

## Appendix 7: Housing Sites of Five or More Dwellings that have been Refused Planning Permission in the last Three Years

Ref	Description	Site name	Decision date	Reasons for refusal
09/00369/OUT	Erection of 7 No. dwelling houses with associated off street parking (Outline)	27 Pease Street	30/10/2009	<ul style="list-style-type: none"> <li>The construction of seven dwellings on the site would represent its overdevelopment to the detriment of its character. The likely siting and disposition of the dwellings, as illustrated in the indicative plans submitted with the application, would not respect the predominant character and built-form of the area in terms of plot size, density, rhythm and form. The development of the site for seven dwellings would also result in a form of landscaping that would be unacceptably dominated by the provision of vehicular parking. It is not, therefore, considered that a good quality of design can be achieved in the context of a proposal that represents the overdevelopment of the site and as such the proposal fails to accord with Policies E14 (Landscaping of Development), E29 (The Setting of New Development), H11 (Design and Layout of New Housing Development) and H13 (Backland Development) of the Borough of Darlington Local Plan (1997). The proposal does not accord with the Council's Adopted Design Supplementary Planning Document (2009) as well as national planning guidance contained within Planning Policy Statement 1: Delivering Sustainable Development (2005) and Planning Policy Statement 3: Housing (2006).</li> </ul>
10/00015/FUL	Residential development comprising 7 No. flats and 1 No. studio (revised application)	Garage Block Adjoining 31 Pendower Street	13/05/2010	<ul style="list-style-type: none"> <li>In the opinion of the Local Planning Authority the proposed development, by virtue of its scale, height and design would amount to over-development of the site and would be out of keeping with the scale, height and design of surrounding buildings and the character of the Northgate Conservation Area contrary to policy H11 of the Borough of Darlington Local Plan 1997 and Planning Policy Statement 5 (Planning for the Historic Environment)</li> <li>In the opinion of the Local Planning Authority the proposed development would lead to further intensification in the numbers of flats and apartments in the Northgate Ward, part of the Darlington Central sub-area, which are not needed and which would be in conflict with Planning Policy Statement 3 (Housing) and the findings of the Tees Valley Strategic Housing Market Assessment 2009.</li> <li>In the opinion of the Local Planning Authority the proposed development would lead to an increase in the concentration of on-street car parking on Pendower Street which would make it more difficult for vehicles to manoeuvre to the detriment of highway safety contrary to policy H11 of the Borough of Darlington</li> </ul>

07/00152/RM3	Details Of Appearance, Landscaping And Scale Pursuant To Outline Planning Permission 07/00152/Out Dated 17 July 2007 For Conversion Of Existing Dwelling To Form 4 No. Apartments And Erection Of 2 No. Detached Houses And 13 No. Town Houses With Access Road	Croft House, Hurworth Place	27/08/2010	<p>Local Plan 1997. (An appeal against this refusal has been allowed)</p> <ul style="list-style-type: none"> <li>• By virtue of its scale the development is considered inappropriate on this plot on the edge of Hurworth Place Village. Of particular concern is the overbearing impact on the public footpath to the north of the site and the existing single storey residential dwelling to the south and the development's appearance in the Countryside.</li> <li>• The proposal fails to respect the character of its landscape setting in terms of landscaping, protection of existing landscape features and relationship to adjoining buildings, having regard to the distinctive landscape characteristics of the locality and is therefore contrary to Policies E7 and E10 of the Borough of Darlington Local Plan.</li> <li>• In addition to the overbearing impact of the proposed dwellings the proposed footpath located towards the southern boundary will directly overlook Cumana bungalow and its rear curtilage significantly compromising the residential amenity it is currently afforded. The proposal is therefore contrary to Policy H11.</li> <li>• The proposed works to modify ground levels result in an unacceptable impact upon the protected trees and other trees identified for retention within the application site and in particular trees T764 (Weeping Beech), T761 (Common Lime) and several Mature Limes on the western boundary.</li> <li>• Whilst mitigation measures have been suggested to minimise damage to these trees it is not considered sufficient to guarantee the long term health and viability of these trees which not only have value as individual specimens but also play a key role in the long term landscaping of the proposed development.</li> <li>• The proposal is therefore contrary to Policies E11, E12 and E14 of the Borough of Darlington Local Plan.</li> <li>• The sunken garden area is larger than that indicated on the outline permission (07/00152/OUT). Whilst it is acknowledged additional storage is beneficial on a site vulnerable to flooding this additional capacity has been created at the expense of the health and wellbeing of the protected mature Lime trees on the western boundary.</li> <li>• Works to create this sunken garden will result in trees having their crown spread breached by the proposed works due to the removal of soil to facilitate the proposed lowering of the soil levels, root loss and the change of the water table, which could stress the trees creating a possible avenue for disease to</li> </ul>
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12/00181/CU	Conversion of existing building to form 7 No self contained apartments	29 Corporation Road	06.06.2012	<ul style="list-style-type: none"> <li>• In the opinion of the Local Planning Authority the existing level of parking congestion in the vicinity of the site means that the availability of off street parking space to serve the development would be inadequate to the detriment of highway safety and the living conditions of residents contrary to saved policy H18 (House in Multiple Occupation in Other Area) of the BDLP.</li> <li>• In the opinion of the Local Planning Authority the proposed number of self contained apartments will result in the building being over developed and an inadequate standard of internal space being available for prospective residents of the apartments to the detriment of their living conditions.</li> </ul>