

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE:** 7 April 2010

**Page**

---

<b>APPLICATION REF. NO:</b>	10/00066/DC
<b>STATUTORY DECISION DATE:</b>	16 April 2010
<b>WARD/PARISH:</b>	COCKERTON WEST
<b>LOCATION:</b>	Surestart Day Nursery, Mount Pleasant Primary School, Newton Lane
<b>DESCRIPTION:</b>	Erection of extension to office/reception and relocation of buggy/cycle shelter
<b>APPLICANT:</b>	Director of Corporate Services

---

**APPLICATION AND SITE DESCRIPTION**

This is a full application under Regulation 3 of the Town and Country Planning General Regulations 1992. Planning permission is sought for the erection of a single storey extension to form an enlarged office and reception area. The extension is modest in size and measures 5.3 metres wide by 3.2 metres deep under a curved metal clad roof, 3.7 metres in height at the highest point and 3.1metres to eaves.

Mount Pleasant Primary School and grounds occupies a large site accessed off Newton Lane. The site is bounded by Newton Lane to the east and by residential properties to the north and west. Jack Horner's Public House is located to the southwest of the site and Whitby Way forms the southern boundary of the site.

A Design and Access Statement has been submitted with the application.

**PLANNING HISTORY**

74/00659/CC – Provision of a 40-place day nursery. GRANTED 17 March 1977.

00/00828/FUL – Extension and internal alterations to form toilets and lobby area. GRANTED 27 February 2001.

01/00669/FUL – Single storey extension to form new cloakroom. GRANTED 8 November 2001.

02/00533/FUL – Erection of an extension to form disabled toilet and cloakroom. GRANTED 7 August 2002.

03/00255/DC – Erection of offices and nursery accommodation for ‘Surestart’. GRANTED 30 April 2003

03/00621/DC – Erection of single storey extension. WITHDRAWN 1 September 2003.

03/00760/DC – Extension to entrance. GRANTED 3 September 2003.

07/00414/DC - Erection of ground floor extension to form toilet block. GRANTED 4 June 2007.

## **PLANNING POLICY BACKGROUND**

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

E2 – Development Limits

E29 – The Setting of New Development

H15 – The Amenities of Residential Areas

R1 – Designing for All

## **RESULTS OF CONSULTATION AND PUBLICITY**

The proposal was advertised by neighbour notification, site notice and press notice in the Darlington and Stockton Times, which expires on 2 April 2010. At the time of writing neighbour notification letters had expired and no comments have been received any additional comments received will be reported verbally to the planning committee.

The Councils Highway Section has commented that the increase in size of the office/reception and the introduction of additional staff will generate an additional parking requirement. However, staff parking is already well provided for within the site, and therefore no highway objection is raised to the proposal.

## **PLANNING ISSUES**

The principal issues to be considered are whether the proposed extension would materially affect the visual and residential amenities of the locality.

Policy E29 (The Setting of New Development) of the Borough of Darlington Local Plan 1997 states that new development, including alterations and extensions to existing buildings, will be required to respect the intrinsic character of its townscape setting in terms of its siting, design, materials, landscaping and the protection of existing townscape features. The proposed extension is to be rendered to match a finish already used in this more modern extension to the Surestart nursery. The roof is to be a curved metal clad roof designed to compliment the main curved metal roof of the main Surestart building. The proposed extension is to be located to the front of the building but consideration has been given to producing a design that reflects the characteristics of the main building. The area the proposal is to be added is also a significant distance from the public highway of Newton Lane and will not significantly effect the streetscene. In order to accommodate the extension an existing cycle store is to be removed and a replacement cycle/pram store is to be erected a small distance away. This store building will measure 3.2m in length by 2.2 meters in depth at a height of 2.3 meters and is to be located on an area of existing hard standing to the front of the nursery building. This structure is to be constructed of a metal frame with polycarbonate glazing panels its small size and largely translucent appearance will ensure this element of the proposal has minimal visual impact.

At a distance of approximately 52 meters from the nearest residential property to the North east the proposed extension is not likely to give rise to any issues of residential amenity. The proposed extension is to provide enhanced facilities to the existing school and as such is unlikely to result in any significant increase in activity at the school itself.

### **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 extension is considered to be acceptable in terms of its scale, siting and design in the context of the school building itself and the wider streetscene. At a separation distance of around 52 metres from the nearest residential property the proposed extension does not give rise to any issues of residential amenity or highway safety. The proposal is therefore considered to comply with Policies E29 (The Setting of New Development) and H15 (The Amenities of Residential Areas) of the Borough of Darlington Local Plan 1997.

### **RECOMMENDATION**

**SUBJECT TO NO REPRESENTATIONS BEING RECEIVED TO THE CONTRARY:**

**THAT PURSUANT TO REGULATION 3 OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1) A4 Implementation Limit (One Year)
- 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.