

DARLINGTON BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE

COMMITTEE DATE: 19 September 2018

Page

APPLICATION REF. NO:	18/00672/FUL
STATUTORY DECISION DATE:	26 September 2018
WARD/PARISH:	PIERREMONT
LOCATION:	201 Greenbank Road
DESCRIPTION:	Change of Use of ground floor of dwelling house (Use Class C3) to local convenience store (Use Class A1) with living accommodation above and erection of single storey rear extension to form part of shop and associated internal and external alterations (Revised Scheme)
APPLICANT:	Mr Singh

APPLICATION AND SITE DESCRIPTION

The existing property is a two storey, two bedroomed dwelling on the corner of Greenbank Road and Craig Street. The front gable elevation of the property containing a front porch and bay window, faces onto Greenbank Road. The property has a single storey flat roofed kitchen/bathroom extension and a rear yard. There is a front garden which is enclosed partly by a low brick wall and also a high wall and fence with brick pillars. A lane runs along the south boundary. The surrounding area is predominately residential comprising of traditional terraced dwellings although there are some hot food outlets/retail premises in the wider locality on Craig Street and Greenbank Road. Brinkburn Dene lies to the north (approximately 20m) and Reid Street School is in close proximity (approximately 100m).

In May 2018 planning permission (application reference number 18/00190/FUL) was refused by Members of the Planning Applications Committee to change the use of No 201 Greenbank Road from a dwelling to a local convenience store with living accommodation above, the erection of a single storey rear extension and associated internal and external alterations. The planning application was refused for the following reason:

In the opinion of the Local Planning Authority, the proposed development would have an adverse impact on the amenities of the neighbouring dwellings by virtue of noise and disturbance and it has the potential to become a focal point for antisocial behaviour in an area that is known to suffer from such issues. The application site is an inappropriate location for a new retail store and the proposal would be contrary to Policy CS16 (Protecting Environmental Resources, Human Health and Safety) of the Darlington Core Strategy Planning Policy

Document 2011 and the core planning principles of the National Planning Policy Framework 2012 (paragraph 17).

This is a revised planning application for the change of use of the property to a local convenience store with living accommodation above, the erection of a single storey rear extension and associated internal and external alterations. The Planning Statement that supports the planning application states the following revisions that have been made to the proposal in order to address the previous refusal reason:

- 1) The previous application sought approval for an early morning daily delivery of newspapers to take place between 0500 and 0700 with all other stock to be obtained from a Cash and Carry and brought to the site as required. The early morning daily newspaper delivery will no longer form part of the operation of the store, with the client instead organising the collection of papers himself;
- 2) The proposal includes an air conditioning unit. Due to the size of the store, a single split unit is considered appropriate. This unit would be located on top of the existing flat roof;
- 3) A disability ramp would be constructed on the Greenbank Road frontage leading to the existing porch;
- 4) In response to the comments made to the previous application by Environmental Health and the Architectural Liaison Officer, a survey was undertaken of the surrounding areas that the applicant considered to have the worst and most consistent antisocial behaviour reports to the Police between November 2017 and April 2018 (Gladstone Street/Selbourne Terrace/Corporation Road) and the outcome was the very few existing stores had employed any form of CCTV on the exterior of the buildings in order to act as a visual deterrent to groups gathering. The applicant therefore has agreed to install a series of four external CCTV cameras to provide total coverage of the premises and also the access into Brinkburn Dene
- 5) The low wall on the Greenbank Road frontage would be demolished to remove the possibility of people congregating by sitting outside the proposed store.

The proposed hours of opening of the store would be 0700 to 2100 Monday to Saturday and 0800 to 2100 on Sundays which is the same as the previous application. The proposed living accommodation above the store would consist of a one bedroom flat with a bathroom and shared kitchen/living room and the flat would be accessed via a new entrance off Craig Street. The single storey enlargement to the existing flat roofed extension would infill the rear yard area and increase the height of the existing off shoot by approximately 0.6m. The overall floor area of the store would be approximately 53sqm. A bin store would be created within the section of the front garden enclosed by the high wall and fence and cycle parking would be provided to the front of the store.

The planning application is recommended for refusal but as **more than three letters of support** have been received, the application must be placed before Members of the Planning Applications Committee for determination.

