

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 4 June 2008**

**Page**

---

<b>APPLICATION REF. NO:</b>	<b>08/00331/DC</b>
<b>STATUTORY DECISION DATE:</b>	<b>12 June 2008</b>
<b>WARD/PARISH:</b>	<b>MOWDEN</b>
<b>LOCATION:</b>	<b>Mowden Junior School, Conyers Avenue, DARLINGTON, DL3 9DE</b>
<b>DESCRIPTION:</b>	<b>Erection of single storey extension</b>
<b>APPLICANT:</b>	<b>DIRECTOR OF CORPORATE SERVICES</b>

---

**APPLICATION AND SITE DESCRIPTION**

Mowden Junior School is of a single storey and flat roof design sited within its own grounds. The surrounding area consists of family type housing of the Mowden area.

The extension is proposed to the north of the building in an area to the south of Conyers Avenue. The extension would be of a flat roof design and its detailing would be in keeping with the style of the existing school building.

The extension is required to address a shortfall in staff accommodation and resource space. The extension will provide a resource room and a staff room.

The extension is proposed as being 14.4m in width and a maximum of 8m in length. The proposed extension includes hexagonal type detailing reflecting the existing layout of the school building. The extension is proposed as being a maximum of 8.2m in height.

**PLANNING HISTORY**

There is no planning history relevant to this application.

**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 Amenity of Residential Areas

## **RESULTS OF CONSULTATION AND PUBLICITY**

Occupiers of neighbouring properties have been consulted on the proposal and a site notice has been displayed. No objections have been received.

## **PLANNING ISSUES**

The main planning issues to be determined in consideration of this application are regarding planning Policy, visual amenity and residential amenity.

### **Planning Policy**

Local Plan Policy E2 (Development Limit) states that new development will be permitted within the Development Limits. The application site is located within the Development Limits and also within an area allocated as open land. Policy E3 (Protection of Open Land) is relevant to the proposal.

The proposal would not harm the appearance, usefulness or nature conservation value of the area of open space and is therefore in accordance with Policy E3.

Policy E29 (The Setting of New Development) of the Local Plan ensures that new development will respect the character of its setting in terms of siting, design, materials and landscape.

Policy H15 (The Amenity of Residential Areas) presumes against the establishment, enlargement or material intensification of non-residential uses that would harm the amenities of surrounding residential areas and the quiet enjoyment of dwelling houses and gardens.

### **Visual Amenity**

The proposal is in accordance with Policy E29 as the extension would be in keeping with the design of the school building and would not harm its character or setting. The extension is of a relatively modest size when compared to the existing school building. The extension would not be a prominent feature in the area.

### **Residential Amenity**

The site of the proposed extension would be located over 30m away from the nearest residential property. Although the site is surrounded by residential properties, the scale of the proposed extension and the separation distances involved are such that the proposal will not be harmful to residential amenity.

## **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 proposal would not harm the area of open space and would not harm the visual amenity of the area.

**RECOMMENDATION**

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) A3 Implementation Limit (Three Years)
- 2) B4A Materials to Match
- 3) B5 Detailed Drawings (Accordance with Plan)

**SUGGESTED SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION SUBJECT TO REGULATION 3**

The proposed development is considered acceptable and will not cause significant harm to the character and appearance of the area. The proposal has no significant impacts in terms of residential amenity. The proposal does not adversely impact on highway safety. No issues are raised in relation to crime prevention. The proposal is considered acceptable in light of the following Policies of the Borough of Darlington Local Plan 1997:

- E2 – Development Limits
- E3 – Protection of Open Land
- E29 – The Setting of New Development
- H15 – The Amenity of Residential Areas