

The proposed porch to the front would be some 5m by 3.5m and an overall height of some 3.7m. The proposed porch would be of a more traditional design and would feature a main entrance door and glazing panels.

The Justification Statement submitted with the application states as follows:

“Dodmire School has been awarded almost £2.5m to transform education at the school. As part of two key themes for Children’s Services, co-locating mental health services within schools, and transform education through transforming buildings, this project represents a major piece of the educational jigsaw for Darlington.

“The project seeks to remedy condition items throughout the school and remove as much asbestos as possible. This will make a large contribution to a key school / council asset.

“The old, dilapidated temporary classroom is being replaced with a brand new bespoke nursery unit, which will utilise its new proximity to the relocated children’s centre for extended and collaborative services.

“With the reorganisation of the infant area a priority, there is also a new build area in the junior section where a bespoke teaching resource will be created to specifically look at teaching and learning in relation to mental health and well-being issues.

“Other works include replacing the falling (and dangerous) covered walkways around the school, replacing the nearly-failing kitchen with new and other much needed, minor improvements around the school.”

PLANNING HISTORY

08/00593/DC, on 29 August 2008 planning permission was granted for the retention of an existing single storey module temporary classroom building.

07/00601/DC, on 7 August 2007 planning permission was granted for the erection of one single storey modular classroom building.

07/00304/DC, on 4 June 2007 planning permission was granted for the erection of a single storey extension to existing children's centre.

05/00847/DC, on 21 October 2005 planning permission was granted for the erection of extensions to school buildings.

04/00063/DC, on 10 May 2004 planning permission was granted for the erection of a single storey steel framed building.

98/00787/DC, on 13 January 1999 planning permission was granted for the erection of two classroom extensions and removal of temporary building.

PLANNING POLICY BACKGROUND

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

E2 – Development Limits
E3 – Protection of Open Land
E29 – The Setting of New Development
E46 – Safety and Security
H15 – The Amenity of Residential Areas
R1 – Design for All
R2 – Access for People with Disabilities
R4 – Open Space Provision
R25 – Provision for Community Facilities and Services
T24 – Servicing Requirements for New Development

RESULTS OF CONSULTATION AND PUBLICITY

Occupiers of neighbouring properties have been consulted on the proposal and a site notice has been displayed. No objections have been received to date. The consultation period however expires on 9 July 2010 which is after the Committee meeting.

The Highways Officer commented that the proposed development is unlikely to generate a significant increase in traffic at peak times and therefore no highways objections were raised.

The Environmental Health Officer recommended that the standard condition regarding contamination be imposed on the granting of any permission.

PLANNING ISSUES

The main planning issues to be determined in consideration of this application are planning policy, visual amenity and residential amenity.

Planning Policy

Local Plan Policy E2 (Development Limit) states that new development will be permitted within the Development Limits and the site is within these limits.

Policy E3 (Protection of Open Land) is relevant to the application as the nursery extension is proposed as being constructed partly on an area of the school yard. This Policy states *inter alia* that permission will not be granted for development which harms the visual relief, character and openness afforded by open space or the provision of sport facilities.

The yard area is to the rear of the school and does not contribute to the visual relief and character of the area by way of its openness. Due to its size and location, the area is unsuitable for any sports or sports facilities.

Policy E29 (The Setting of New Development) of the Local Plan ensures that new development will respect the character of its setting in terms of siting, design, materials and landscape.

Policy H15 (The Amenity of Residential Areas) presumes against the establishment, enlargement or material intensification of non-residential uses that would harm the amenities of surrounding residential areas and the quiet enjoyment of dwelling houses and gardens.

Visual Amenity

The proposal is in accordance with Policy E29 as the nursery extension would not harm the character of the School building or its setting. Although the proposed extension would have a more contemporary appearance, it would be in keeping with the existing building in terms of scale and form. The alterations to form an extended W.C. facility would also be in keeping with the school building and would not detract from its character or appearance. The proposed entrance porch would be in keeping with the character and appearance of the school building and would not be harmful to visual amenity.

Residential Amenity

The site of the proposed extension would be located next to a footpath which separates the site from the nearest residential property to the north (No. 7 Rydal Road). This property is over 20m from the site of the proposed nursery extension.

Opposite the school site (on the other side of Rydal Road) there are also residential properties which face the site. These properties are over 15m from the location of the proposed entrance porch.

Due to location of the proposed extensions and the distances involved, the proposal would not result in any significant detrimental impacts in terms of light, outlook or overlooking in relation to neighboring residential properties.

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 extensions would be located within the development limits and would not be harmful in relation to open space (the yard area of the school). The proposed extensions would be in keeping with the scale and character of the existing building and would not raise any significant issues with regard to residential amenity.

RECOMMENDATION

That pursuant to Regulation 3 of the Town and Country Planning General Regulations (and that no adverse consultee responses are received) planning permission be granted subject to the following conditions:

1. A3 Implementation Limit (3 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 and will not cause significant harm to the character and appearance of the area. The proposal has no significant impacts in terms of residential amenity. The proposal does not adversely impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in light of the following Policies of the Borough of Darlington Local Plan 1997:

E2 – Development Limits

E3 – Protection of Open Land

E29 – The Setting of New Development

H15 – The Amenity of Residential Areas

R2 – Access for People with Disabilities

R25 – Provision for Community Facilities and Services

T24 – Servicing Requirements for New Development