Application documents including Planning Statement, Design and Access statement, detailed plans, consultation responses, representations received and other background papers are available on the Darlington Borough Council website.

The proposed plans indicate that there would be illuminated signage on the Greenbank Road frontage. This type of signage would require a separate application for advertisement consent which has yet to be submitted.

PLANNING HISTORY

90/00121/DM In April 1990 planning permission was GRANTED for the erection of a single storey kitchen, lobby and bathroom extension

18/00190/FUL In May 2018 planning permission was REFUSED for Change of Use of dwelling (Use Class C3) to local convenience store (Use Class A1) with living accommodation above. Erection of single storey extension to the rear to form part of shop and associated internal and external alterations

PLANNING POLICY BACKGROUND

Borough of Darlington Local Plan 1997

E2 – Development Limits

Darlington Core Strategy Development Plan Document 2011

CS1 – Darlington’s Sub- Regional Role and Locational Strategy

CS2 – Achieving High Quality Sustainable Design

CS9 – District and Local Centres and Local Shops and Services

CS16 – Protecting Environmental Resources, Human Health and Safety

National Planning Policy Framework 2018

RESULTS OF CONSULTATION AND PUBLICITY

Following the Council’s consultation exercises, **13 letter of objection and 7 letters of support** have been received. The objection letters can be summarised as follows:

- *The proposal would cause antisocial behaviour and traffic problems within a residential area;*
- *The proposal would affect my privacy as I live opposite*
- *There is no need for another convenience store in the area as we are well served by such uses. These are in Hollyhurst Road, Surtrees Street, Barningham Street, Station Road, Gladstone Street, North Road and Salisbury Terrace*
- *Noise will be created by the store*
- *Existing car and parking problems will be made worse. Staff from Reid Street School and Memorial Hospital parking use these streets as this is the closest area without permit parking. The parking is even worse at school start and end times with parents parking*
- *The property is on a very busy and dangerous blind T junction and a shop in this location will make it far more dangerous and busy*
- *The store will increase risks for children crossing this junction*
- *There is nowhere for supply vans/lorries to unload without blocking the road*
- *Darlington has a shortage of family homes and I object to a family home being converted unnecessarily into commercial premises*
- *The staggered junction already is an accident and incident area that will only be made worse by the increase in traffic to the store*
- *What effect will this have on local stores, can they all survive?*
- *This will effect property values.*

- *This has always been a residential property with no history of commercial use*
- *This area has recently been a focus for antisocial behaviour by gangs of youths who congregate in the Dene drinking alcohol resulting in numerous calls to the Police. Another alcohol outlet would lead to further increase in this behaviour*
- *We will be unable to park our cars near our homes due to customers parking their vehicles to use the shop*
- *There is a possibility of disturbances by customers using the shop on a night in a residential area*
- *If this is approved, there is nothing stopping the applicant to enhance the commercial activities further at this property sometime in the future involving further planning and licensing applications*
- *Even two cars parking in front of the shop would cause restricted viewing at a busy cross road particularly at school times where children are crossing*
- *The fact the Dene is only a few metres away means that youths have quick access and an easy escape route when involved in antisocial behaviour and even criminal activities*
- *The removal of low wall would not prevent congregation of youths*
- *CCTV cameras can have implications of being intrusive and an invasion of privacy with personal visual images recorded and stored*
- *The refrigeration unit will be a constant noise throughout the day and night*
- *Since the last application, the Pizza Shop on Craig Street has a license to serve alcohol and is open late each evening. It is also a convenience store*
- *I believe that as is it located near a children's playground that youths will go down there and drink and smash bottles and cause antisocial behaviour*
- *My front room window would look straight at the proposed shop and this proposal will dramatically affect my view*
- *I will be very nervous about people congregating outside and around the shop especially if it is open till late this evening*
- *There will be extra litter and chewing gum on the pavement*
- *This is completely out of character for this street*
- *I hope that as this was refused once, the Committee will not grant permission*
- *Any rubbish bins are rarely emptied and get full very quickly. This not only looks dreadful but can attract vermin*
- *How, on a weekday are they going to get deliveries safely? The site is on a school run and a van parked right outside the front of the shop would restrict viewing of traffic from Craig Street and Greenbank Road or from the alleyway which would restrict access for emergency services if needed*
- *Delivery wagons are loud and will cause disturbances*
- *No shops come without lighting and the glare from the front of the shop would shine directly into my children's bedrooms*
- *Cars will be pulling up, doors will be opening and closing and there will be more activity in the area*
- *There has been issues in the past few months with CCTV cameras at 201 Greenbank Road pointing into houses and I did contact the Police who asked the owners to take them down*
- *CCTV cameras are an infringement of privacy*
- *Two of the houses near me have both got CCTV fitted and this has not stopped antisocial behaviour and neither has it helped to bring to justice those responsible for the regular damage to cars in the area*
- *Residents will have to send complaints letters and make phone calls regarding excess noise from external plant. Prevention is far better than a cure and residents will suffer*

