

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 26 August 2009

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APPLICATION REF. NO:	09/00498/DC
STATUTORY DECISION DATE:	24 September 2009
WARD/PARISH:	PIERREMONT
LOCATION:	Reid Street Primary School, Reid Street, Darlington
DESCRIPTION:	Demolition of existing WC block and erection of new classroom with WC's
APPLICANT:	Director of Corporate Services

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 an extra classroom. At the present time unsuitable areas are being used for teaching and with additional numbers of children anticipated Building Design Services and Childrens 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

RESULTS OF CONSULTATION AND PUBLICITY

The consultation and publicity exercises do not expire until 28th August 2009 and no objections have been received from residents at the time of the report being finalised. Any objections received will be reported verbally at the Committee.

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 flat roofed extension is to be located to the rear of the original school building and would measure 12.35m wide x 12.6m long and would be located on the site of an existing smaller flat roof extension that currently accommodates WC facilities. The proposed extension will be red facing brickwork to match that of the original school building. Windows are to be soft wood of a design to match those used in the existing school. A condition is recommended to require the submission of material samples and fenestration details for prior approval.

The main school building is an attractive brick built building, which has had a number of later additions. All of these more recent additions have utilised a flat roof design. The main school building has an elaborate slate roof with numerous gables above tall windows at various points along each elevation. In utilising flat roofed extensions it enables this original roof to remain intact and visible behind the additions. To the rear of the school is the sidewall of the Memorial Hospital laundry building which is significantly higher, at a height of around 11m compared to the school which is approximately 7m at its highest point, than the school and does visually dominate the rear yard area of the school where the extension is proposed. Against this backdrop it is considered that the proposed extension will have minimal visual impact. 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 approximately 60m to the west on Rosebery Street. It is considered that the proposed development and the additional number of children using the building 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

Provided no objections are received once the publicity exercise has expired on 28 August 2009 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
- 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
- H15 Amenity of Residential Areas
- R1 Designing For All
- R25 Provision for Community Facilities and Services