

Planning Services

COMMITTEE REPORT

APPLICATION DETAILS

APPLICATION NO: 3/2011/0221

FULL APPLICATION DESCRIPTION: SUBSTITUTION OF HOUSE TYPES TO PLOT 7 AND 8 FROM TWO SEMI-DETACHED DWELLINGS TO ONE DETACHED DWELLING OF PLANNING APPROVAL 3/2007/0552

NAME OF APPLICANT: MR J WALKER

ADDRESS: LAND AT JOBSON TERRACE, STANLEY, CROOK, DL15 9SN

ELECTORAL DIVISION: CROOK NORTH AND TOW LAW ED

CASE OFFICER: Chris Baxter
chris.baxter@durham.gov.uk
01388 765555

1.0 DESCRIPTION OF THE SITE AND PROPOSALS

SITE:

- 1.1 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 immediately to the east are currently under construction. The access road is immediately to the south of the site with a playground situated beyond.

PROPOSAL:

- 1.2 Planning permission is sought for the substitution of house types to plot 7 and 8 of planning approval 3/2007/0552. This was for a pair of semi-detached properties on plots 7 and 8, and this application seeks to substitute these for a single detached property. The proposed detached building would have a footprint of approximately 12.8 metres by 10.5 metres. The property would be of a two and half storey design with a height to eaves level measuring 5.6 metres and to the ridge level measuring 10.1 metres. The ground floor would include living room, dining area, kitchen/breakfast/day room and a utility room. Five bedrooms, two bathrooms, games room and a study would be provided over the first and second floors. The property
-

would be constructed from Ibstock Hadrian Antique brickwork to the walls and Marley Modern 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.

- 1.3 This application is reported to the Planning Committee as the applicant is a relation of an officer of the Regeneration and Economic Development Service.

2.0 PLANNING HISTORY

- 2.1 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 An application submitted in early 2007 for 8 No. dwellings on the site was withdrawn and subsequently resubmitted for 12 dwellings (ref: 3/2007/0552) and approved in October 2007. Two other 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.

3.0 PLANNING POLICY

NATIONAL POLICY:

- 3.1 **Planning Policy Statement 1: Delivering Sustainable Development (PPS1)** sets out the overarching planning policies on the delivery of sustainable development through the planning system.
- 3.2 **Planning Policy Statement 3: Housing (PPS3)** underpins the delivery of the Government's strategic housing policy objectives.
- 3.3 **Planning Policy Statement 22: Renewable Energy (PPS22)** sets out planning policies on protection of biodiversity and geological conservation through the planning system.

REGIONAL POLICY:

- 3.4 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. The overall objective for minerals policy in the Region, as set out in RSS, is to ensure the prudent use of the Region's indigenous natural resources in line with sustainable development objectives.
- 3.5 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. The position is therefore that both the RSS and the stated intention to abolish are material planning considerations and it is a matter for each Planning Authority to decide how much weight can be attached to this stated intention, having regard to the evidence base which informs the RSS. The following RSS policies are considered relevant in the determination of this application.

3.6 **Policy 38 (Sustainable Construction):**

Planning proposals should ensure new buildings and developments minimise energy consumption, and encourage new developments to achieve high energy efficiency and minimise consumption in terms of energy efficiency best practice, BREEAM rating and the Code for Sustainable Homes.

3.7 **Policy 39 (Renewable Energy Generation):**

Planning proposals should facilitate the generation of at least 10% of the Region's consumption of electricity from renewable sources, and aspire to further increase renewable electricity generation to achieve 20% of regional consumption by 2020.

LOCAL PLAN POLICY:

3.8 The following policies of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007 are considered relevant in the determination of this planning application:

3.9 **Policy GD1 (General Development Criteria):**

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.

3.10 **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.

3.11 **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.

