

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 29th July 2009

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APPLICATION REF. NO:	09/00385/DC
STATUTORY DECISION DATE:	07/08/09
WARD/PARISH:	Cockerton West
LOCATION:	1-62 Branksome Hall Drive Darlington
DESCRIPTION:	Enlarge car park and create scooter store.
APPLICANT:	Darlington Borough Council.

APPLICATION AND SITE DESCRIPTION

The existing building consists of 2 and 3 storey flat units, warden's flat and a single storey communal area. It is mainly brick and tile construction with some flat roofed areas within the complex. It lies within a residential area and is accessed via a private drive off Whitby Way.

The whole complex is a sheltered housing scheme operated and owned by the Borough Council, and it is for this reason that the planning application is brought before Members for consideration.

PLANNING HISTORY

01/000325/FUL – New fencing and gates approved June 2001
07/01001/FUL – Installation of platform lift approved November 2007.

PLANNING POLICY BACKGROUND

None specifically relate to the proposed development other than Local Plan Policy E12 – Trees and development.

RESULTS OF CONSULTATION AND PUBLICITY

No local residents are directly affected by the development.

Darlington Association on Disability – No objection

Tree Officer – No comments received.

Highways Engineer – No comments received.

PLANNING ISSUES

The main planning issue relating to this application is the effect the extended car park will have on the character of the landscaped environment within the sheltered housing area. The new scooter store is a minor development resulting in the installation of two external doors.

It is intended to create an additional 8 car parking spaces, within the sheltered housing site by realigning and extending the existing car parking area. To do this some of the existing landscaping will be lost. This area consists of a grassed area surrounded by a number of medium sized trees alongside the private drive.

The plans indicate that the trees will not be affected by the development and that only a small area of grass will be lost ensuring that a substantial part of the landscaped area remains to contribute to the character of this part of the sheltered housing scheme.

Overall therefore it is considered that the development will not harm the character of the existing development whilst also helping to reduce vehicle congestion from parking on the private drive area.

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 relatively minor in extent consisting of the creation of a small scooter store within the complex and the rearrangement of the existing car park area to create additional spaces to ease parking congestion on the private drive.

The visual impact of the extended car park on the landscaped area will not be significant as a substantial area will remain and further planting carried out on completion of the works.

RECOMMENDATION

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

1. A3 - Implementation time
2. B5 – Detailed drawings in accordance with plans.
3. E2 - Landscaping

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.