

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 13th December 2017

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APPLICATION REF. NO:	17/00861/CU
STATUTORY DECISION DATE:	11th December 2017
WARD/PARISH:	College Ward
LOCATION:	23 Vane Terrace, Darlington.
DESCRIPTION:	Change of use of dwelling to Residential Institution (Use Class C3).
APPLICANT:	Clervaux Trust Ltd.

APPLICATION AND SITE DESCRIPTION

Clervaux Trust Limited (CTL) is a registered charity providing long term residential care alongside alternative and complimentary education, The client group served by the Trust are young adults who benefit from a therapeutic practical skills curriculum that allows them to develop their potential whilst learning through positive experiences. They require accommodation with care and support to enable them to overcome the impact of their learning difficulties and/or complex social needs.

The Trust accommodates some of its young adults in residential care facilities in and around Darlington, Its residential care homes (11 Abbey Road, 33 Grainger Street and 10 Cleveland Terrace) are registered with the Care Quality Commission (CQC) under the registration category: Residential Care Home.

23 Vane Terrace is a four-bed roomed residential property in Darlington over three floors. The property dates from the late twentieth century and is semi detached. It is of brick and a tiled roof construction. It is has a front and rear garden with an access path to the rear on the left of the property.

The property will be used as a residential care facility with up to 3 service users living together with assistance from support workers, including sleep over duties. Each service user has their own room and they share kitchen, living, dining and bathroom facilities.

It is proposed to accommodate up to three residents in the property on a permanent basis. The resident young adults will be supported by trained staff working on a rota that ensures that staff members are consistently present whenever the service users are on site. Staff will sleep on the premises in one of the bedrooms.

SITE HISTORY

There is no relevant planning history associated with this property.

PLANNING POLICY BACKGROUND

The following policies of the development plan are relevant:

Borough of Darlington Local Plan 1997:

- Policy H19 – Special Care Accommodation

RESULTS OF CONSULTATION AND PUBLICITY

Letters were sent to occupiers of neighbouring properties advising of the proposal and four letters of objection have been received. Issues raised by the objectors include :

- Disturbance from noise of multiple occupiers.
- Semi detached dwellings not suitable for this use.
- Existing disturbance occurs from 11 Abbey Road – a terraced property.
- Not appropriate for Conservation Area.
- Vehicular traffic will increase in an already busy area.

Consultees comments are summarised as follows:

Highways Engineer – Based on the design guidance, a four bedroomed dwelling could potentially generate 3no. cars.

The change of use states that there will be 2no. employees at the property therefore there should not be an increase in the parking requirements over and above the existing provision. It is accepted that there may be a slight increase in traffic movements although these may be outside of the peak traffic hours given the end use of the property, therefore it would be difficult to refuse on highways grounds.

I would raise no highway objection to the proposal

Environmental Health Officer - We have never received any noise complaints from any of these premises, nor to my knowledge from any premises that is a similar setting to the one proposed.

I would be unable to support any form of objection with this evidence.

PLANNING ISSUES

Principle of development and Impact on the amenity of local residents.

The proposed use (and other similar uses) has been seen to be acceptable in other parts of Darlington, the ethos of the applicants being to encourage integration of the residents into the community as far as practicable within the constraints of the constant on site care that is required.

Notwithstanding the objections of local residents, this Council has not received any complaints in relation to the existing establishments operated by the applicants as noted above, therefore it would be difficult to find robust reasons to refuse planning permission on residential amenity grounds, particularly bearing in mind the low intensity of the use.

The type of dwelling proposed – semi detached – should not result in increased disturbance to neighbours over and above normal impacts associated with residential occupation. Again no complaints have been received by this Council from neighbours of similar properties in Darlington. Should such complaints be received, the Environmental Health Officer would investigate and if necessary require appropriate mitigation measures to be taken.

Impact on character of the locality

Traffic impacts are expected to be neutral in view of the nature of the use of the property where it would be expected that residents other than carers would not have their own vehicles.

Impacts on the historic character of the Conservation Area are expected to be negligible in view of the residential nature of the proposed use in this predominantly residential area.

CONCLUSION

Overall it is considered that the proposed use is appropriate in this particular locality, as it has in other parts of Darlington. The description of the type of use and activities that would take place indicate that the impacts on local residents would not be so material as to warrant a refusal of planning permission. No evidence of problems in other similar properties in Darlington has been presented to officers.

Impacts on traffic generation and the historic character of the Conservation Area are considered to be negligible.

It is considered that the proposed development is in compliance with Policy H19 of the Darlington Local Plan, which requires such facilities to be in close proximity to public transport, shops and community facilities, and where a satisfactory residential environment can be achieved.

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.

RECOMMENDATION

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING PLANNING CONDITIONS :

1. A3 – Implementation Time
2. The development shall be carried out in complete accordance with the plans noted below.

R/17/297/007-8-9 and 10

Any material change to the approved plans will require a formal planning application to vary this condition and any non-material change to the plans will require the submission of details and the agreement in writing by the Local Planning Authority prior to any non-material change being made.

REASON :

In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.