3.12 **Policy T1 (General Policy – Highways):**

All developments which generate additional traffic will be required to fulfil 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.planningportal.gov.uk/england/government/en/1020432881271.htm> for national policies; <http://www2.sedgefield.gov.uk/planning/WVCindex.htm> for Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

4.0 CONSULTATION AND PUBLICITY RESPONSES

STATUTORY RESPONSES:

4.1 Highways Authority: No objections

INTERNAL CONSULTEE RESPONSES:

4.2 No internal consultee responses required for this proposal.

PUBLIC RESPONSES:

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

5.0 APPLICANTS STATEMENT

- 5.1 No applicant statement has been received.

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 Crook Area Office.

6.0 PLANNING CONSIDERATIONS AND ASSESSMENT

- 6.1 Having regard to relevant guidance, local plan policies and all material planning considerations, 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

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

Residential amenity

- 6.3 The nearest neighbouring properties to the proposed property would be positioned to the east and west. As the primary windows of the proposed property would face north and south this would ensure that the residential amenities of these residents would not be adversely affected. Although the proposed house would be large, it would reflect the scale of the neighbouring properties and it is considered that the level of overshadowing created by the proposal would be acceptable. Sufficient levels of private amenity space would be created to the rear of the property.
- 6.4 A detached garage is proposed in the north west corner of the rear garden. Given the scale and position of the garage in relation to neighbouring properties it is not considered this building would have an adverse impact on the occupiers of adjoining properties. It is considered that the proposal 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

- 6.5 Although the proposed detached property would be a large building. It would be in keeping with some of the house types that are currently been constructed on site. The design details and materials would also match neighbouring buildings which would help the proposed property blend in with the 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 does not compromise the overall development of the street, it is recommended that these are covered by planning conditions.
-

- 6.6 Given the above comments it is felt that the proposal would not compromise the aims of policies GD1 and H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.
- 6.7 Whilst it is accepted in visual terms that the substitution of two semi-detached properties for one detached property is satisfactory, it is noted that two other properties within the overall development were also substituted last year. 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.

Access / parking issues

- 6.8 Access to the property is to be taken from the highway to the south of the site. The driveway would run along the west elevation of the property leading to a garage in the north west corner of the rear garden. Durham County Council Highways Officer have raised no objections to this access and parking arrangement. It is therefore considered that the access and parking arrangements would not be to the detriment of highway users. The proposal is therefore in accordance with policies GD1 and T1 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007.

Other issues

- 6.9 The previous planning permission 3/2007/0552 had conditions attached in relation to landscaping and renewable energy measures.
- 6.10 To ensure that the landscaping proposed on this particular plot matches in with the rest of the development it is considered prudent to attach a landscaping condition for details to be submitted. PPS1 and PPS3 place an emphasis on achieving sustainable development. Climate change is high on the agenda 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 which requires new buildings and developments to minimise energy consumption. A condition is therefore recommended for details of energy efficiency measures within the development to be submitted and agreed by the local planning authority.

7.0 CONCLUSION

- 7.1 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 adequately 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 as amended by Saved and

8.0 RECOMMENDATION

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.
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	08/06/2011
07 07 06 D	Proposed Housing	08/06/2011
Proposed House Type	Proposed House Type	08/06/2011

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.
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.
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.
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.

9.0 REASONS FOR THE RECOMMENDATION

9.1 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:

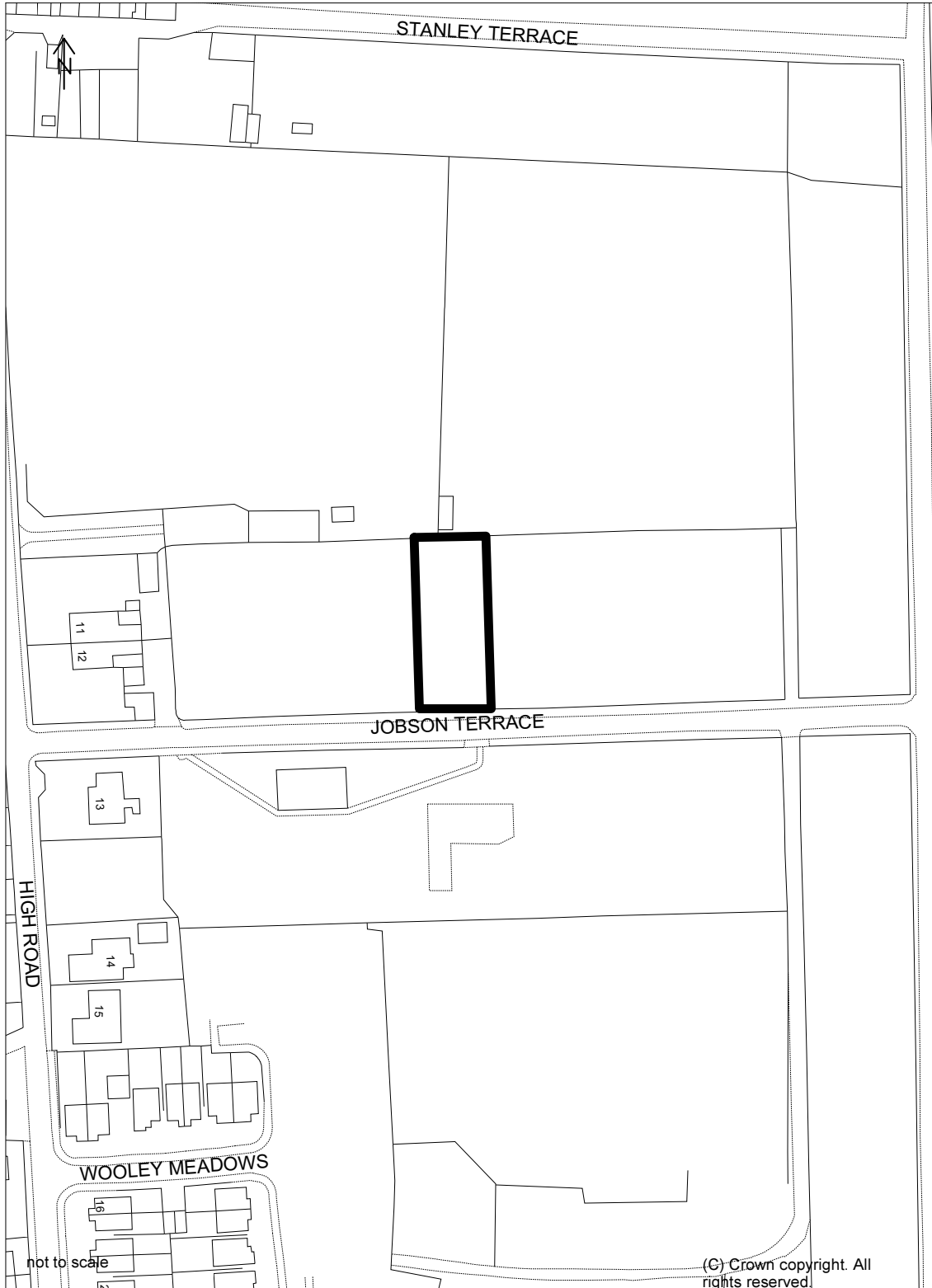
- Neighbouring amenities would not be adversely compromised.
- The property would not appear out of keeping within the street scene.
- Adequate access and parking provision would be provided.

10.0 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



3/2011/0221 - SUBSTITUTION OF HOUSE TYPES TO PLOT 7 AND 8 FROM TWO SEMI-DETACHED DWELLINGS TO ONE DETACHED DWELLING OF PLANNING APPROVAL 3/2007/0552 AT LAND AT JOBSON TERRACE, STANLEY FOR MR J WALKER



not to scale

(C) Crown copyright. All rights reserved.
Produced by Durham County Council, Licence