The letters of support can be summarised as follows:

- *In this area there is a lot of shops but not a convenience store. It will be great for local residents to have a small shop at waking distance. There are elderly residents in this area. In nearby streets, all corners have shops (Ladbrokes, Paws and Claws, Tan Shop)*
- *A new shop would bring competition into the area as the existing shops can be expensive*
- *I have children and it will be convenient for me to have a shop just a few doors away rather than having to cross over Hollyhurst Road*
- *I don't agree with comments on antisocial behaviour*
- *Traffic in the morning happens everywhere in Darlington near schools. It is nothing to do with shops*
- *I haven't had any accidents in the T junction which some objectors consider to be very dangerous*
- *The small shop will create the opportunity of jobs for the area*
- *We run a small family run business and I know from experience that small size shops have a lot of benefits for local community and we should support small businesses. The Council approves a lot of big plans for supermarkets which effect small businesses. The big supermarkets have a lot of movement, noise and disturbance and still get approved near residential properties*
- *There is no issues in Greenbank Road with antisocial behaviour. Shoplifting happens in big supermarkets. It is surprising to me why youths would hang outside this shop*
- *It will be great to have surveillance of the area recorded in case of burglaries and thefts*
- *I am a neighbour of a shop owned by the applicant (Salters Lane) and there is no sign of any littering or hanging outside my property*
- *How can occupiers living opposite the application site hear a noise of shop operating, when houses are double glazed, two footpaths and a single carriageway road between the shop and their property?*
- *There are no problems at the shop on Salters Avenue with antisocial behaviour, noise, crime, parking, littering, loud behaviour and drunk people*
- *I don't see how a shop of this size will increase traffic*
- *This will be a very convenient store for people not using their cars*

Councillor Nick Wallis (Haughton and Springfield Ward) has written to support the application:

- *Whilst this is clearly not in my Ward, the applicant's own and operate a shop similar to the one proposed for Greenbank Road on the corner of Salters Avenue and Slaters Lane South in Haughton and Springfield. I have been a Councillor in the area for many years and so am familiar with Mr Singh's business. I would comment that I have never had a complaint from local people about the operation of the shop, and indeed a neighbour came to my Surgery recently to comment favourably about the shop on Salters Avenue and its operation, in support of Mr Singh's application on Greenbank Road. I have also had sight of the plans for the proposed shop and I can see no reason why they should not be approved. I therefore would support the planning application*

Consultee Responses

The **Council's Highways Engineer** has raised no objections to the planning application

The **Council's Environmental Health Manager (Commercial)** has raised no objections to the planning application

The **Architectural Liaison Officer from Durham Constabulary** has objected to the planning application on grounds of antisocial behaviour concerns

PLANNING ISSUES

The main considerations here are whether or not the proposed development is acceptable in the following terms:

- Planning Policy
- Highway Safety
- Residential Amenity/Antisocial Behaviour
- Impact on the Character and Visual Appearance of the Building and Surrounding Local Area
- Disabled Access

Planning Policy

The application site is within the urban area and therefore it would comply with saved policy E2 of the Local Plan 1997 and CS1 of the Core Strategy 2011.

Policy CS9 of the Core Strategy 2011 states that individual local shops which meet the day to day needs of the nearby residents without the need to use a car will be promoted. Proposed new shops will be limited to a maximum of 100 sqm gross floorspace unless a qualitative need to remedy a geographical deficiency in the distribution of food shopping can be demonstrated, in which case stores of up to 400sqm will be permitted.

