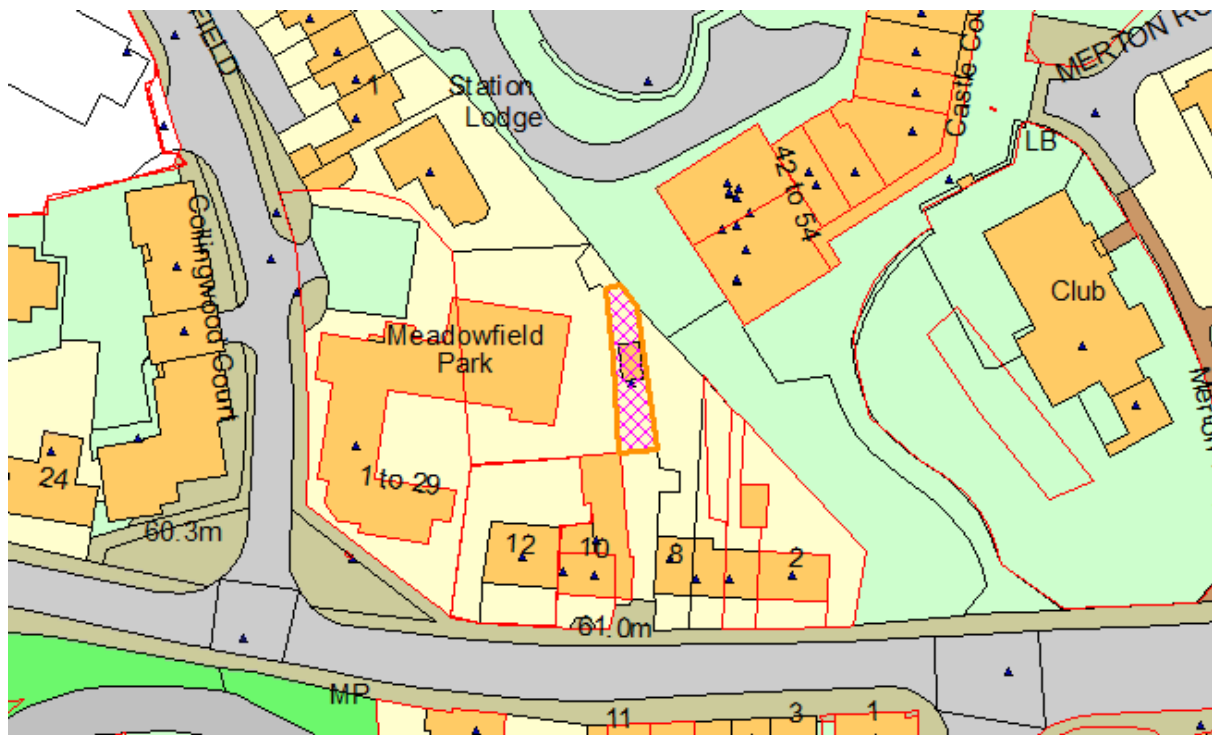


### CASTLE MORPETH AREA COUNCIL PLANNING COMMITTEE 11TH DECEMBER 2017

<b>Reference</b>	17/03379/FUL		
<b>Proposal</b>	Demolition of existing single detached garage and erection of proposed 1.5 storey dwelling.		
<b>Location</b>	Land North West Of 8 West Road, West Road, Ponteland, Northumberland.		
<b>Applicant</b>	Mr Brendan O'Neil		
<b>Agent</b>	Mr David Lilwall, PJC Architecture Ltd, The Old Post Office 31 Main Road, Kenton Bank Foot, Newcastle Upon Tyne, NE13 8AA.		
<b>Ward</b>	Ponteland North	<b>Parish</b>	Ponteland
<b>Valid Date</b>	20.09.2017	<b>Expiry Date</b>	15.11.2017
<b>Case Officer Details</b>	Name: Mrs Haley Marron Job Title: Senior Planning Officer Tel No: 01670 625 547 Email: Haley.Marron@northumberland.gov.uk		



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## **1. Introduction**

- 1.1 Following referral of the application to the Head of Service and Committee Chairman it has been decided that the application should be determined by the Committee because the proposal raises important design considerations in the context of the Ponteland Conservation Area.

## **2. The Site and the Proposal**

- 2.1 The application site relates to a narrow plot of land to the rear of No.8 West Road in Ponteland. The land hosts a detached single garage with pebble-dashed walls, concrete floor slab and corrugated pitched roof. The remainder of the site is made up of grass and a concrete driveway. The site slopes downwards from north to south and measures approximately 130 square metres.
- 2.2 In terms of the site surroundings there are residential dwellings located to the south of the site on West Road. Meadowfield Park is located to west comprising self-contained apartments. Commercial properties and a public car parking are located to the north and east.
- 2.3 Full planning permission is sought for the demolition of the existing garage and the erection of a two bed dwelling house. The proposed dwelling is modern in appearance and abuts the party boundaries. It is to be constructed of stone and cedar cladding with a slate roof and aluminium windows / doors. Full height glazing is proposed to the south elevation. It is to be one and a half storeys high.
- 2.4 In the Castle Morpeth District Local Plan the site is located within Ponteland Town Centre and Ponteland Conservation Area.

