

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 3 June 2009

Page

APPLICATION REF. NO:	09/00136/DC
STATUTORY DECISION DATE:	17 June 2009
WARD/PARISH:	COLLEGE
LOCATION:	Abbey Road Junior School, Abbey Road
DESCRIPTION:	Erection of single storey extension to form classroom.
APPLICANT:	Director of Corporate Services

APPLICATION AND SITE DESCRIPTION

Planning permission is sought for the erection of an additional classroom to the southern elevation of the existing school building. The school has identified a need for an additional classroom as at the present time unsuitable areas are being used for teaching such as entrance areas and corridors.

PLANNING HISTORY

97/00755/DC – Demolition of three temporary classrooms and the erection of three permanent classrooms. GRANTED 22 December 1997.

99/00502/FUL – Erection of classroom extension. GRANTED 21 October 1999

06/01183/DC – Erection of multi-use hall incorporating changing facilities. GRANTED 8 February 2007.

PLANNING POLICY BACKGROUND

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

E2 – Development Limits
E3 – Protection of Open Land
E29 – The setting of New Development
H15 – The Amenities of Residential Areas
R1 – Designing For All

RESULTS OF CONSULTATION AND PUBLICITY

38 letters of neighbour notification were issued along with a site notice. No adverse comments were received within this statutory consultation period.

Sport England – Have been notified of this application but at the time of writing no response has been forthcoming. Any comments will be reported verbally to committee members.

Highway Authority – Raise no objections to the proposed development.

PLANNING ISSUES

The main issues relevant to consideration of this application are:

- Planning Policy
- Impact on Visual Amenity
- Residential Amenity

Planning Policy

The principle of development in this location is broadly acceptable as the application site is within development limits as identified in Policy E2 of the Borough of Darlington Local Plan. The playing fields of Abbey Schools are identified by Policy E3 of the Local Plan as ‘Open Land’ and therefore any development in these areas should maintain the usefulness and enhance the appearance of the open land system as a whole. The area in which the extension is proposed is located away from the formalised outdoor playing fields of the school. Nevertheless the remaining greenspace around the school is a valuable asset to the school, which should be retained where possible. The proposed extension is to be located within an existing recess at the rear of the school. The extension will project 6m beyond the existing classrooms at this point at a width of 6.2m. Within the scale of the greenspace provided around the Abbey School’s this represents a small proportion that will not effect the open nature of the site.

Impact on Visual Amenity

Abbey Junior School is predominantly single storey in height and has been subject to numerous extensions and alterations historically. The new extension has been designed to match the existing building with a flat roof. To the rear the extension will have a glazed southern elevation facing onto the school field. Facing bricks are to be used on side walls to match the existing school building. The proposal is therefore considered to have minimal visual impact on the existing building and its surroundings.

Residential Amenity

The proposed extension is located around 65m away from the nearest residential property on Carmel Road North and around 120m from the nearest property on Neville Road. This is a significant separation and the residential amenity of surrounding properties will not be adversely effected by this relatively small scale addition to the school building.

SECTION 17 OF THE CRIME AND DISORDER ACT 1998

The proposed development has 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. The proposed development does not give rise to crime and disorder issues.

CONCLUSION

Overall it is considered that the development is appropriate in this location. The proposed extension will meet an identified need to provide additional teaching accommodation within the school. The proposed design of the extension is in keeping with the existing school building with a flat roof and glazed rear elevation facing onto the open grounds of the school. The proposed extension will not result in the loss of any formalised play space. The proposal follows the existing line of the footpath that already forms a demarcation point between formal and informal play spaces. Its open sided nature will not restrict movement between these formal and informal play spaces at the school site. The footpath is more intensively used since the construction of an indoor sports hall on the Abbey Junior School side of the site.

The canopy is of a lightweight construction with timber supporting frame and clear polycarbonate roofing. It is located on the lower level of the school grounds that slope up towards Carmel Road to the west. The canopy will be visible at a distance from Carmel Road and also residential properties on Neville Road, however its location at a low point of the school grounds will ensure that the canopy will not be visually intrusive or cause harm to residents amenity.

RECOMMENDATION

Subject to no objection being raised by Sport England 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 – Implementation limit (3 Years)
- 2) B4 – Details of Materials
- 3) B5 – Detailed application (Implementation in accordance with approved plans)

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The proposal is considered to be an acceptable form of development in this location and does not give rise to any issues of highway safety or crime prevention. The proposal is considered to comply with the relevant policies of the development plan as listed below:

E2 – Development Limits
E3 – Protection of Open Land
E29 – The setting of New Development
H15 – The Amenities of Residential Areas
R1 – Designing For All