

**Development Control (Hetton, Houghton & Washington)
Sub-Committee**

2nd September 2008

SUPPLEMENTARY REPORT ON APPLICATIONS

REPORT BY DIRECTOR OF DEVELOPMENT AND REGENERATION

PURPOSE OF REPORT

This report is circulated a few days before the meeting and includes additional information on the following applications. This information may allow a revised recommendation to be made.

LIST OF SUPPLEMENTARY ITEMS

Applications for the following sites are included in this report.

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| S1. | Plots 70-75 (Inclusive) Land East Of Windermere Crescent
Shiney Row Houghton-Le-Spring |
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Development Control

(Hetton, Houghton & Washington)

Sub-Committee

SUPPLEMENT

Number: S1

Application Number: 08/02337/FUL

Proposal: Substitution of approved house types on approved plot numbers 70-75 (inclusive) to increase number of dwellings from 6 to 10 (4 additional units)

Location: Plots 70-75 (Inclusive) Land East Of Windermere Crescent Shiney Row Houghton-Le-Spring

Further to the report contained on the main agenda report to Committee, the considerations in connection with this planning application have now been concluded.

PROPOSAL:

The application proposes a substitution of approved house types in connection with a previously approved scheme at Land East of Windermere Crescent (application ref: 08/03808/FUL) to incorporate four additional units, this would increase the number of residential dwellings on the site from 75 to 79.

The proposed development site is a small area of 0.17325ha. It is proposed to increase the number of units on this small site from six to ten.

TYPE OF PUBLICITY:

Press Notice Advertised

Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Childrens Services
Director Of Community And Cultural Services
Northumbrian Water
ARC

Final Date for Receipt of Representations: **12.07.2008**

POLICIES

In the Unitary Development Plan the site is subject to the following policies;

H_3_Quantification of land for new housing
H_4_Density of housing development to at least reflect that of the locality
H_5_Distribution of sites for new housing (over 10 units)
H_7_Provision for executive housing
H_10_Phasing of large housing developments
H_21_Open space requirements in new residential developments (over 40 bed spaces)
T_9_Specific provision will be made for cyclists on existing/new roads and off road
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising
T_22_Parking standards in new developments
CN_15_Creation of the Great North Forest
CN_23_Measures to conserve/ improve wildlife corridors
HA_4_Sites for new housing
HA_12_Improvements in amenity open space provision
HA_20_Planting of Tree Belts and Woodlands
EN_10_Proposals for unallocated sites to be compatible with the neighbourhood
B_2 - Scale, massing layout & setting new developments

COMMENTS

The main issues to consider when assessing this planning application are:

- The principle of development
- Design and layout
- Impact upon residential amenity of future occupiers
- Highway access and car parking

The Principle of Development

The application proposes a substitution of approved house types on a small area of a previously approved scheme at Land East of Windermere Crescent (application ref: 08/03808/FUL) to incorporate four additional units, this would increase the number of residential dwellings on the overall site from 75 to 79.

As the proposed development proposes an amendment to a previously approved scheme it is considered that the principle of residential development on this site has been established. However, it should be noted that the estimated dwelling capacity for this site as defined in policy HA4 of the UDP is a total of 24 dwellings. It is acknowledged that the developer was permitted to take in an additional area of the site in exchange for significant upgrade of landscape areas and therefore was able to develop a higher number of dwellings on the site. However, a further increase in dwelling numbers from 75 to 79 may be considered excessive.

Design and Layout

The proposed development site is a small area of 0.17325ha. A total of six detached dwellings were approved on this area as part of planning application 08/03808/FUL. The approved house types comprised double fronted detached dwellings (with an average footprint of 70.07m²) each benefiting from a detached garage and car parking space. Each of the approved dwellings has an area of private outdoor amenity (garden) space, the smallest rear garden area on the approved scheme (plot 75) measuring 61.89 m².

The application under consideration proposes to increase the number of residential units on this small site from six to ten.

