

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 2 June 2010**

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<b>APPLICATION REF. NO:</b>	<b>10/00209/DC</b>
<b>STATUTORY DECISION DATE:</b>	<b>27 May 2010</b>
<b>WARD/PARISH:</b>	<b>CENTRAL</b>
<b>LOCATION:</b>	<b>Borough Road Nursery School</b>
<b>DESCRIPTION:</b>	<b>Erection of single storey classroom extension to north side</b>
<b>APPLICANT:</b>	<b>Director of Corporate Services</b>

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**APPLICATION AND SITE DESCRIPTION**

The application site is situated on the western side of Borough Road approximately 35m away from its junction with Brunswick Street. It is bounded to the south by open land, previously occupied by car showrooms and associated workshops. 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 building 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 application is for the erection of a single storey flat roofed extension within the void between the front of the existing school building and the Darlington Music centre building immediately to the north. It would measure some 6.7m in width at the front and 4.5m at the rear, with a maximum depth of approximately 11.5m, and would have a maximum height of some 3.8m. The extension would provide a classroom base/facilities, 2 small meeting rooms and additional toilet facilities.

**PLANNING HISTORY**

09/280 – Planning permission was granted in July 2009 for the demolition of a single storey rear extension and erection of a single storey rear extension incorporating external ramp for disabled persons and infilling of existing canopy to the rear.

**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
- R25 Provision of Community Facilities and Services

## **RESULTS OF CONSULTATION AND PUBLICITY**

**The Council's Highways Engineer** has advised that the proposal is unlikely to result in any significant traffic generation and therefore has raised no highway objections.

**The Council's Public Protection Division** has requested the imposition of the standard condition on contamination to any approval.

## **PLANNING ISSUES**

The main issues to be considered are: -

- Visual Amenity; and
- Highway Implications

### **Visual Amenity**

The proposed extension is smaller in scale than the original Victorian Structure with a slight set back from the front elevation. Consequently in terms of its massing there is unlikely to be any significant impact on the street scene. The proposed extension incorporates a number of design elements present in the main building and generally reflects the vernacular of the original school.

Therefore, overall the scheme is considered to be acceptable and would not result in any material harm to the visual amenities of the locality.

### **Highway Implications**

There are no highway objections to the development on traffic or other highway grounds.

## **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) J2 Contamination

**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
- R25 Provision of Community Facilities and Services