

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 1 July 2009

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APPLICATION REF. NO:	09/00280/DC
STATUTORY DECISION DATE:	13 July 2009
WARD/PARISH:	CENTRAL
LOCATION:	Borough Road Nursery, Borough Road Darlington
DESCRIPTION:	Demolition of existing staff room and erection of single storey rear extension incorporating external ramp for disabled persons, and infilling of existing canopy to the rear.
APPLICANT:	Director of Corporate Services

APPLICATION AND SITE DESCRIPTION

The application site is situated on the western side of Borough Road approximately 35 metres away from its junction with Brunswick Street. It is bounded to the south and west by former car showrooms and associated workshops currently being demolished. Darlington music centre adjoins the site to the north and residential properties lie to the east on the opposite side of Borough Road.

The Nursery comprises a large single storey Victorian school building which has been previously extended to the rear, in the form of a small single storey flat roofed addition and a flat roofed canopy. An enclosed playground is situated to the rear of the building with extensive planting around its perimeter.

The proposals would involve the demolition of the existing single storey extension and the erection of a larger single storey extension of a larger but similar flat roof design. The dimensions of the proposed extension are approximately 7m by 6m with a maximum height of some 3.7m. An external ramped access to the extension is also to be provided for persons with disabilities. The proposals include the enclosure of the canopy over the main external entrance at the rear of the building. This would involve the construction of a concrete block wall with rendered finish to one of the sides of the canopy whilst roller shutters would be provided to the rear facing part of the canopy. A wall to the proposed extension would effectively enclose the remaining side.

PLANNING HISTORY

None

PLANNING POLICY BACKGROUND

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

- E29 The Setting of New Development
- R1 Designing For All
- R2 Access for People with Disabilities

RESULTS OF CONSULTATION AND PUBLICITY

Darlington Association on Disability (DAD) has registered a holding objection on the grounds that no constructional details are provided in respect of the proposed ramp in particular no upstands or handrails are shown also what the nonslip surface will consist of.

PLANNING ISSUES

The main issues to be considered are: -

- Visual Amenity
- Disabled Access

Visual Amenity

Situated to the rear of the existing nursery school building the proposed single storey extension would not have any visual impact on the surrounding area, and seen within the context of the existing modern extensions at the rear the impact on the character and appearance of the building is unlikely to be so significant as to cause any significant harm. Similarly the works to the canopy and installation of the ramp are unlikely to result in any material harm.

Disabled Access

A timber ramped disabled access is to be provided to the proposed extension. DAD has expressed concerns that the detail shown in the application would not provide a safe and satisfactory access for persons with disabilities and have therefore requested further details. Although DAD has stated a preference for this detail to be provided and agreed prior to the application being determined they have subsequently advised that they would be agreeable to this being made conditional to any grant of planning permission.

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

The proposed development is considered acceptable in this location and will not give rise to conditions prejudicial to local amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED PURSUANT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 AND SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A3 Implementation Limit (Three Years)
- 2) B4 Details of Materials (Samples)
- 3) B5 Detailed Drawings (Accordance with Plan)
- 4) Notwithstanding anything shown in the application precise details of the external access ramp to the extension including support railing and surfacing shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of development and the development shall not be carried out otherwise than in accordance with the approved details.

REASON- In ensure that satisfactory provision is made for persons with disabilities to access and egress the building

- 5) Notwithstanding anything shown in the application precise details of the roller shutters to the canopy shall be submitted to, and approved by, the Local Planning Authority prior to the commencement of development and the development shall not be carried out otherwise than in accordance with the approved details.

REASON- In order that the Local Planning Authority may be satisfied as to the details of the development in the interests of visual amenity.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposed development is considered acceptable in this location and will not give rise to conditions prejudicial to local amenity or highway safety. The application does not raise any issues in relation to highway safety or crime prevention and complies with the relevant policies of the development plan, as listed below.

Borough of Darlington Local Plan 1997

- E29 The Setting of New Development
- R1 Designing For All
- R2 Access for People with Disabilities

