

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 4 June 2008

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APPLICATION REF. NO:	08/00268/FUL
STATUTORY DECISION DATE:	5 June 2008
WARD/PARISH:	LASCELLES
LOCATION:	Cleveland Bridge Social And Athletic Club, Neasham Road, DARLINGTON, DL1 4DF
DESCRIPTION:	Erection of conservatory and toilets extension to west and erection of snooker room and meeting room extension to south
APPLICANT:	CLEVELAND STRUCTURAL AND ENGINEERING SOCIAL CLUB

APPLICATION AND SITE DESCRIPTION

The application site is located on the western side of Neasham Road. The site is bounded to the north by a residential property (216 Neasham Road) and the Territorial Army Centre to the east is the highway of Neasham Road to the south is the highway of Geneva Lane with the Copper Beech public house beyond, and to the west is a recent housing development of Tebay Close and Geneva Lane.

The Cleveland Bridge Social and Athletic Club has had a number of extensions and alterations since its original construction in the 1950's. The building is single storey with a surface car park to the front and a sizable grassed area to the rear. The proposed conservatory is located to the rear of the club and would be located on the site of an existing patio area with terracing down towards the grassed area. To the northern end of the rear elevation is proposed a small extension measuring 5.2m in length by 4m in width by a height of 3.4m to the eaves and 4.6m to the ridge of the gable roof. This extension would accommodate additional toilet facilities for the club and has two small obscure glazed windows. The conservatory is then proposed to be located between this extension and the existing meeting room and will be a width of 4.5m by a length of 10.9m. Its height will be 2.6m to the eaves and 4.1m to the ridge of its lean-to roof. A gable feature will also be provided in the middle of the conservatory over double doors that provide access to the rear grassed area.

To the southern elevation a separate extension is proposed to provide additional space for the meeting room and snooker room to compensate for that which would be lost creating an integral corridor to access the conservatory. The extension would be 3.2m in width by 9m in width at a height of 3m to the eaves and 4.7m to the ridge of the mono-pitched roof. Six windows are proposed in this elevation none of which will cause an issue with overlooking adjacent

properties. The proposed extensions will be constructed in materials to match those of the existing building.

PLANNING HISTORY

78/00060/MISC - Erection of single storey extension to the side to form a new bar and billiard room and the conversion of the existing billiard room into a lounge.

05/00868/FUL- Rear extension to provide store.

08/00127/FUL - Erection of smoking canopy to front elevation.

PLANNING POLICY BACKGROUND

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

E2 - Development Limits

E29 - The Setting of New Development

E38 - Alterations to Business Premises

RESULTS OF CONSULTATION AND PUBLICITY

Following submission of this formal application for planning permission, the Council undertook a neighbour consultation exercise. To date one letter of objection has been received from the occupants of 19 Geneva Lane, the following is a summary of the points raised: -

- *The social club already causes disturbance to residents in particular with noise.*
- *The proposed conservatory extension would provide an unacceptable loss of privacy to the property and its rear garden.*
- *The loss of open space near the building would result in an intensification of use of the open area adjacent to 19 Geneva Lane and problems are already experienced with bottles, glasses and food being thrown into the property's back garden.*
- *Devaluation of property prices due to the club expanding closer to residential properties.*

Environmental Health have been consulted on the proposal and provided the following comments.

1) Concerns were raised regarding potential noise from use of the conservatory affecting residential properties to the rear. It was noted however that there is no direct link between the existing concert hall and the conservatory and the main access is provided by the front entrance facing Neasham Road. The glazing in connection with conservatory will have less noise attenuation properties than masonry and due to the likelihood of windows being opened it is recommend that a condition is placed on any planning permission granted to restrict live entertainment and playing of amplified music etc.

2) There is an old landfill immediately to the north of the Cleveland Bridge Social and Athletic Club. Environmental Health holds little information on this landfill which was formerly a clay pit and part of Bank Top Brick Works. The clay pit was infilled between the years of 1915 - 1939 however there is no information on the type of infill. As a result due to the possible risk

from landfill gas it is advised that a standard land contamination condition is placed on any planning permission granted.

The local highway authority has raised no objections to the proposal.

PLANNING ISSUES

The main planning issues to be considered in the determination of this application are: -

- Visual amenity
- Residential Amenity

Visual Amenity

Policies E29 (The Setting of New Development) and E38 (Alterations to Business Premises) of the Borough of Darlington Local Plan, require alterations to business premises to respect the intrinsic character of its setting and to relate well to the surrounding area, respecting its predominant character and density.

The application site is a well established social club located on Neasham Road. It already has a number of facilities it provides including a bar, snooker room, concert hall, meeting room etc.

The proposed conservatory would be located to the rear of the club and be located between the existing meeting room extension and the proposed small brick built toilet extension to the north. A hardstanding patio area occupies this area at present. The proposed conservatory will project around 1.1m beyond the existing building line. The rear elevation is of little architectural merit and this element of the proposal will not adversely affect its appearance. The main view to the rear elevation of the application site is from Tebay Close but there is sufficient separation retained that the streetscene will not be materially effected.

