

## OUTLINE DESIGN STATEMENT

**Proposal:** Outline Planning Application for Four Dwellings  
**Site:** 27 Main Street, Gainford, DL2 3BE  
**Applicant:** Mr H Walker  
**Council:** Durham County Council  
**Our Ref:** 530-TP-ODS  
**Date:** March 2021

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### 1.0 Context

The site is located to the north of 27 Main Street in Gainford.

The site is presently a long garden currently in the ownership of 27 Main Street running north to south.

The site is not listed, nor does it fall within a conservation area.



*Google Earth view of 27 Main Street, Gainford*

### 2.0 Assessment of the site

The site is bounded on the south by number 27 Main Street. This has an existing access onto the adjacent main road with a large gravelled parking area to the south of the house with a low wall separating the front garden from the adjacent footpath.

To the north of the house lies a long garden roughly 50m x 20m. This is surrounded by timber fencing on three sides with the existing house forming its southern boundary. There are two or three small brick and timber outbuildings currently used for storage.

The garden is largely grassed with a small area of paving adjacent to the house.

Adjacent to the garden are gardens to neighbouring properties to the east, west and north.

There is presently mains drainage provision running across the southern part of the site into which connections could be made.

Photographs showing the site:



*View of site looking north*



*View of site looking northeast*



*Northeast corner of the site*



*Site looking southeast*



*Site looking south to 27 Main Road*



*Existing access to the west of 27 Main Road*



*Existing access from road looking towards the site*

### **3.0 Proposals**

The outline application is to determine whether approval might be granted for the development of the garden site to create four small single storey two bedroomed dwellings. These could meet affordable housing requirements or provide accommodation for the elderly.

These would be accessed from the existing access onto the A67 main road. A new vehicle access would be created along the western boundary of the site extending past the west side of number 27 and running northwards to the end plot.

Parking bays would be formed adjacent to the new houses. Gardens would necessarily be small but give outside access to the four properties.

### **4.0 Design**

4.1 The design and materials for the properties would be reserved for later discussion.

### **5.0 Planning Policy**

#### **5.1 NPPF 2019**

The National Planning Policy Framework 2019 sets out the Government's Planning Policies for England and how these are expected to be applied. The sections which are relevant include the following sections:

Section 11: Making Effective Use Of Land

Section 12: Achieving Well Designed Places

5.2 Section 5 of the NPPF relates specifically to delivering 'a sufficient supply of homes'. Throughout this section of the NPPF, the Government aims to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

### 5.3 Teesdale Local Plan: Policy GD1:

The relevant portions of Policy GD1 would appear to be as follows:

Development will be permitted, provided:

- A: It is of a high standard of design and would contribute to the quality and environment of the surrounding area.
- B: It is in keeping with the character and appearance of the area in that:
  - it is appropriate in terms of form, mass, scale, layout, density & materials.
  - it has regard and is appropriate to the setting of neighbouring buildings, landscape features and open spaces
  - landscape, natural and historic features on the site are retained and incorporated into the design
  - it would not result in the loss of important open spaces within the area.
- D: It would not disturb or conflict with adjoining uses
- E: It would not unreasonably harm the amenity of occupants of adjoining sites.
- F: Adequate storm and foul water drainage are provided
- G: It is located and designed where possible to conserve energy and be energy efficient.
- H: It is designed to deter crime.
- I: It would not unreasonably harm the rural landscape of the area
- J: It would not endanger or damage important national and local wildlife habitats or have a detrimental impact on the ecology or geology of the area.
- K: It would not have a detrimental effect on archaeological remains.
- L: Adequate landscaping is incorporated within the design.
- N: It would not be detrimental to public health
- O: It would not pollute the environment.
- P: It will not cause a risk to the quality of ground or surface water
- Q: Adequate and safe access to the site is provided and parking provision is limited to that necessary to ensure safe and efficient operation of the site.
- R: It would not generate unacceptable levels of traffic on the local road network.

### 5.4 Teesdale Local Plan: Policy H4

Small scale housing development will be permitted on sites of less than 0.4 hectare, comprising previously developed land, within the development limits of the settlements listed below. Proposals should satisfy the criteria contained in policy GD1. Tandem development will not be permitted. Back land development will only be permitted where it would not cause unacceptable harm to the privacy or overall residential amenity of the occupants of neighbouring dwellings, and an adequate and safe access can be provided.

## **Sources**

Teesdale Local Plan (adopted June 2002) saved policies  
National Planning Policy Framework - February 2019  
County Durham Plan 2020