

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 11 March 2009

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APPLICATION REF. NO:	09/00053/DC
STATUTORY DECISION DATE:	30 March 2009
WARD/PARISH:	COCKERTON WEST
LOCATION:	Windsor Court, Newton Lane
DESCRIPTION:	Modernisation of existing sheltered housing complex to include internal remodelling of flat units and communal areas, upgrading facades and redevelopment of external communal areas with hard and soft landscaping
APPLICANT:	MR PAUL WILDSMITH

APPLICATION AND SITE DESCRIPTION

This is an application submitted under Regulation 3 of the Town and Country Planning Regulations 1992 for a scheme to modernise an existing sheltered housing complex at Windsor Court, Newton Lane. The scheme largely relates to the internal remodelling of the flat units and communal areas, which does not in itself require planning permission, however alterations to the external facades to include new render panels, cedar boarding and the replacement of some windows with Juliet balconies are also proposed which require planning permission. The application also relates to two modest extensions to accommodate two new lifts. Areas of hard and soft landscaping around the edges of the building are also proposed to provide level access footpaths around the complex.

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

Windsor Court is located at the western side of Newton Lane, immediately to the north of Mount Pleasant Primary School and its grounds.

PLANNING HISTORY

75/00289/DC – Proposed erection of a sheltered housing scheme comprising 32 self-contained flats and 1 warden’s flat. GRANTED 6.8.1975

05/00065/DC – Construction of ambulance access and 4 no. car parking spaces. GRANTED 18.3.2005

PLANNING POLICY BACKGROUND

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

E2 – Development Limits

E14 – Landscaping of Development

E29 – The Setting of New Development

H15 – The Amenities of Residential Areas

R2 Access For People with Disabilities

R25 Provision for Community Facilities and Services

RESULTS OF CONSULTATION AND PUBLICITY

No objections received following the Council's consultation and publicity exercise

PLANNING ISSUES

The main issues to be considered are whether or not the proposed external alterations to the building and its grounds, which are proposed as part of a programme of modernisation of the complex, are in keeping with the visual appearance and character of the area and whether they would also result in any adverse effect on any adjacent residential properties.

The existing building is a mixture of single and two-storey construction comprising individual flats, a warden's flat and communal areas. It was built in the 1970s and is constructed of brick with cream painted timber panels between some of the ground and first floor windows. The complex is prominently located at the side of Newton Lane and open views of the building can be gained from Newton Lane itself and also from the grounds of the neighbouring primary school.

The proposed external alterations to the building involve the introduction of cedar boarding and rendered areas to some gables and the upper half of existing brickwork areas and the introduction of a number of Juliet balconies replacing existing windows. The Design and Access Statement submitted with the application recognises that the existing building has become very dated and that the proposed alterations will improve the external appearance of the building. The introduction of such features is not considered to be at odds with either the character of the building or the surrounding area. The adjacent residential areas, to the north and east of the site, incorporate a mixture of external finishes, including render. The proposed extensions, to accommodate the lifts, are to be modest in size and are located on non-prominent elevations and will involve the infilling of small recessed areas, finished with matching brick and tile. As such the proposal is considered to comply with Policy E29 (The Setting of New Development) of the Borough of Darlington Local Plan 1997.

The nearest residential properties are located to the north of the application site, approximately 15 metres from the northern end of the building. No alterations are proposed to the north facing gable ends of the building, which are located closest to adjacent residential properties. The proposed Juliet balconies will replace existing windows on either internal facing or outward facing elevations, overlooking communal areas. There will be no overlooking of the residential properties to the north. The proposed areas of hard landscaping will be limited to existing communal areas and around the perimeter of the site and similarly will not adversely impact upon the amenities of the nearest residential properties to the north.

The Council's Highway Engineer has confirmed that he has no highway objection to the proposed 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

It is considered that the proposed external alterations to the building are in keeping with the appearance of the property and will not cause harm to the character and appearance of the building itself or the surrounding area. Furthermore neither the proposed extensions nor the proposed Juliet balconies will have any significant impact on the amenities of adjacent residential properties to the north. The proposal does not adversely affect 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 Policy E29 (The Setting of New Development) and H15 (The Amenities of Residential Areas) of the Borough of Darlington Local Plan 1997.

RECOMMENDATION

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

1. A3
2. B4
3. B5

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

It is considered that the proposed external alterations to the building are in keeping with the appearance of the property and will not cause significant harm to the character and appearance of the building itself or the surrounding area. Furthermore neither the proposed extensions nor the proposed Juliet balconies will have any significant impact on the amenities of adjacent residential properties to the north. The proposal does not adversely affect 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 Policy E29 (The Setting of New Development) and H15 (The Amenities of Residential Areas) of the Borough of Darlington Local Plan 1997.

INFORMATIVE

The applicant is advised that contact must be made with the Assistant Director, Highways and Engineering (contact Mrs P Goodwill 01325 388760) in relation to naming and numbering of the development.