This increase in the number of units will increase the density of development on the development site from 34.6 dwellings per hectare to 57.7 dwellings per hectare.

The house types proposed comprise 8no. semi-detached dwellings and two detached dwellings (average footprint of 42.06m²). Only eight of the ten dwellings proposed benefit from private garage space though all have an allocated off street parking space. The outdoor amenity space proposed in connection with the scheme under consideration has been significantly reduced when compared to that which was previously approved, the smallest garden area proposed measures 23.07m².

It is accepted that the proposed dwellings, although small are not unusually so. However, it must be considered that the originally approved scheme of 75 dwellings proposed much more generously proportioned dwellings. Originally the streetscape was of 11 detached dwelling positioned at regular intervals. The

development proposed by this planning application presents a streetscape of fifteen dwellings with the density of the dwellings on site increasing visibly towards the centre point of the streetscape

It is considered that the development proposed would result in an excessively dense, cramped form of development contrary to the requirements of UDP Policy B2. The proposal is therefore considered unacceptable in terms of layout and design.

Impact Upon Residential Amenity of Future Occupiers.

The proposed dwellings are arranged in a linear configuration with detached garage blocks positioned to the rear of plots 70, 72a and 72b, 73, 74 and 75.

The rear garden areas of plots 70 and 72c are considered to be excessively small, measuring approximately 5.5 metres by 4.5 metres. Further, plot 70 has a detached garage block positioned 5.5 metres from the main rear wall of the dwelling. Generally, a distance of not less than 14 metres is required between main elevations of dwellings and single storey blank gables as proposed. It is acknowledged that in some circumstances there is some flexibility around this separation distance, such as new build development where future occupiers can view a plan of proposals prior to purchasing property. However, a reduction in separation to 5.5 metres is considered to be unacceptable. It is considered that this would result in poor outlook and an excessively overbearing effect upon the future occupier of plot 70 to the detriment of residential amenity.

The rear garden areas of plots 72b and 72c are considered to offer poor amenity value by virtue of their excessively small size. The garden area proposed in connection with plot 72c measures only 5.5x 4 metres. The car parking proposed for plot 72c is positioned on the boundary with the rear garden area of that plot, a distance of 4 metres from the main rear wall of the dwelling. It is considered that the small area of garden space proposed and the close proximity of the proposed car parking will result in both unacceptably poor outlook and private outdoor amenity space for the future occupiers of plot 72c to the detriment of residential amenity.

It is considered that the proposal will result in built development which is unacceptable in terms of residential amenity for future occupiers. The proposed development is therefore considered unacceptable and contrary to the requirements of policy B2 of the adopted UDP.

Children's Play Space

The development of ten dwellings would usually be subject to requirements under policy H21 of the adopted UDP to provide a financial contribution towards off site play provision through a Section 106 agreement.

In this instance a Section 106 agreement has not been progressed due to the proposal being considered unacceptable by the Local Planning Authority. The progression of a Section 106 agreement under these circumstances would have resulted in unnecessary cost to the developer and the Council in terms of legal fees and time.

Summary

It is considered that proposed substitution of house types and increase in dwelling numbers from 6 to 10 will result in an overdeveloped, cramped form of development to the detriment of the streetscene and residential amenity of future occupiers contrary to the requirements of policy B2 of the adopted UDP.

Recommendation: REFUSE on the following grounds:

Reasons:

1. The proposed increase in dwelling numbers would result in a cramped and overdeveloped form of development to the detriment of the residential amenity of the future occupiers of the dwellings and the street scene in general, contrary to the requirements of policy B2 of the adopted Unitary Development Plan.
2. The proposed form of development will result in unacceptably poor levels of outlook for the future occupiers of proposed plot number 70 and will result in inadequate outdoor private amenity space for the future occupiers of plots 70, 72b and 72c, to the detriment of residential amenity and contrary to the requirements of policy B2 of the adopted Unitary Development Plan.