

Planning Applications - 62 Durham Road, Sunderland, SR3 3LZ

Note To: Development Control
From: Planning Policy

Date:
Ref: 21/01487/FUL

Proposal: Erection of a detached bungalow with associated vehicle access.

Planning Policy Comments:

This response has been prepared with regard to both the adopted Core Strategy and Development Plan (CSDP) as well as saved policies contained within the Unitary Development Plan (UDP). It focuses predominately on the principle of development which relates to the development of a dwelling house.

CSDP Policy SP8: Housing Supply and Delivery sets out that the Council's housing requirements will be achieved by (inter alia) the development of small sites.

CSDP Policy H1: Housing Mix, indicates (inter alia) that developments should achieve an appropriate density for its location which takes into account the character of the area and the level of accessibility. In addition, at criterion 2, development where appropriate and justified should also seek to provide larger detached dwellings.

CSDP Policy H7: Backland and Tandem Development is relevant. It sets out that new development of residential new build within the curtilage of an existing dwelling should:

1. be of a form and scale that respects the local character of the area with regard to density, size and massing of existing buildings;
2. have a plot depth that is appropriate in size and would offer an adequate level of separation between dwellings;
3. ensure that an acceptable level of amenity is retained;
4. demonstrate suitable access, having regard to existing dwelling frontages and street scenes; and
5. ensure existing landscape and streetscape features (e.g. mature trees or other landscape features), are integrated into the development.

It is noted the application includes all matters reserved, nevertheless, CSDP Policy BH1: Design Quality should be noted which relates to design aspects of the proposal.

The amenity impact should be considered against CSDP Policy HS1: Quality of Life.

Site access should also be considered against CSDP Policies ST2: Local Road Network and ST3: Development and Transport.

CSDP Policy NE2: Biodiversity and Geodiversity, sets out at Criterion 1(i) that development where appropriate must demonstrate how it will provide net gains in biodiversity.

Also, technical standards set out in CSDP Policy BH1: Design Quality which relates to conformity with nationally described internal space standards are considered relevant to the proposal.

Conclusion

The principle of the application is considered acceptable where it aligns to the planning policies set out above. The decision maker should ensure that the proposal is in alignment with CSDP Policy H7. In addition, the biodiversity net gains of the proposal should be considered as well as the highways, design and amenity impact.