## **3. Planning History**

None

## **4. Planning Policy**

### **4.1 Development Plan Policy**

Ponteland Neighbourhood Plan (2017)

PNP1 - Sustainable development principles

PNP2 - High quality and inclusive design

PNP5 - Heritage assets

PNP20 - Village centre and local centre regeneration

PNP27 - Flood risk

PNP28 - Sustainable drainage systems

PNP29 - Transport and new developments

## Castle Morpeth District Local Plan (2003)

C1 Settlement boundaries

C28 Demolition of buildings in Conservation Areas

C29 Design considerations within Conservation Areas

C30 Highway design and parking standards in Conservation Areas

H11 Tandem and back-land development

H15 New housing developments

### 4.2 National Planning Policy

NPPF - National Planning Policy Framework (2012)

NPPG - National Planning Practice Guidance (2014, as updated)

## 5. Consultee Responses

Ponteland Town Council	Ponteland Town Council objects on the grounds that the design and materials would be incongruous and would be out of keeping with the street scene and the Ponteland Conservation Area.
Building Conservation Officer	No objections. It is considered that the proposed dwelling will not cause harm to the character and appearance of the Conservation Area or the setting of the listed buildings within this area.
Highways	No objections subject to standard highway conditions.
Ecologist	No objections to the proposals on ecological grounds on condition that the avoidance, mitigation and enhancement measures detailed in the report are carried out in full.
Northumbrian Water	No objections subject to an informative regarding surface water drainage.

## 6. Public Responses

### Neighbour Notification

Number of Neighbours Notified	38
Number of Objections	10
Number of Support	0
Number of General Comments	0

### Notices

A Site Notice was displayed at the application site on the 04/10/2017

A Press Notice was published in the Morpeth Herald on the 21/09/2017

### Summary of Responses:

In addition to the objection from the Town Council, 10 letters of objection have been received from the residents of Meadowfield Park located to the west of the site. There are objections can be summarised as follows:-

- Impact on their amenity in terms of outlook, loss of light and privacy.
- The dwellings would be of keeping with the character of the area by virtue of its contemporary design
- The dwelling would be sited immediately adjoining the boundary fence meaning maintenance will be difficult
- Concerns about parking and access of contractors equipment and vehicles
- Additional traffic will be a nuisance when residents are trying to access the shops

The above is only a summary of representations received. Full copies of all representations can be viewed on line using this link:

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OWJ2X6QSJF100>

## **7. Appraisal**

7.1 Planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise.

7.2 For the purposes of this application the adopted development plan in relation to this application comprises the saved policies of the Castle Morpeth District Local Plan (2003) and the Ponteland Neighbourhood Plan (2017).

7.3 The NPPF is also a material consideration in the determination of planning applications.

7.4 It is considered that the main planning issues are:-

- Principle of the development
- Impact on Heritage Assets
- Impact on amenity
- Impact on ecology
- Highways

### **Principle of the development**

7.5 The site lies within Ponteland Town Centre which is characterised by a range of residential and commercial uses. The site is located well within the settlement boundary and has easy access to a range of shops, services and transport links. As such the principle of residential development on the site is acceptable and in accordance with Policies C1 and PC1 of the Castle Morpeth District Local Plan and Policies PNP1 and PNP20 of the Ponteland Neighbourhood Plan.

### **Impact on Heritage Assets**

- 7.6 Policy PNP5 of the Ponteland Neighbourhood Plan seeks to protect heritage assets. Policy PC9 of the Castle Morpeth District Local Plan seeks to preserve the character and appearance of Conservation Areas. Both policies are consistent with Part 12 of the NPPF and can be given weight in the determination of this planning application.
- 7.7 The site is located just within Ponteland Conservation Area. It is located to the far western edge of the Conservation Area on land behind a row of attractive traditional brick buildings.
- 7.8 It is proposed that the dwelling will be modern in appearance. It is to be constructed of stone and cedar cladding with a slate roof and aluminium windows / doors. Full height glazing is proposed to the south elevation facing towards West Road. It is to be one and a half storeys high.
- 7.9 The Council's Building Conservation Officer advises that the development will not cause harm to the character and appearance of the Conservation Area. This is because the proposed dwelling is set well back from West Road and only glimpsed views of this development will be seen from this main thoroughfare through Ponteland. She notes that the buildings fronting onto West Road are attractive brick buildings. However, because the development will be set well back into the site it is not considered the development will not cause any harm to their significance.
- 7.10 The Building Conservation Officer has also considered the mixed building styles in the area and notes that the proposed dwelling will be located close proximity to other modern developments including Meadowfield Park, the flat roof commercial units and Telephone Exchange to the rear.
- 7.11 For the reasons set above it is considered that the development with its bespoke contemporary appearance, will not cause harm to the character and appearance of the Conservation Area.
- 7.12 In terms of impact of the development on listed assets the nearest listed buildings are located to the east of the site at No.12 - No.14 Main Street and The Vicarage Tower (Grade II). The Building Conservation Officer advises that the development will not impact on the setting of nearby listed buildings because it is well distanced from them.
- 7.13 In the context of the above it is considered that the development will not harm the heritage assets.

