

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10 February 2010

Page

APPLICATION REF. NO:	09/00805/DC
STATUTORY DECISION DATE:	16 February 2010
WARD/PARISH:	NORTHGATE
LOCATION:	Corporation Road Community Primary School
DESCRIPTION:	Demolition of existing dining hall and erection of replacement dining/general purpose hall, kitchen, gymnasium and shower facilities (additional information received 30.11.09)
APPLICANT:	DIRECTOR OF CORPORATE SERVICES

APPLICATION AND SITE DESCRIPTION

This is a full application under Regulation 3 of the Town and Country Planning General Regulations 1992. Planning permission is sought for the demolition of an existing single storey brick and slate building located in the north-west corner of the application site, which currently houses the existing dining hall, and the erection of a replacement dining/general purpose hall in its place. The proposed replacement building will provide a double storey height dining/general purpose hall with single storey kitchen and shower and changing facilities and a gymnasium adjoining the hall at either end.

The proposed replacement building will be roughly L-shaped and is to be constructed of brick, with the dining/general purpose hall having a curved, standing seam roof. The single storey elements either side will also be built of brick, with a parapet roof. The building will have a maximum width of approximately 37 metres and depth of approximately 11.5 metres. The return along the eastern side of the application site, where the proposed shower and changing facilities and gymnasium are to be provided, will have a maximum depth of 20.5 metres. The building will have a maximum height of approximately 6.5 metres reducing to approximately 3.1 metres either side of the dining/general purpose hall.

Corporation Road Community Primary School occupies a site approximately 0.8 hectares in area, bounded by predominantly residential properties on Corporation Road to the south, Bartlett Street to the west, Wilkes Street to the east and the rear lane behind houses on Pendower Street to the north. The Design and Access Statement submitted with the application states that the proposed facilities would also be available for community use.

PLANNING HISTORY

The following planning history is relevant:

08/00139/DC – Erection of cycle parking shelter to accommodate 20 no. cycles. GRANTED 6 May 2008

PLANNING POLICY BACKGROUND

The following policies of the Borough of Darlington Local Plan 1997 are relevant to consideration of the application:

E2 – Development Limits
E29 – The Setting of New Development
E48 – Noise-Generating/Polluting Development
H15 – The Amenity of Residential Areas
R1 – Designing for All
R2 – Access for People with Disabilities
R25 – Provision of Community Facilities and Services

RESULTS OF CONSULTATION AND PUBLICITY

Highway Engineer

The proposal is to replace an existing facility and though there may be concerns about parking impact created by additional community use it is likely that the majority of this use will be by local community groups and the majority of users would walk or cycle to the facility. The requirement for on street parking is likely to be limited and it would be unreasonable to recommend refusal because of lack of in-curtilage parking. I would therefore raise no highway objection. It may be appropriate to include a condition with an approval requiring provision of secure covered cycle parking, subject to discussion with Transport Policy Section.

Transport Policy

The school already has secure, lockable cycle parking for 20 bikes on site. However, it may be advisable to include a small number of 'Sheffield Stands' for visitors to the school as they would not normally be able to access the secure cycle parking without first entering the school building.

Environmental Health – Commercial

Recommends that conditions requiring the submission of schemes for the control of fumes and odours and ventilation of the premises be attached.

Environmental Health – Pollution

Request that the standard contaminated land condition (J2) be imposed on any planning consent granted.

Urban Design Officer

This scheme is an improvement on the one that was presented to the One Stop Shop. The window proportions have been altered in the principal elevations. Would like to agree materials before development starts.

No responses received as a result of neighbour notification exercise or posting of site notice.

PLANNING ISSUES

The principle of providing improved facilities at the school complies with Local Plan Policy R25 (Provision of Community Facilities and Services), however the proposal must also be considered with regard to the following development control issues:

- Impact on Visual and Residential Amenity
- Highways Issues
- Other Matters

Impact on Visual and Residential Amenity

Policy E29 (The Setting of New Development) states that new development, including alterations and extensions to existing buildings will be required to respect the character of its setting in terms of its siting, design, materials, landscaping and the protection of existing townscape features.