The proposed store is significantly below the 100sqm threshold and therefore in general planning policy terms the proposed change of use is acceptable.

Highway Safety

Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy seeks to ensure that new development provides vehicular access and parking provision suitable for its use and location

As the proposed store has a floor area of approximately 53 sqm, there would be a need for 2 parking spaces in order to comply with Tees Valley Design Guide standards. Due to the nature of the building (an end terrace) it is not feasible to provide in curtilage parking but the dwelling benefits from a long frontage facing Greenbank Road which has unrestricted on street parking and the highway located adjacent to the frontage of the proposed development would be able to support a small amount of operational and customer parking that would be deemed acceptable for the modest scale of the business proposed.

The area is characterized by terraced houses without front gardens and very few dwellings have in curtilage parking and residents rely upon on street parking. The northern end of Greenbank Road is unrestricted with much of the southern end (South of Warren Street) being restricted in the form of residents parking zones (RPZ). Demand for on street parking has so far not been great enough to require the implementation of an RPZ adjacent to the proposed development and Craig Street and Widdowfield Street also has unrestricted on street parking. Due to the location of the proposed store it is envisaged that customers will arrive on foot and those who do arrive by car will typically be parked for a short duration enabling a high turnover of customers to park within the available spaces on street. Details of a facility for customers to safely leave cycles securely parked have now been provided and are of suitable scale and location.

With regards to operational parking for the shop, the applicant previously assured that delivery vehicles will not be a problem as the business will operate via the applicant collecting goods from a cash and carry type wholesaler by use of medium “transit” type van rather than large goods vehicles making drop offs. However, it should be recognised that this cannot be controlled by appropriate planning conditions.

Police accident statistics for the area show no recorded accidents within 200m of the proposed development in the past five years and no accidents associated with the Greenbank Rd/Craig St/Widdowfield St junctions.

Details of an off-highway bin store area for both the residential and commercial elements have been provided as part of the application.

The proposed first floor flat above the store does not have provision for in-curtilage parking and it is considered that this cannot be reasonably accommodated given the nature of the dwelling and the character of the local area. The local area provides good access to public transport with the nearest bus stop located within 200m of the site and Greenbank Road forms part of a local cycle network.

The Council’s Highways Engineer has raised no objection to the proposal.

Residential Amenity/Antisocial Behaviour

Policy CS16 (Protecting Environmental Resources, Human Health and Safety) of the Core Strategy seeks to ensure that new developments do not harm the general amenity and health and safety of the local community. The National Planning Policy Framework 2018 (para 127) states that decisions should create places that are safe, inclusive and accessible and which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life of community cohesion and resilience.

For background purposes, in his initial response to the previous planning application, the Architectural Liaison Officer (ALO) advised that the Police had reservations over raising objections as the proposal would create a new business but the Police did believe there would be nuisance and antisocial behaviour issues. Antisocial behaviour is a long term problem in the Denes, which is in close proximity to the site, and the Police could foresee youths migrating from the park to the shop looking for opportunities to shoplift, to congregate outside the shop creating nuisance for the shopkeeper and residents and this would be exacerbated if the store is licensed to sell alcohol. The ALO also advised that parking is an issue within the streets already overcrowded and there may be an issue with vehicles making deliveries to the shop. The ALO questioned whether this would be a sustainable form of development. The ALO then commented as follows:

With reference to our original comments on this application, we would like to add the following.

In light of the public interest in this application and to help inform the decision by the Planning Authority we would like to clarify our position.

We accept our initial comments were somewhat equivocal and that clarification on our position would be helpful. From a ‘Design out Crime’ perspective we are opposed to this change of use, we believe that it will have an adverse impact on the residential

amenity of the neighbouring residents. In the last 10 years there has been just one call to the Police generated by 201 Greenbank Road during its existence as a dwelling that one call arose last month (March) and related to the new occupation.

We know from experience that convenience stores generate more calls to the Police than the average residential dwelling, they can become a congregating point for young people and shoplifting is a perennial problem, regular Police attendance at a particular location has a tendency to create a fear of crime. A small convenience store within half a mile or so of Greenbank Road has generated 6 calls to the Police in the last 12 months. We have concerns over 201 Greenbank Road being converted to a convenience store because it is very close to a known anti-social hotspot located in the Dene, in our experience this is likely to have an adverse impact on the new business and the amenity of the neighbours. The following are quotes from residents living around the Dene about their recent experiences.

