

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 29 July 2009

Page

APPLICATION REF. NO:	09/00405/FUL
STATUTORY DECISION DATE:	11 August 2009
WARD/PARISH:	PIERREMONT
LOCATION:	Hollyhurst, 118 Woodland Road, Darlington
DESCRIPTION:	Erection of a single storey rear extension to form residents day room
APPLICANT:	Castlebeck Care (Teesdale) Limited

APPLICATION AND SITE DESCRIPTION

Hollyhurst is a residential care home for people with learning difficulties situated on the northern side of Woodland Road. The site contains trees which are covered by tree preservation orders dated 1952 and 1994. It is also located within the Stanhope Road/Grange Road Conservation Area. The surrounding area is predominately residential except for the Woodland Road Bowling Club and Green situated to the east.

The proposal involves the erection of a single storey extension to the rear of the building to form a resident's day room. In the Design and Access Statement which accompanies the application, it is the clients intention to improve the amenities of the current residents, and to enable the applicant to comply with the recommendations of the Department of Health's Privacy and Dignity Mental Health Code of Practice document, which requires the segregation of male and female residents.

Internal alterations to the existing building would allow for eight existing bedrooms to be separated from the remainder and operated independently. The new day care room would be linked to these eight bedrooms and it would be independent from the existing day care room with the home. There would be no increase in the number of residents living at Hollyhurst.

PLANNING HISTORY

The application site has a long planning history with the most recent entries relating to:

97/00702/FUL - In February 1998 planning permission was GRANTED for the formation of a car park

98/00721/FUL - In January 1999 planning permission was GRANTED for the erection of three additional bedrooms and a link corridor at ground floor

00/00470/FUL - In September 2000 planning permission was GRANTED for a single storey extension to provide dining room, laundry and toilet facilities

03/01243/FUL - In February 2004 planning permission was GRANTED for the erection of extensions to form sun lounge and two additional bedrooms

PLANNING POLICY BACKGROUND

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

- E12 Trees and Development
- E13 Tree Preservation Orders
- E29 The Setting of New Development
- E38 Alterations to Business Premises
- H15 The Amenity of Residential Areas
- R1 Designing For All
- T24 Parking and Servicing Requirements for New Development

Government guidance on conservation areas is contained within Planning Policy Guidance Note 15 – Planning and the Historic Environment

RESULTS OF CONSULTATION AND PUBLICITY

One letter of objection has been received raising the following issues:

Our house backs onto the car park of Hollyhurst and we enjoy good relations with the managers there. However, there are times when we are disturbed by cars slamming doors, generators running and loud music (especially in summer when windows are open) In the last few years we have asked them to prune the trees (which are self seeded). They are quite willing to do this but the Council continues to refuse permission on the grounds that they have preservation orders on them. We feel we have been tolerant of all the alterations that have been carried out in the past but enough is enough!

PLANNING ISSUES

The main issues to be considered are whether or not the proposed development is acceptable in the following terms:

- Visual Appearance and Character of the Area
- Residential Amenity
- Impact Upon Trees
- Highway Safety

Visual Appearance

The proposed extension would be located on a forecourt area between two large extensions at the rear of Hollyhurst. It would measure approximately 8m long; 7m wide with an overall height of

2.7m under a flat roof. It would be constructed from red facing bricks to match the existing extensions. The main building and the existing rear extensions have extensive hipped roofs. Whilst, the proposed extension would have a flat roof, this would ensure that it can be tied into the existing extensions without having to alter and increase the size of the roofs of the neighbouring wings.

It is considered that, in this instance the design of the proposed extension is acceptable and it would not have a detrimental impact on the visual appearance of the host building.

The Council's Conservation Officer has commented; *"This very small rear extension will have no negative impact on the Conservation Area, particularly as it is between earlier extensions and with materials to match."*

Residential Amenity

There are residential dwellings to the north of the site on Witbank Road. The boundary between the dwellings on Hollyhurst consists of fencing (approximately 1.8m high); hedgerows and a number of trees covered by the preservation order dated 1994.

The proposed single storey building would be over 20m from the rear of the dwellings on Witbank Road which would ensure that the development would not raise any overlooking and loss of privacy issues.

The number of residents who live in Hollyhurst will not increase due to the internal alterations and the erection of the new day care room. There are no alterations to the existing car park or access arrangements. Officers acknowledge the objectors comments relating to noise etc, but these are general comments on the operation of the home and they would not be significantly increased by the proposed development.

Impact on Trees

The 1994 Order covers the trees in the side and rear gardens areas of Hollyhurst. The Council's Senior Arboricultural Officer has stated that the proposed development appears to be outside the Root Protection Area of the trees but he has requested the submission of an Arboricultural Implications Assessment; an Arboricultural Method Statement and a Tree Protection Plan. The applicant has agreed to submit this information and a suitable planning condition can be imposed to any grant of planning permission.

The objector has mentioned that a number of planning applications have been refused by the Council to prune the trees to the rear and the planning history would verify this comment. There have been four applications for pruning works and one application to fell a tree refused since 2005. The reasons for refusal state the trees, at the time of inspection, were deemed to be healthy, in good condition and the works which were proposed were considered contrary to Policy E13 (Tree Preservation Orders) of the Local Plan.

Highway Safety

There are no alterations to the existing car park or access arrangements. The Council's Highways Engineer has raised no objections to the scheme.

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

It is considered that the proposed extension by reason of its size, position and appearance is in keeping with the external appearance of the property and will not cause significant harm to the character and appearance of the host dwelling or the surrounding Stanhope Road/Grange Road Conservation Area. The extension has no significant impact in terms of loss of daylight or sunlight to neighbouring dwellings and maintains adequate levels of privacy. The proposal does not adversely affect car parking provision on the site or impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in the light of the following policies of the Borough of Darlington Local Plan 1997 and the Planning Policy Guidance Note 15 – Planning and the Historic Environment

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RECOMMENDATION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- A3
- B4
- Prior to the commencement of the development, an Arboricultural Implications Assessment; an Arboricultural Method Statement and a Tree Protection Plan shall be submitted to and agreed by the Local Planning Authority. The development shall not be carried out otherwise than in complete accordance with the approved details.
REASON: In order to ensure that the trees are not adversely effected by the proposed development
- B5

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

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