

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 10 March 2010

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APPLICATION REF. NO:	10/00027/DC
STATUTORY DECISION DATE:	16 March 2010
WARD/PARISH:	HUMMERSKNOTT
LOCATION:	Hummersknott School, Edinburgh Drive
DESCRIPTION:	Installation of free standing garage and steel storage container
APPLICANT:	DIRECTOR OF CORPORATE SERVICES

APPLICATION AND SITE DESCRIPTION

This is a detailed planning application submitted under Regulation 3 of the Town and Country Planning General Regulations 1992 for the erection of a detached garage and a steel storage container within the grounds of Hummersknott School. The garage building would measure 5.2metres long; 2.97metres wide and 2.21metres high and it would be constructed from galvanised steel. The steel container would measure 6.1metres long; 2.44metres wide and 2.6metres high. Both structures would be used for the storage of sports equipment and vehicles such as grass cutting machinery

The garage and the steel container would be respectively located on hard standing areas to the north and south of the northern wing of the main school building. The School is located within a predominately residential area.

PLANNING HISTORY

The most recent entries are:

06/00765/FUL - In November 2006 planning permission was GRANTED for the construction of changing accommodation, fenced and floodlit synthetic pitch, grass playing fields, grading and drainage

06/01018/DC - In January 2007 planning permission was GRANTED for the refurbishment of comprehensive school including demolition of teaching blocks and erection of replacements plus new entrance/office area, all with associated hard and soft landscaping

09/00411/DC – In July 2009 planning permission was GRANTED for the installation of Synthetic Pitch, perimeter fencing and floodlighting (Retrospective)

PLANNING POLICY BACKGROUND

Policy H15 (The Amenity of Residential Areas) of the Borough of Darlington Local Plan is relevant.

RESULTS OF CONSULTATION AND PUBLICITY

No objections have been received so far following the Council's consultation and publicity exercises. Members will be made aware of the receipt of any submissions at the Planning Committee

The **Council's Highways Engineer** has raised no objections to the proposed development

PLANNING ISSUES

The main issues to be considered are the impacts of the development on any neighbouring dwellings and on the visual appearance of the area.

The proposed garage would be located approximately 100 metres away from the nearest dwellings to the north on West View. The storage building would be located approximately 190 metres from the nearest dwelling to the west on Coniscliffe Mews.

The structures are of a functional design and they will not be clearly visible from any public vantage points. The structures are not of a significant scale and would not have a detrimental impact on the appearance of the school site.

It is considered that the proposed structure would not have an adverse impact on the amenities of the neighbouring dwellings or the visual amenity of the site and the street scene. The proposal would accord with Policy H15 (Amenity of Residential Areas) of the Borough of Darlington Local Plan.

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 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. The development would accord with Policy H15 (Amenity of Residential Areas) of the Borough of Darlington Local Plan 1997

RECOMMENDATION

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

1. A3 – Implementation Period (Three Years)
2. B5 – Detailed Drawings (Accordance with Plan)

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. The development would accord with Policy H15 (Amenity of Residential Areas) of the Borough of Darlington Local Plan 1997