“Last night, between 7 and 10, I phoned 101 to report that youths (about 20-30 of them aged between 15 and 20ish I would reckon) were in the Dene’s Park at the bottom of Cartmell Terrace. They were fighting each other then walking up to the streets and trying to kick doors down. Causing a lot of noise and distress.”

“There is lots of youths on a night congregating in the Denes Parks causing a disturbance, littering, vandalism, anti-social behaviour, underage drinking.”

The Police are very pro-active in addressing this problem and in the instances quoted above dispersal notices were issued however the concern has to be that the introduction of a convenience store so close to the play area will increase the attraction for young people to congregate”

Having considered the revised planning application and the changes that are being proposed (listed above); the ALO has commented as follows:

“From a Design out Crime perspective we are opposed to this change of use, we believe that it will have an adverse impact on the residential amenity of the neighbouring residents. The installation of CCTV cameras is unlikely to have the deterrent effect that applicant hopes they will achieve, there is also the issue of compliance with the Data Protection Act as the cameras will be recording in the public domain which could be seen as unnecessarily intrusive. The other mitigating measures the applicant suggests, such as delivery arrangements and newspaper collection, are well intentioned and laudable but we suggest not realistically enforceable, our concerns therefore remain the same”

In response to the ALO comments, the Agent has submitted a letter on behalf of the applicant reaffirming that the survey that they carried out showed that very few existing stores had employed any form of CCTV to act as a visual deterrent to groups gathering and the applicant has agreed to install four cameras which would provide total coverage around the store as well as a view of the access into Brinkburn Dene which could be sued by the Police if required in order to tackle any on-going issues in the area. The applicant remains of the opinion, that the removal of the low wall will remove the possibility of people congregating by sitting outside the store. The applicant is aware of the requirements placed on him by the Data Protection Act 2018 and the rules on CCTV use as enforced by the Information Commissioner.

A copy of this rebuttal has been forwarded to the ALO for comment and any response will be made verbally at the Meeting.

The applicant has also made reference to a premises on Craig Street (No 33) which was a hot food takeaway and has recently been granted a license to sell alcohol until midnight. Members are advised that a retrospective planning application (ref no: 18/00705/CU) for a change of use of No 33 Craig Street from a hot food takeaway to a mixed general convenience store and hot food takeaway has been submitted and is currently pending consideration. The Licensing Team of the Council are also considering the licensing requirements of these premises.

As part of his comments on the planning application, the Council's Environmental Health Manager has commented that, in his opinion, CCTV cameras could reduce the potential for antisocial behaviour.

The planning application has been supported by the make, model and noise levels of the air conditioning unit. The Council's Environmental Health Manager has advised that whilst the noise limits may be a little high, he is of the opinion that this can be dealt with by other legislation (should complaints be received) and it wouldn't be prudent to delay the planning process.

The proposal includes a dedicated, screened bin store and overall, the Council's Environmental Health Manager has not objected to the planning application.

The existing property is a single family two bedroomed household attached to the row of terraced dwellings on Craig Street and the immediate locality is predominately residential. In general amenity terms, the proposed use has the potential to cause disturbance to neighbours due to noise generated by the comings and goings of staff/deliveries/customers and the operation of any plant or equipment. This can be particularly so at times when neighbours might have a reasonable expectation of quieter conditions at certain times of the day to relax and enjoy their properties.

The existing residential property will attract a very limited number of "comings and goings" by virtue of the occupiers and their visitors and the level of activity will be very similar to the existing neighbouring dwellings in the local area. Whilst the retail floor space on the ground floor of the proposed store is quite limited which may limit the number of patrons that can access the premises at any given time, the number of people visiting the store will still be significantly higher than the number of people which currently visit the property and this activity will occur over a prolonged period of time between 0700 to 2100 Monday to Saturday and 0800 to 2100 on Sundays. The proposal will generate an increase in activity (antisocial or otherwise) and a judgement has to be made as to the significance of the impact that this increase will have on the amenities of the existing properties.

