham.gov.uk">colin.harding@durham.gov.uk</a>

---

### DESCRIPTION OF THE SITE AND PROPOSALS

---

1. The site relates to a compact semi detached bungalow property in a residential area of Belmont. The property is west facing and backs onto an area of open space. To the south of the property runs a footpath.
  2. It is proposed to erect a detached garage to the south of the property, which would be set back to the rear of the bungalow. The garage would measure 6.7m in length and 3.1m in width. It would be 2.1m to eaves and the ridge of the pitched roof would measure 3.3m in height.
  3. The application is being reported to committee as the applicant is a Durham County Council employee working within the Regeneration and Economic Development directorate.
- 

### PLANNING HISTORY

---

4. 97/00573/FPA - Erection of detached garage – Approved 20.10.1997 – This consent appears not to have been implemented, or if it was, the garage has since been demolished.
- 

### PLANNING POLICY

---

#### 5. NATIONAL POLICY:

Planning Policy Statement 1: Delivering Sustainable Development sets out the Governments overachieving planning policies on the delivery of sustainable development through the planning system.

*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>*

## 6. REGIONAL SPATIAL STRATEGY:

The North East of England Plan - Regional Spatial Strategy to 2021 (RSS) July 2008, set out the broad spatial development strategy for the North East region for the period of 2004 to 2021. The RSS set 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.

In July 2010 the Local Government Secretary signaled 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 was successfully challenged in the High Court in November 2010, thus for the moment reinstating the RSS. However, it remains the Government's intention to abolish Regional Spatial Strategies when the forthcoming Local Government Bill becomes law, and weight can now be attached to this intension. The following policies are considered relevant:

Policy 8 of the RSS seeks to promote a high quality of design in all developments.

*The above represents a summary of those policies considered most relevant. The full text can be accessed at: <http://www.gos.gov.uk/nestore/docs/planning/rss/rss.pdf>*

---

## 7. LOCAL PLAN POLICY:

Policy Q9 (Alterations and Extensions to Residential Property) states that states that proposals for residential extensions should have a scale, design and materials sympathetic to the character and appearance of the area, whilst ensuring no adverse impact upon residential amenity for adjacent occupiers.

Policy T1 (Traffic Generation – General) states that planning permission will not be granted for development which would be detrimental to highway safety

Policy T10 (Parking – General Provision) states that parking provided as part of a development should be limited in amount so as to promote sustainable transport choices.

*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/index.htm>)*

---

## CONSULTATION AND PUBLICITY RESPONSES

### 8. STATUTORY RESPONSES:

The Highway Authority raises no objection.

### 9. INTERNAL CONSULTEE RESPONSES:

None.

### 10. PUBLIC RESPONSES:

None.

---

*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=11/00109/FPA> 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**

---

11. In accordance with policies Q9, T1 and T10 of the City of Durham Local Plan 2004, the main planning issues are considered to be the scale and design of the proposed garage, its impact upon the residential amenity of nearby occupiers and its impact upon highway safety.

### **Issue of Scale and Design**

12. Policy Q9 of the City of Durham Local Plan 2004 states that residential extensions should remain sympathetic and subordinate to the main dwelling in terms of scale and design.

13. In this instance it is considered that the proposed garage is of an appropriate scale and design and would be located in a logical position. The garage is domestic in scale and reflects the design of the existing property. The location of the garage towards the rear of the plot is appropriate and maintains the overall appearance of the dwelling.

### **Impact upon Residential Amenity**

14. Policy Q9 of the City of Durham Local Plan 2004 states that extensions to residential properties should respect the privacy and residential amenity of neighbouring properties.

15. The host property benefits in being well separated from neighbouring properties, within the garage being located on the southern boundary, furthest from nearby houses. The garage would be mainly visible from the public footpath that runs to the south of the application site. Accordingly, no harm is likely to result in respect of impact upon residential amenity, so meeting the objectives of Policy Q9 of the Local Plan.

### **Impact upon Highway Safety**

16. The Highway Authority raises no objection to the application with the house retaining a driveway of adequate length in order to serve the garage. It is therefore considered the proposal should not compromise highway safety.

---

## **CONCLUSION**

17. It is considered that this proposal represents a form of development that is appropriate in scale and design to the application site that will not result in the loss of an unreasonable level of residential amenity in accordance with Policy Q9 of the City of Durham Local Plan 2004, nor have an unsatisfactory impact upon highway safety in accordance with Policies T1 and T10 of the City of Durham Local Plan 2004.

---

## **RECOMMENDATION**

---

That the application be **APPROVED** 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. 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 approved plans labelled "Plans and Elevations as Proposed" received 11<sup>th</sup> February 2011. Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy Q9 of the City of Durham Local Plan 2004.

3. Notwithstanding the details shown on the submitted application, the external building materials to be used shall match the existing building in terms of colour, texture and size. Reason: In the interests of the appearance of the area and to comply with Policy Q9 of the City of Durham Local Plan 2004.

