

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 5 May 2010

Page

APPLICATION REF. NO:	10/00130/DC
STATUTORY DECISION DATE:	5 May 2010
WARD/PARISH:	NORTHGATE
LOCATION:	Corporation Road Community Primary School, Corporation Road
DESCRIPTION:	Installation of replacement windows
APPLICANT:	Director of Corporate Services

APPLICATION AND SITE DESCRIPTION

This is an application submitted under Regulation 3 of the Town and Country Planning Regulations 1992 for the installation of replacement windows at Corporation Community Primary School.

The school comprises of three main buildings linked by two single storey corridor extensions and all of the existing timber windows would be replaced with white uPVC windows. The school buildings are not listed buildings nor located within a conservation area.

PLANNING HISTORY

The most recent entry for the application site is:

09/00805/DC In February 2010 planning permission was GRANTED for the demolition of existing dining hall and erection of replacement dining/general purpose hall, kitchen, gymnasium and shower facilities

PLANNING POLICY BACKGROUND

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

E25 – Energy Conservation
E46 – Safety and Security

RESULTS OF CONSULTATION AND PUBLICITY

No letters of objection have been received following the consultation and publicity exercises

The Headteacher of Corporation Road Community Primary School has submitted a letter of support for the application. The letter raises the following points:

- *The overriding reason for choosing uPVC above wooden window frames was best value in terms of cost. It is not a decision made lightly or swiftly by the governing body but faced with the scenario of a finite budget from the Primary Capital Programme and a number of priority areas for refurbishment and repair to an ageing building the saving made from selecting uPVC has enabled some other vital improvements to be made*
- *The saving is likely to cover the costs of essential roof improvements or half the budget for internal efficiency measures (new heaters, lowered ceilings, new boilers)*
- *The savings can also allow for improvement works to the existing playground, which would not be carried out if wooden window frames were used. These improvements would improve the visual appearance of the area and it is important that the improvements are made as the school has no grassed area;*
- *The windows will be comparable in style to wood as possible, in keeping with the current style, white and with a wood grain effect*
- *The glass is “self cleaning” and uPVC will not require cyclical painting. All of the measures being carried out at the school will reduce the school’s carbon footprint and provide future value for money, particularly as the Council will shortly be part of a national scheme of payments and rebates based on environmental efficiency*

PLANNING ISSUES

The main issue to be considered here is whether or not the proposed replacement windows would have an adverse impact upon the external appearance of the building. The school buildings are not listed nor located within a conservation area, however, they are buildings of some architectural merit and the preferred option would be for the replacement windows to have timber frames to match the existing. The styles and designs of the existing windows are not uniform as the size and shape of the existing openings differ.

In the accompanying Design and Access Statement, the main reasons for replacing the timber windows with uPVC are:

- They are more cost effective;
- They will comply with current Building Regulations and help reduce both annual heating bills and CO2 emissions;
- They will improve natural ventilation within the building, particularly the south facing classrooms;
- The need to clean and maintain the windows will be reduced thereby saving expenditure
- The replacement windows will provide “best value”.

The applicant has also stated that whilst the design of the individual windows has yet to be finalised, they will be able to replicate the design of the existing windows for each individual opening. Officers have taken into consideration the reasons for installing uPVC windows and on balance, they will not have an adverse impact upon the external appearance of the buildings, subject to the imposition of a planning condition to secure the final designs of the windows.

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

Officers consider that on balance, the use of the uPVC windows will have long-term financial and environmental benefits for the operation of the school and the replacement windows, subject to their final design being agreed with the Local Planning Authority, will not have an adverse impact upon the external appearance of the buildings. The following policies within the Borough of Darlington Local Plan 1997 were given consideration:

E25 – Energy Conservation

E46 – Safety and Security

RECOMMENDATION

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

1. Implementation Limit (Three Years)
2. Notwithstanding the details submitted with the approved application, precise details of the uPVC windows shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development and the development shall not be carried out otherwise than in complete accordance with the approved details

REASONS: In the interests of the visual appearance of the school buildings.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

Officers consider that on balance, the use of the uPVC windows will have long-term financial and environmental benefits for the operation of the school and the replacement windows, subject to their final design being agreed with the Local Planning Authority, will not have an adverse impact upon the external appearance of the buildings. The following policies within the Borough of Darlington Local Plan 1997 were given consideration:

E25 – Energy Conservation

E46 – Safety and Security