

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 5th May 2010

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APPLICATION REF. NO:	10/00162/DC
STATUTORY DECISION DATE:	11/05/10
WARD/PARISH:	Cockerton West
LOCATION:	Mount Pleasant School, Newton Lane, Darlington.
DESCRIPTION:	Single storey extensions
APPLICANT:	Darlington Borough Council.

APPLICATION AND SITE DESCRIPTION

Mount Pleasant School is situated on the north western edge of Darlington, set within 2.6 hectares of grounds within a predominantly residential area. Access to the site is via Whitby Way to the south west and Newton Lane to the north west.

The existing building is predominantly single storey, and it is intended to provide three additional single storey extensions ; two new teaching rooms and a linking corridor over a courtyard.

PLANNING HISTORY

Numerous extensions and new buildings have been approved since 2001, however non have any direct effect on the consideration of the current proposals.

PLANNING POLICY BACKGROUND

Local Plan Policy **R25 Provision of Community Facilities and Services** is considered to be the most relevant to this application. The application proposals would be supported provided there is no adverse effect upon residential amenity, highway safety and the character of the locality.

RESULTS OF CONSULTATION AND PUBLICITY

A site notice was posted and local residents were consulted. No comments have been received as a result of this publicity, however the expiry date for the submission of comments is 7th May

2010 therefore the recommendation below is subject to there being no adverse comments being received before that expiry date.

Highway Engineer – no objections.

Arboriculturist – no objections

PLANNING ISSUES

Two of the three extensions are internal to the layout and will not be readily visible to neighbours or the general public, however the multi purpose classroom is proposed for the south eastern edge of the school building and may be seen by members of the public using the footpath behind the boundary hedge.

In considering the overall proposals in the context of the above planning policy, it is considered that the amenities of local residents will not be affected by the development in view of the separation distances involved – approximately 40 metres at the closest – and that the design of the extensions will reflect the character of the existing school building. There are no highway implications as a result of the development.

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 are minor in nature and are well separated from residential properties and not readily visible to the general public. Their design reflects that of the existing school therefore it is considered that in light of the above the proposed development is acceptable in planning terms.

RECOMMENDATION

That subject to there being no adverse comments received by the advertisement expiry date of 7th May 2010 PLANNING PERMISSION BE GRANTED UNDER REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 subject to the following conditions:

1. A3 – time limitation
2. B4a – matching materials
3. B5 – in accordance with plans

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken having regard to the policies and proposals in the Borough of Darlington Local Plan set out above, and to all relevant material considerations, including Supplementary Planning Guidance.