The design of the proposed extension is considered to be acceptable in terms of its scale and form in terms of its relationship with the existing school buildings and the wider streetscene. The double storey dining/general purpose hall will have a shallow, curved roof in order to achieve sufficient headroom within the hall while keeping the overall height of this part of the building as low as possible. The submitted plans show that at its greatest point, the overall height of this part of the building will be approximately 0.9 metres higher than the ridge height of the existing building, which is to be demolished. Furthermore, the replacement building will be built of matching brick and as such it is not considered that the proposed development will have an unacceptable impact on the visual amenity of the area. The Council's Urban Design Officer has raised no objection, subject to a condition requiring the approval of materials.

Local Plan Policy E48 (Noise-Generating/Polluting Development) states that planning permission will not be granted for development which, by reason of the emission of noise or other pollutant, would be materially harmful to the amenities of existing or proposed residential or other pollution-sensitive areas. Policy H15 (The Amenities of Residential Areas) also states that permission will not be granted for the establishment, enlargement or material intensification of non-residential uses which would unacceptably conflict with the amenities of surrounding areas having a predominantly residential character or with the quiet enjoyment of dwellings and gardens in particular.

The nearest residential properties are located to the north of the application site on Pendower Street, separated from the site by a rear lane. The rear of these properties will be between 8 – 10 metres away from the northern most part of the proposed replacement building. Although, as explained previously, the proposed building will, in part, be 0.9 metres higher than the existing building, it is not considered that such an increase in height would have a materially adverse impact on the amenities of these properties in terms of loss of light or overbearing impact so as to warrant refusal of the application. High-level windows are proposed in the double height element of the replacement building, however these will not allow any direct overlooking into the rear of the properties on Pendower Street. Properties to the west on Bartlett Street will be approximately 12 metres away and the proposed single storey kitchen element of the replacement building, which will be nearest to these properties, is not considered to have any adverse impact on the amenities of these properties. No responses have been received as a result of the neighbour notification exercise.

Although the proposed building will be used for community use, it is not considered that activity levels arising from such a use would have a significantly detrimental impact on the amenities of nearby residential properties, given that the existing school buildings can be used for community

purposes without the need for planning permission. At the request of the Environmental Health Officer, conditions requiring the submission and approval of schemes for the control of fumes and odours and the ventilation of the premises are attached, to protect the amenities of nearby residential properties from noise and odour arising from the proposed kitchen.

Highways Issues

The Council's Highway Engineer has raised no highway objection to the proposal. A condition is attached at the request of the Transport Policy Section requiring the installation of additional cycle parking stands.

Other Matters

As the application falls within the category of major development, the Council's Statement of Community Involvement (SCI) guidelines state that the applicant should undertake pre-application consultation with local residents and stakeholders and to submit the results with the application in the form of an SCI. The application provides details of a consultation event that was held at the school on 3 November 2009. Over 700 people were invited to the event, including parents of all children at the school and residents of surrounding streets. Details of positive feedback regarding the design of the proposed extension have been provided with the application, however no analysis of this information has been undertaken. However the guidelines are advisory only and an application cannot be refused, neither can the applicants be required to undertake further consultation work, on the basis that they have not been adhered to.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The proposed development has 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. The proposed development does not give rise to crime and disorder issues.

CONCLUSION

The proposed replacement kitchen/general purpose hall and associated facilities does not raise any adverse impacts in terms of visual amenity, residential amenity or highway safety matters. The proposed development would accord with the following policies within the Borough of Darlington Local Plan 1997:

- E2 – Development Limits
- E29 – The Setting of New Development
- E48 – Noise-Generating/Polluting Development
- H15 – The Amenity of Residential Areas
- R1 – Designing for All
- R2 – Access for People with Disabilities
- R25 – Provision of Community Facilities and Services

RECOMMENDATION

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

1. A3 (Standard Implementation Time – Three Years)
2. B4 (Details of Materials)

3. D18 (Scheme for Control of Fumes and Odours)
4. D19 (Scheme for Ventilation of Premises)
3. Prior the development hereby approved first being occupied, details of secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle storage shall be provided and shall remain available for use at all times in accordance with the approved details.
REASON – To encourage access to the site by sustainable means of transport.
5. B5 (Development in Accordance with Approved Plans)

SUGGESTED REASONS FOR GRANTING OF PLANNING PERMISSION

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