

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 19 November 2008

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APPLICATION REF. NO:	08/00808/FUL
STATUTORY DECISION DATE:	27 November 2008
WARD/PARISH:	PARK WEST
LOCATION:	Total Petrol Station, 66 – 76 Grange Road, Darlington
DESCRIPTION:	Installation of a freestanding ATM pod
APPLICANT:	HSBS Bank PLC

APPLICATION AND SITE DESCRIPTION

The application site is a petrol station containing a sales building and a forecourt with petrol pumps under a canopy. The proposal involves the erection of a freestanding ATM machine located on a grassed area to the left hand side of the sales building. The Pod would be constructed from metal and finished in brick slips and it would be square shaped, measuring approximately 3 sqm, with an overall height of 2.2m.

The surrounding area is predominately residential interspersed with some commercial premises. The application site is located within the Stanhope Road/Grange Road Conservation Area and a Design and Access Statement has been submitted and considered by Officers.

PLANNING HISTORY

The garage has a long and complex planning history but no entries are considered relevant to this application.

PLANNING POLICY BACKGROUND

The following policies within the Borough of Darlington Local Plan 1997 are considered relevant:

- E16 (Appearance From Main Travel Routes)
- E29 (Setting of New Development)
- E38 (Alterations to Business Premises)
- E46 (Safety and Security)
- T13 (New Development – Standards)

- R2 (Access for People with Disabilities)

Government guidance relating to conservation areas is contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment

RESULTS OF CONSULTATION AND PUBLICITY

One letter of objection has been submitted and the concerns can be summarised as follows:

- *This part of Grange Road is predominately residential and within a conservation area.*
- *The addition of the ATM machine is likely to increase the levels of traffic at one of the busiest petrol stations causing increased levels of traffic and associated noise and traffic congestion;*
- *The garage is only open between 7am and 10pm. The ATM would allow customers to drive into the station 24 hours a day. This would increase noise levels at night for the surrounding properties.*
- *When the business is closed down, most of the lights at the site are switched off. If there is a reason for business to carry on after this time, the light levels would have to be increased for customers to be able to see and this would create light pollution at my home (64 Grange Road) at night time.*

PLANNING ISSUES

The main issues to be considered here are whether or not the application is acceptable in the following terms:

- Residential Amenity
- Character and Visual Appearance of the Conservation Area
- Highway Safety
- Crime Prevention

Residential Amenity

In the Design and Access Statement the applicant states that the ATM is needed to serve the existing customers of the filling station and the surrounding residents and that they are entirely appropriate at such premises and the proposal only seeks to reflect the position at filling stations across the country.

The north and west boundary of the application site consists of a high brick wall. The objector's property is an end of terrace dwelling on the north boundary. There are three first floor windows and a dormer window, which would have views over the boundary wall onto the curtilage of the garage.

The building would not cause any harm in terms of blocking out daylight or sunlight to the surrounding dwellings.

The ATM pod would be located approximately 8m from the boundary wall. It is considered that the additional pedestrian and vehicular movements at the site due to the ATM would not be to such an extent to have a detrimental impact upon the surrounding dwellings, including that of the

objector. Security measures have been put in place which should act as deterrents for crime. (This is discussed in more detail further in the report)

Character and Visual Appearance of the Conservation Area

The Pod is a flat roofed square building measuring 1.35m wide; 2.4m long with an overall height of 2.2m. It is constructed from metal with an outer leaf of brick slips to match the materials of the sales building. The building would be located to the side of sales building and would not project beyond its frontage. The ATM is located on the front elevation of the building with an access door to the rear. The front of the building would also contain two small signs above and next to the keypad and screen.

The site falls within the Stanhope Road /Grange Road Conservation Area and on Grange Road, one of the main travel routes within the Borough. The ATM has been designed to match the character of the existing brick built sales building and it will be an unobtrusive building when viewed against the backdrop of the existing buildings and forecourt area. The building is located well within the garage premises would not be clearly visible from the public highway (Grange Road).

The building has been designed to comply with DDA requirements and allows approach and use by wheelchair users.

The proposal would comply with Policies E16 (Appearance From Main Travel Routes), E29 (Setting of New Development), E38 (Alterations to Business Premises) and R2 (Access for People with Disabilities) of the Local Plan and Planning Guidance Note 15.

Highway Safety

Vehicular access in and out of the petrol station is directly off Grange Road. The Council's Traffic Manager has raised no objections to the proposed development.

Crime Prevention

The Durham Constabulary Architectural Liaison Officer recommends that it would be prudent to protect the pod with bollards as there is a clear run across the forecourt for an attacking vehicle. The presence of bollards would also be a deterrent to an attack being attempted. He also recommends that the ATM is well lit and covered by the CCTV system. He concludes by saying there is no crime risk assessment that would justify refusal of planning permission.

The Design and Access Statement states that the pod would be surrounded by five anti ram bollards and would be covered by the existing CCTV system. The location of the ATM also allows for natural surveillance from the public areas.

The proposed development would accord with Policy E46 (Safety and Security) of the Local Plan.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on,

and the need to do all that it reasonably can to prevent crime and disorder in its area. It is not considered that the contents of this report have any such effect.

CONCLUSION

It is considered that the proposed building by reason of its size, position and appearance is in keeping with the appearance of the existing buildings at the petrol filling station and will not cause significant harm to the character and appearance of the street scene or the Stanhope Road/Grange Road Conservation Area. The building has no significant impact in terms of loss of daylight or sunlight to adjoining dwellings. The proposal does not adversely affect car parking provision on the site nor impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in the light of policies E16 (Appearance From Main Travel Routes), E29 (Setting of New Development), E38 (Alterations to Business Premises), E46 (Safety and Security), T13 (New Development – Standards) and R2 (Access for People with Disabilities) of the Borough of Darlington Local Plan 1997 and Planning Guidance Note 15 – Planning and the Historic Environment

RECOMMENDATION

PLANNING PERMISSION BE GRANTED SUBJECT OT THE FOLLOWING CONDITIONS:

- A3 - Implementation Limit (Three Years).
- B4 - Details of Materials (Samples).
- B5 - Detailed Drawings (Accordance with Plan).

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

It is considered that the proposed building by reason of its size, position and appearance is in keeping with the appearance of the existing buildings at the petrol filling station and will not cause significant harm to the character and appearance of the street scene or the Stanhope Road/Grange Road Conservation Area. The building has no significant impact in terms of loss of daylight or sunlight to adjoining dwellings. The proposal does not adversely affect car parking provision on the site nor impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in the light of policies E16 (Appearance From Main Travel Routes), E29 (Setting of New Development), E38 (Alterations to Business Premises), E46 (Safety and Security), T13 (New Development – Standards) and R2 (Access for People with Disabilities) of the Borough of Darlington Local Plan 1997 and Planning Guidance Note 15 – Planning and the Historic Environment