

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

9th December 2010

REPORTS FOR CIRCULATION

REPORT BY DEPUTY CHIEF EXECUTIVE

PURPOSE OF REPORT

This report is circulated to the Sub Committee Meeting. It includes additional information received after the preparation of both the report on applications and the supplement. This information may allow a revised recommendation to be made.

LIST OF CIRCULATED ITEMS

Applications for the following sites are included in this report.

Hetton

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| 4 | Site Of Middle House, East Croft & Summerhouse Farm,
South Street, East Rainton |
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Reference No.:	10/03311/FUL Full Application
Proposal:	Demolition of existing dwelling (Middle House) and commercial buildings and erection of 7 three storey dwellings. Conversion of existing barn into two dwellings and alterations to western site boundary.
Location:	Site Of Middle House, East Croft & Summerhouse Farm, South Street, East Rainton, Houghton-Le-Spring, DH5 9QR

Further to the main agenda and supplement reports and subsequent to the cancellation of the Sub-Committee Meeting scheduled for 30 November 2010, a further representation has been received from the occupier of Inglenook Cottage, which lies to the east of the site. This letter raised some concerns as follows:

- The proposal will lead to loss of natural light and loss of privacy to Inglenook Cottage;
- The annotation of Inglenook Cottage is in the incorrect position on the submitted location plan.

With regard to the comments raised and as detailed in the main report, the part of the proposed development in close proximity to Inglenook Cottage is the barn conversion, where no extensions are proposed to the rear of the building and the alterations would involve bringing the building into residential use through re-use of the existing and some previously blocked up windows and openings to the rear. No additional windows are proposed to the rear of the building, in positions where openings have not previously been in the building and as no extensions are proposed to the rear, the available light to Inglenook Cottage will not alter.

With regard to the concerns over the positioning of the property names on the submitted location plan, these are derived from Ordnance Survey plans and the annotation is consistent with the Council's Ordnance Survey based mapping records. Whilst it is noted that the property name is in the incorrect place, this does not affect the way in which the application has been considered and is not something that can be rectified due to the plans being taken from Ordnance Survey records, which are outside of the control of both the applicant and the Council.

Further to the main report and the suggested conditions listed, it is recommended that one further condition be added in respect of boundary walls between properties as follows:

Condition 25

Notwithstanding the submitted plans, the development hereby approved shall not commence until a scheme of boundary treatment, incorporating a site plan depicting the position of proposed boundary walls/railings and gates, elevation drawings of the proposed boundary walls/railings and gates and an indication of the materials to be used in their construction, has been submitted to and approved in writing by the City Council. For the avoidance of doubt, this scheme shall include details of all proposed boundary enclosures to the proposed dwellings and those proposed around the existing site boundaries. The development shall then be carried out in complete accordance with the approved details unless otherwise agreed in writing, in the interests of ensuring the boundary treatment at the site respects the form of boundaries found within the locality and to comply with policy B2 of the Unitary Development Plan.

Conclusion

The proposal is considered to be acceptable subject to the conditions detailed in the supplement report and that detailed above, and accordingly the recommendation is that Members should grant a conditional planning permission.