

Appendix 8: Housing Sites of Five or More Dwellings that have been Refused Planning Permission in the last Three Years

Ref	No of Dwellings	Site Name	Reasons for refusal
06/01026/FUL	Demolition of existing office buildings to create 124 No. dwellings	Hopetown House Brinkburn Road Darlington DL3 6DS	<ul style="list-style-type: none"> The proposed development does not make an acceptable contribution to identified affordable housing needs as required by Policy H9 of the adopted Borough of Darlington Local Plan and as set out in the Council's draft Affordable Housing Supplementary Planning Document.
06/01118/FUL	Conversion of existing dwelling to 4 No. apartments and erection of 4 No. dwellings in three storey form, with associated landscaping and car parking spaces	Mown Meadow 64 Middleton Lane Middleton St George DL2 1AD	<ul style="list-style-type: none"> The proposed new build would have a detrimental impact on the residential amenities of the neighbouring properties by reason of its size and siting and would therefore be contrary to Policies H11 (Design and Layout of New Housing Development) and H13 (Backland Development) of the Borough of Darlington Local Plan 1997. By reason of its size and siting the proposed new building, together with the loss of a substantial garden area to the existing dwelling would be detrimental to the character and appearance of the Middleton One Row Conservation Area and the visual amenities of the area in general contrary to Policies E29 (The Setting of New Development) E35 (Conservation Areas) H11 (Design and Layout of New Housing Development) and H13 (Backland Development) of the Borough of Darlington local Plan 1997. The development is likely to have a detrimental impact on mature trees adjacent to the existing vehicular entrance to the site including trees which are protected by the County Borough of Darlington Tree Preservation (No. 7) Order 1980. The loss of these tree would have a adverse impact on the character and visual appearance of the surrounding area which would be contrary to Policies E11 (Conservation of Trees, Woodlands and Hedgerows) E12 (Trees and Development) and E35 (Conservation Areas) of the Borough of Darlington Local Plan 1997. The proposed access does not provide for a satisfactory visibility splay with the adjoining highway which is likely to result in conditions prejudicial to highway safety contrary to Policies T13 (New Development Standards) and T24 (Parking and Servicing Requirements for New Development) of the Borough of Darlington Local Plan 1997.
07/00425/FUL	Demolition of existing detached house and erection of 15 No. apartments, including access and car parking (amended plans received 05 June 2007, additional plans received 13 June 2007)	88 Cleveland Avenue Darlington DL3 7BE	<ul style="list-style-type: none"> The proposed development would constitute an over development of the site resulting in an unsatisfactory spatial relationship with the neighbouring buildings. The development would be contrary to Policies H11 (Design and Layout of New Housing Development) and H13 (Backland Development) of the Borough of Darlington Local Plan 1997. The design of the proposed development would not be in keeping with the character and visual appearance of the street scene and it would be an incongruous addition to the locality. The development would be contrary to Policies H11 (Design and Layout of New Housing Development), E29 (The Setting of New Development) and H13 (Backland Development) of the Borough of Darlington Local Plan 1997. The proposed development would result in a tandem flatted development within an area consisting predominately of semi detached and detached dwellings. The development would be out of character and materially detract from the appearance of its surroundings. The development would be contrary to Policies H11 (Design and Layout of New Housing Development), E29 (The Setting of New Development) and H13 (Backland Development) of the Borough of Darlington Local Plan 1997.

07/01012/OUT	Erection of 6 No. Town Houses (Outline)	26 Abbey Road Darlington DL3 8LR	<ul style="list-style-type: none"> ▪ The proposed development would constitute an over-development of the site resulting in an unsatisfactory spatial relationship with neighbouring buildings. The development would therefore be contrary to Policy H11 (Design and Layout New Housing Development) of the Borough of Darlington Local Plan 1997. ▪ The proposed development would result in a form of development with a part of Abbey Road, which consists predominantly of large detached, single dwellings set in spacious grounds. As such the proposed development of six townhouses would be out of character and would materially detract from the appearance of its surroundings. The development would therefore be contrary to Policy H11 (Design and Layout of New Housing Development) of the Borough of Darlington Local Plan 1997. ▪ The proposed development would affect a number of trees within the site which are considered to be of amenity and landscape value. As such, the proposal is considered contrary to Policies E12 (Trees and Development) and E13 (Tree Preservation Orders) of the Borough of Darlington Local Plan 1997.
07/01005/FUL	Demolition of existing dwelling and erection of 3 No. houses and 2 No. bungalows with link garages	South View The Green Great Burdon Darlington	<ul style="list-style-type: none"> ▪ The site lies within an area where archaeological remains may exist. Consequently there is a requirement for an archaeological assessment and evaluation to be provided to enable the Local Planning Authority to make an informed decision as to the likely impact on any archaeological remains, which may be present and the options available for minimising or avoiding damage. No such information has been submitted with the application and therefore the potential impacts of the proposed development cannot be assessed, contrary to Policy E34 (Archaeological Sites of Local Importance) of the Borough of Darlington Local Plan. ▪ The Local Planning Authority consider that by reason of its size and location the proposed dwelling to the rear of the neighbouring dwelling known as the Blacksmiths Cottage, would be detrimental to the occupiers of that dwelling by way of overlooking and overbearing impact, contrary to Policy H11 (Design and Layout of New Housing Development) of the Borough of Darlington Local Plan.
08/00321/FUL	Erection of 14 affordable dwellings with associated access and parking arrangements for occupation by local people (amended description and amended plan received 19 June 2008)	Proposed Residential Development Heighington Lane Heighington	<ul style="list-style-type: none"> ▪ The proposed development would have a detrimental impact upon the Heighington Conservation Area by reason of its location, design and layout. The development would not preserve or enhance the character or appearance of the conservation area and therefore it would not comply with Conservation Area guidance contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment. ▪ The proposed development would have a detrimental impact upon the setting of the Grade II listed buildings to the south of the application site by virtue of its location, layout and design. The development would not comply with the Listed Building Control guidance contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment. ▪ The proposed development would have a detrimental impact upon the Area of High Landscape Value by reason of its location, design and layout. The development would not conserve the landscape character and quality of the Area of High Landscape Value and therefore it would not comply with Policy E8 (The Area of High Landscape Value) of the Borough of Darlington Local Plan.