---

## **REASONS FOR THE DECISION**

---

1. The proposed detached garage is considered acceptable having regard to policies Q9, T1 and T10 of the City of Durham Local Plan 2004.

2. In particular the development was considered acceptable having regard to consideration of issues of scale, design, impact upon residential amenity and highway safety.

---

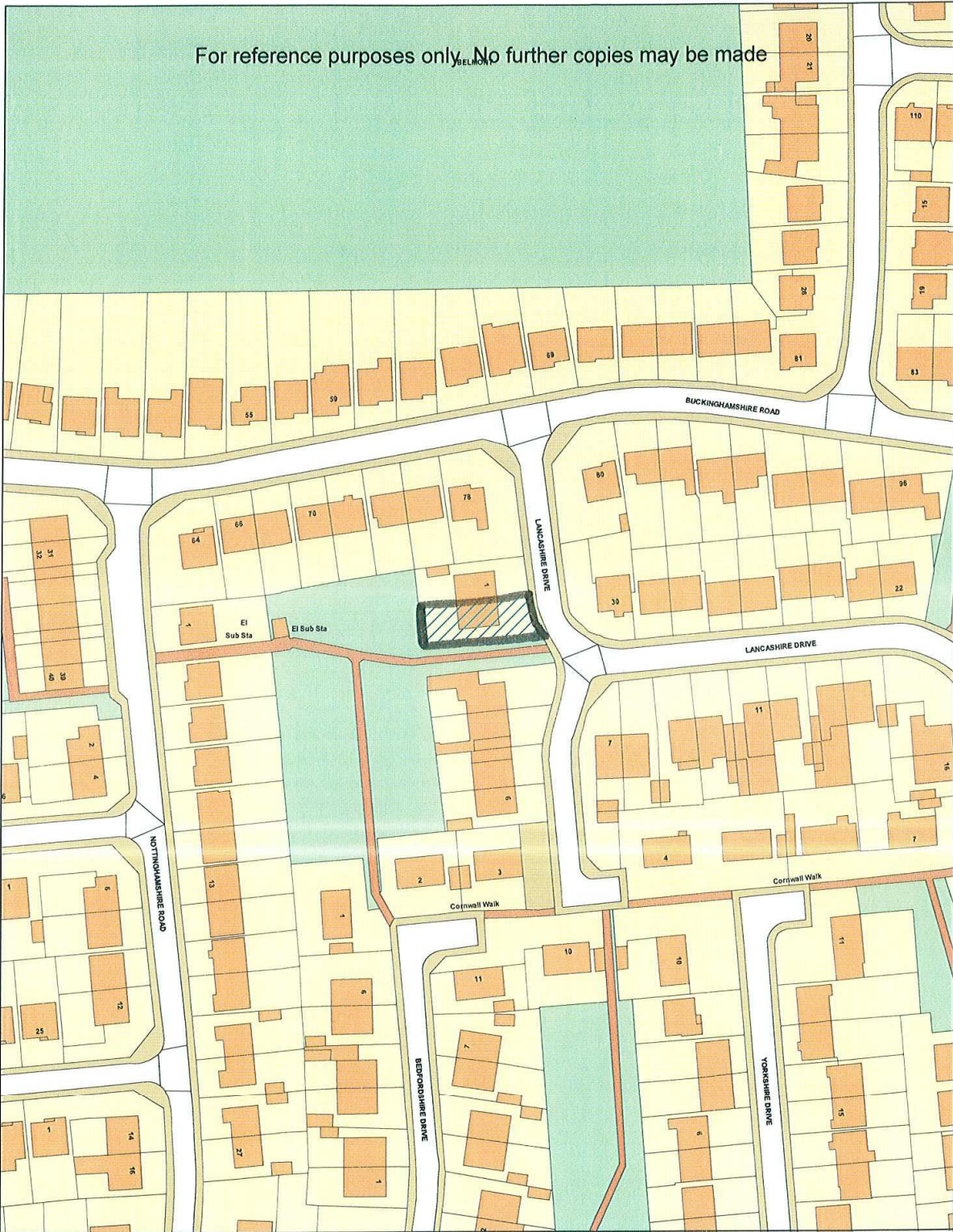
## **BACKGROUND PAPERS**

---

Submitted Application Forms and Plans  
Planning Policy Statement 1  
North East of England Plan - Regional Spatial Strategy to 2021 (RSS)  
City of Durham Local Plan 2004  
Responses from Highway Authority



For reference purposes only. No further copies may be made



**Planning Services**

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding.  
Durham County Council (Durham City Area Office) Licence No. 100022202 2005.

4/11/00109/FPA

2 Lancashire Drive, Belmont

**Comments**

**Date**

31 March 2011

**Scale**

1:1250