#### **Impact on amenity**

- 7.14 NPPF Paragraph 17 requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 123 requires that planning decisions should aim to avoid impacts on health and quality of life. Paragraph

57 of the NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development.

- 7.15 Policy H11 of the Castle Morpeth District Local Plan seeks to protect the amenity of residents from the impact of development on backland sites. The policy states that proposals for residential development will be refused planning permission if they would result in an unacceptable backland or tandem development which would cause a loss of amenity due to a poor relationship with existing dwellings or garden areas.
- 7.16 The dwelling will be located on a narrow backland site abutting the party boundaries to the east and west. The dwelling will extend some 11m in length, will be 4.8m in width and measures approximately 4.7m to eaves height and 6m to ridge.
- 7.17 The nearest residents to be directly affected by the proposals are those located to the west of the site at Meadowfield Park. To the gable of Meadowfield Park there are habitable living room and bedroom windows across the ground, first and second floors directly overlooking the application site. At the closest point the proposed dwelling will be 6.8m away from these windows and it's furthest, some 8.5m away. Meadowfield Park is lower than the application site.
- 7.18 It is considered the proposed dwelling will not impact on the privacy of existing residents because no windows are proposed to the gable elevation of the development. The applicant has also demonstrated through the submission of cross sectional drawings that the development will not cause a significant loss of daylight and sunlight to the windows of Meadowfield Park.
- 7.19 However, it considered that the proposed dwelling will have a significant visual impact on the residents by way overbearing impact thus causing a significant loss of outlook from their main living rooms and garden space. The development by virtue of its scale, height and massing on the party boundary, coupled with the raised land levels and the separation distances, will result in an unacceptable impact on the residents of Meadowfield Park.
- 7.20 Having regards to the above the development fails to comply with Policy H11 which seeks to protect the amenity of residents from the impact of development on backland sites.

### **Ecology**

- 7.21 NPPF Paragraph 109 requires the planning system to contribute to and enhance the natural and local environment by, minimising impacts on biodiversity and providing net gains in biodiversity where possible.
- 7.22 The applicant has submitted a Bat Risk Assessment which has assessed the existing garage for bats. At the time of the survey the Assessment found no evidence roosting bats (or nesting birds). However, as the risk cannot be

entirely ruled out mitigation measures are recommended to control the method and timing of the demolition of the garage.

- 7.23 The Council's Ecologist does not object to the application providing the mitigation measures are complied with. If Members are minded to approve the application, a planning condition can be imposed to secure the mitigation measures.

### **Highways**

- 7.24 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
- 7.25 Vehicular access to the site will be from the rear lane. The dwelling will have a driveway within its own curtilage providing adequate space for car parking, cycle and refuse storage.
- 7.26 It is noted that objections have been received on highway grounds. However the Highway Authority has assessed the proposal and do not object to the development subject to planning conditions relating to the submission of a construction method statement, implementation of the car parking and refuse details. If Members are minded to approve the application then such issues can be controlled by planning conditions.

### **Conclusion**

- 7.27 The principle of a new dwelling in this location is acceptable. The impact on heritage assets and the character of the area; highway safety and ecology are also acceptable.
- 7.28 However, the harm to the amenity of residents at Meadowfield Park does not outweigh the above considerations. The development by virtue of its scale, height and massing in such close proximity to these residents will result in a significant detrimental impact on their amenity in terms of overbearing impact and thus causing a significant loss of outlook from their main habitable living rooms and garden space. It is for this reason that this application is recommended for refusal.

### **Recommendation**

That this application be REFUSED for the following reason:-

1. The development by virtue of its scale, height and massing in close proximity to the residents of Meadowfield Park, will result in a significant detrimental impact on their visual amenity in terms of overbearing impact and loss of outlook. The development is therefore contrary to Policy H11 Tandem and Backland Sites of the Castle Morpeth District Local Plan (2003).

