

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 18 November 2009

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APPLICATION REF. NO:	09/00670/FUL
STATUTORY DECISION DATE:	24 November 2009
WARD/PARISH:	HEIGHINGTON AND CONISCLIFFE
LOCATION:	Redworth Hall Hotel & Country Club, Redworth Road, Redworth
DESCRIPTION:	Erection of extension to ground floor bar and first floor meeting room with terrace, in central courtyard
APPLICANT:	Paramount Hotels Limited

APPLICATION AND SITE DESCRIPTION

The Redworth Hall Hotel & Country Club, is a Grade II listed building that has been extensively altered and extended over the years. The proposal involves minor internal alterations to the existing hotel bar and bar store area, together within the construction of an extension to the bar into the central courtyard area at ground floor level, and the infilling of an existing recess to create a new meeting room at first floor level. A section of the projecting flat roof of the ground floor bar would also be extended to create a new terrace, linking the first floor meeting rooms with the adjacent terrace outside the Leisure Club and Swimming Pool area. A separate application for listed building consent (ref no: 09/00671/LBC) forms part of this Agenda.

The Hall sits within its own grounds, which contains a large number of trees covered by tree preservation orders. There are residential dwellings on the edges of the grounds to the north, east and west.

This application is a renewal of a previous approval (ref no: 06/00795/FUL) for the proposed development (See Planning History) that will expire in November 2009.

PLANNING HISTORY

The Hotel has a long planning history but the most relevant entries are:

06/00795/FUL In November 2006 planning permission was GRANTED for the erection of an extension to ground floor bar and first floor meeting room in central courtyard

06/00796/LBC In November 2006 listed building consent was GRANTED to extend ground floor bar and form first floor meeting room and terrace

PLANNING POLICY BACKGROUND

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

- E2 – Development Limits
- E4 – New Buildings in the Countryside
- E8 – Area of High Landscape Value
- E9 – Protection of Parklands
- E29 – The Setting of New Development
- R1 – Designing For All
- R2 – Access For People with Disabilities
- T24 – Parking and Servicing Requirements for New Development

RESULTS OF CONSULTATION AND PUBLICITY

No objections have been received from local residents following the Council's consultation and publicity exercise

Heighington Parish Council

Heighington Parish Council have objected to the application on the grounds that the proposed development is an overdevelopment of the site

The **Council's Highways Engineer** has been consulted on the application and he has raised no objections to the proposal

The Council's **Principal Environmental Health Officer (Commercial)** has been consulted on the application and he has no objections to the proposal

PLANNING ISSUES

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

- Planning Policy
- Visual Appearance and Character of the Area
- Residential Amenity
- Highway Matters

Planning Policy

Redworth Hall Hotel & Country Club lies outside of the development limits for Redworth Village as identified by Policy E2 (Development Limits) of the Borough of Darlington Local Plan. Policy E4 (New Buildings in the Countryside) states that new buildings in the countryside should wherever possible be located with and be visually related to existing buildings.

Policies E8 (Area of High Landscape Value) and E9 (Protection of Parklands) of the Plan identify the whole of the Hotel and its grounds as being within the Area of High Landscape Value and a Parkland of Landscape or Historic Interest. Both policies seek to ensure that new

developments are designed to a high standard which reflect the scale, character of the surrounding area and buildings.

Policy E29 (The Setting of New Development) is a general policy relating to ensuring that new developments reflect the character of their setting in terms of design and materials

Visual Appearance and Character of the Area

The existing bar was constructed in the late 1980s as part of an extension to the rear of the original Hall. The bar is of inadequate size when compared within the number of guests using the facility and the proposal has been designed to increase the size of the bar by incorporating into the main bar sections of underused bar storage space, redesigning the main bar counter and creating a small extension into the landscaped central courtyard of the hotel. In addition, the scheme also involves the infilling of a recess in the first floor elevation to create an additional meeting room linked to a series of existing meeting rooms at that level. A new first floor level terrace would be created over the proposed bar extension.

The buildings would be constructed from Fair faced brickwork and clay pantiles to match the existing 1980s building and as the whole of the works are within the central courtyard area, they would not be visible from any other areas of the Hotel site or residential properties.

The proposed development is a modest extension and it is not considered to be a further over development of the site. It would accord with Policies E4, E8, E9 and E29 of the Local Plan.

Residential Amenity

All of the proposed works would be sited within a central courtyard and they would not be visible from any of the residential dwellings located on the edge of the Hotel.

The Council's Environmental Division has raised no objections to the proposal.

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 Hotel and will not cause significant harm to the character and appearance of the Hotel or the surrounding area. The proposal does not adversely affect residential amenity, 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 within the Borough of Darlington Local Plan 1997

- E2 – Development Limits
- E4 – New Buildings in the Countryside
- E8 – Area of High Landscape Value
- E9 – Protection of Parklands
- E29 – The Setting of New Development

- R1 – Designing For All
- R2 – Access For People with Disabilities
- T24 – Parking and Servicing Requirements for New Development

RECOMMENDATION

PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

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

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

It is considered that the proposed extension by reason of its size, position and appearance is in keeping with the external appearance of the Hotel and will not cause significant harm to the character and appearance of the Hotel or the surrounding area. The proposal does not adversely affect residential amenity, 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 within the Borough of Darlington Local Plan 1997

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