The extension to the side elevation will have minimal visual impact and will visually match that of the previous snooker room/meeting room extension. This extension is required in order to replace space lost through the creation of an internal corridor to access the proposed conservatory.

Overall, the proposal at Cleveland Bridge Social and Athletic Club is considered to be acceptable in respect of its impact on the visual amenities of the locality.

Residential Amenity

Objection to the proposal has principally been raised on the grounds of likely impact upon residential amenity. Policies E29 (The Setting of New Development) and E38 (Alterations to Business Premises) of the Borough of Darlington Local Plan, require alterations to business premises to maintain adequate residential amenity and privacy to neighbouring properties.

In particular residents are concerned about any likely increase in noise from the club as it is reported that this already causes disturbance. Environmental Health were similarly concerned with likely noise impacts owing to the close proximity of residential dwellings to the rear.

Looking at the relationship of the proposal to the nearest residential dwellings the issue of potential overlooking will be examined first. The nearest property is approximately 10.8m away from the closest point of the proposed conservatory. The single storey toilet extension would be closer at a distance of around 8.3m to the nearest dwelling. The nearest residential property has

two windows in the gable facing the club these windows are purely for providing light into the stairwell and will not cause an overlooking issue either to or from the application site. The main section of the conservatory will face directly onto the turning head and parking area in front of Tebay Close. Further to the south are the properties at 17 and 19 Geneva Lane. Objection has been raised that the rear gardens of these properties will be overlooked and it should be noted that the proposed location of the conservatory is approximately 1m higher than the ground level of the properties at 17 and 19 Geneva Lane. The nearest of these properties is located approximately 24m away from the nearest point of the proposed conservatory with the nearest point of the rear garden being approximately 10m away. The boundary of the social club is divided by a 1.8m high close boarded fence. The conservatory would encourage an intensification of use to the rear of the club but there is adequate screening and owing to the orientation of the building in relation to the residential properties to the rear only distant oblique views would be offered of any amenity space.

As previously stated the principle reason for objection is the likely increase in noise emitted from the club. Environmental Health acknowledges that this close proximity of residential properties is an issue that warrants further consideration. Environmental Health have studied the submitted details and it was noted that there is no direct link between the existing concert hall and the conservatory and the main access is provided by the front entrance facing Neasham Road. The glazing proposed in the conservatory will have less noise attenuation properties than masonry and due to the likelihood of windows being opened it is recommend that a condition is placed on any planning permission granted to restrict live entertainment and playing of amplified music etc.

It should be noted that the existing concert hall, which is likely to be the main source of potential noise disturbance, faces directly across to the residential properties of Tebay Close and Geneva Lane. The erection of a conservatory would add an additional buffer that would run the full length of the concert hall and should help to contain some of the sound that currently escapes through the large glazed area to the rear.

The proposed side extension does not raise any concerns with regard to residential amenity.

Objection is raised that, on occasion, glasses, bottles and litter are thrown into the garden area of 19 Geneva Lane from the grassed area to the rear of the club. Although such activities are regrettable this would not be a material planning consideration in the determination of this application. Similarly any potential impact on neighbouring property prices is not a material planning consideration.

Overall, it is considered that the proposed application is acceptable in respect of its impact on the residential amenities currently enjoyed by existing residents, and those to be provided for the future occupiers of the proposed scheme. The proposal is therefore compliant with the requirements of Policies E29 and E38 of the Borough of Darlington Local Plan.

CONCLUSION

The application site lies within development limits identified in the development plan. The design and layout of the development accords with the relevant policy in the development plan. The development respects the amenity and general character of the area. The proposal accords with the relevant policies in the development plan set out below:

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A3 Implementation Limit (Three Years)
- 2) B4 Details of Materials (Samples)
- 3) B5 Detailed Drawings (Accordance with Plan)
- 4) J2 Contamination
- 5) No live entertainment or use of amplification equipment shall be permitted in the conservatory unless evidence is provided to the reasonable satisfaction of the Local Planning Authority, to demonstrate that the rooms to be used are adequately attenuated to prevent nuisance to local residents and the written confirmation of the Local Planning Authority has first been obtained.

REASON - To ensure that the proposed development does not prejudice the amenities of the locality due to noise disturbance.

- 6) There shall be no internal alterations at any time without the prior written consent of the Local Planning Authority to allow for any openings between the consent held and the proposed conservatory.

REASON - To ensure that the proposed development does not prejudice the amenities of the locality due to noise disturbance.

SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION

The application site lies within development limits identified in the development plan. The design and layout of the development accords with the relevant policy in the development plan. The development respects the amenity and general character of the area. The proposal accords with the relevant policies in the development plan set out below:

Borough of Darlington Local Plan 1997

E2 - Development Limits

E29 - The Setting of New Development

E38 - Alterations to Business Premises