

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 18 November 2009**

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<b>APPLICATION REF. NO:</b>	<b>09/00678/DC</b>
<b>STATUTORY DECISION DATE:</b>	<b>25 November 2009</b>
<b>WARD/PARISH:</b>	<b>PIERREMONT</b>
<b>LOCATION:</b>	<b>Reid Street School, Reid Street</b>
<b>DESCRIPTION:</b>	<b>Erection of dining hall extension incorporating kitchen store (amended plans received 29/10/09)</b>
<b>APPLICANT:</b>	<b>Director of Corporate Services</b>

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**APPLICATION AND SITE DESCRIPTION**

This is an application submitted under Regulation 3 of the Town and Country Planning Regulations 1992 for the erection of a new classroom with WC facilities.

The school has identified a need for additional dining hall space. At the present time the lunch break is spread over a period of time and additional space is required to maximise the number of sittings at any one time. Building Design Services and Children's Services have devised a scheme to fulfil the schools requirements.

**PLANNING HISTORY**

There is a long planning history relating to the application site but none of the entries are considered relevant to this proposal.

**PLANNING POLICY BACKGROUND**

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

- E2 Development Limits
- E29 The Setting of New Development
- H15 Amenity of Residential Areas
- R1 Designing For All
- R25 Provision for Community Facilities and Services

The Borough of Darlington Design of New Development Supplementary Planning Document has also been used to shape the design of the proposal.

## RESULTS OF CONSULTATION AND PUBLICITY

Two rounds of neighbour notification have taken place, the first on the original scheme which expired on 28 October 2009. No objections were received within this time. As a result of modifications to improve the design of the extension a second notification took place, which expires on 5 November 2009. At the time of writing no objections have been received. Should any objections to the revised scheme be received they will be reported verbally at the Committee.

The Council's Highway Officer has raised no objections to the proposed development.

The Council's Environmental Health Officer has raised no objections to the proposed development but has requested that the standard contaminated land condition is attached to any planning permission that may be granted. Due to the close proximity of the application site to residential dwellings a restriction on hours of construction is recommended. An appropriate informative is therefore recommended should planning permission be granted.

## PLANNING ISSUES

The main considerations here are whether or not the proposed development is acceptable in the following terms:

- Planning Policy
- Visual Amenity
- Residential Amenity

### **Planning Policy**

Policy E2 (Development Limits) of the Local Plan states that most new development will be located within the development limits. The application site is located to the north of the town centre well within development limits.

Policy H15 (The Amenity of Residential Areas) of the Plan seeks to ensure that any intensification or enlargement of non-residential uses in predominately residential areas do not have an adverse impact on the amenities of dwellings and gardens in particular.

Policy H29 (The Setting of New Development) seeks to ensure that new development reflects the character of its setting in terms of materials, design and landscaping.

### **Visual Amenity**

The proposed extension is to be located to the north western corner of the school. The scheme as originally submitted provided a flat roof storage room extension that fronted onto Reid Street this was not considered acceptable visually and the scheme has now been modified to incorporate a dual gable, which is more characteristic of a building of this era. The extension has two main elevations one large gable projecting to the side of the school, facing Hollyhurst Road, the second features two smaller gables facing Reid Street. The extension measures approximately 11m x 11.5m. The main ridge will be extended at the same height as the existing roof with the forward projecting gables having a ridge height of 6.2m, 1m lower than the main roof. The proposed extension will be red facing brickwork to match that of the original school building. Windows are proposed to be upvc but of a style in keeping with those of the original school. A condition is recommended to require submission of details of these windows as

previously there have been a number of unsympathetic replacements of original wood windows with upvc elsewhere in the school that have had an adverse impact upon the appearance of the building.

The main school building is an attractive brick built structure, which has had a number of later additions. Most of these additions have been located to the rear of the school and have typically utilised a flat roof design. As this is an extension on a prominent corner of the building the use of a flat roof would not be appropriate in this location. The proposed extension has been designed to closely resemble the design characteristics of the original school building. The improved design negotiated will ensure that although the extension will project beyond the building line that its appearance will not be detrimental to the streetscene of Reid Street. With the use of suitable materials and fenestration it is considered the development will comply with policy H29 of the Borough of Darlington Local Plan.

### **Residential Amenity**

The nearest residential properties are directly opposite the application site, approximately 12.5m to the north on Reid Street. The only windows in this elevation are into the storeroom area and are to be obscure glazed. It is considered that the proposed development would not give rise to adverse residential amenity issues and it would therefore accord with Policy H15 (The Amenity of Residential Areas) of the 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 siting of the proposed extension does not raise any adverse impacts in terms of visual amenity, residential amenity or highway safety matters. The proposed development would accord with the following policies within the Borough of Darlington Local Plan 1997:

- E2 Development Limits
- E29 The Setting of New Development
- H15 Amenity of Residential Areas
- R1 Designing For All
- R25 Provision for Community Facilities and Services

### **RECOMMENDATION**

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

- A3 – Statutory Time Limit (3yrs)

- B4 – Material Samples
- B5- Implementation in accordance with approved plans
- J2 - Contamination
- Prior to the commencement of the development joinery details (including doors and windows) shall be submitted to, and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in full accordance with the approved details.

REASON: To ensure that the details submitted are suitable for the extension in the interests of visual amenity.

### **SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION**

The proposed siting of the proposed extension does not raise any adverse impacts in terms of visual amenity, residential amenity or highway safety matters. The proposed development would accord with the following policies within the Borough of Darlington Local Plan 1997:

- E2 Development Limits
- E29 The Setting of New Development
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### **INFORMATIVE TO BE INCLUDED SHOULD PLANNING PERMISSION BE GRANTED**

Hours of construction should be limited to 8.00am-6.00pm, Mon-Fri, 8.00am-2.00pm Sat, and not on Sunday's or Bank Holiday's due to the close proximity to residential properties.