The new doorway on Craig Street to the upper floor flat would also have an impact (albeit limited) on the neighbouring dwellings as this property has not been previously accessed from this frontage. The impact of this access has to be considered in conjunction with the retail use and it is considered that, in general amenity terms, the proposed development will have an adverse impact on the neighbouring dwellings by virtue of the noise and disturbance caused by the significantly increased number of comings and goings of patrons and the potential congregation of customers along with the additional increase in noise from cars (doors opening and closing, car radios and stereos, cars accelerating etc) at times that existing residents would

reasonably expect quieter conditions and are used to such conditions as the property is currently in domestic use.

Officers do not accept that the removal of the low boundary wall will lead to a reduction on persons congregating at the premises.

In recent years, where planning permission has been granted for a change of use of a property on the end of a row of terraced dwellings to a commercial use (mainly a hot food takeaway), it has been where the existing use of the property has been a vacant shop and not a dwelling. Officers consider that, in those circumstances, that fact that the existing use was already in commercial use (for example a shop) albeit vacant, it would have previously attracted high levels of footfall, vehicle movements etc, which the neighbouring dwellings would have been used to and expected to live alongside, which is not the case with this particular proposal.

Having considered the amendments that have been put forward in reaction to the previous decision, the advice from the ALO and the Environmental Health Manager, and the representations that have been made both in support and in opposition, Officer's view remains that the proposed use has the potential to result in conditions that are prejudicial to the general amenities of the neighbouring dwellings and potential antisocial behaviour in an area where the Police advise there is already an existing antisocial problem. The proposed change of use would be contrary to Policy CS16 of the Core Strategy and one of the core principles of the National Planning Policy Framework 2018.

Notwithstanding the above, it is considered that the proposed enlargement of the existing extension to cover the rear yard would not adversely impact on neighbouring dwellings.

If Members were to approve the planning application, consideration would need to be given to imposing planning conditions to control the hours of operation and deliveries.

Impact on the Character and Visual Appearance of the Building and Surrounding Local Area

Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy includes provision that new development should reflect or enhance Darlington's distinctive nature; create a safe and secure environment; create safe, attractive, functional and integrated outdoor spaces that complement the built form; and relate well to the Borough's green infrastructure network

It is considered that the external alterations to the building, including the enlargement of the existing flat roofed extension to facilitate the proposed conversion would not harm the character or appearance of host building or the wider street scene. The existing high wall and fence at the front of the property would be retained which would partially screen the extension and also the bin storage area. The removal of the low wall would represent a change to the frontage but its impact would not be so significant to refuse on the application on visual amenity grounds. If Members decide to approve the application, Officers would advise that a planning condition is imposed to secure appropriate materials for the alterations to the extension.

The proposed air conditioning unit would project through the roof of the flat roof extension in close proximity to the rear wall of the property. It would measure approximately 0.89m wide; 0.36m high and 0.89 long. It is considered that such a unit would not harm the appearance of the building or the street scene however, if Members wish approve the planning application it would be appropriate to impose a planning condition to secure its precise details.

As previously stated, any new signage would need to be the subject of a separate planning application for advertisement consent.

Disabled Access

Policy CS2 (Achieving High Quality, Sustainable Design) of the Core Strategy states that new development must include safe, attractive and accessible access for disabled persons. The submitted plans indicate that a disabled access ramp would be provided leading to the entrance of the store. If Members were to approve the application, Officers recommend that a condition is imposed to secure the details of the appropriate disabled access measures.

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

Having considered the revisions that have been made to the proposal, the comments from local residents, the Architectural Liaison Officer and the Council's Environmental Health Officers it remains the opinion of Officers, that this is an inappropriate location for a new retail store as it would have an adverse impact on the general amenities currently enjoyed by local residents and it has the potential to become a focal point of antisocial behaviour in an area that is already known to suffer from such issues. The proposal would be contrary to the Policy CS16 (Protecting Environmental Resources, Human Health and Safety) of the Darlington Core Strategy Planning Policy Document 2011 and the core planning principles of the National Planning Policy Framework 2018

RECOMMENDATION

PLANNING PERMISSION BE REFUSED FOR THE FOLLOWING REASON:

In the opinion of the Local Planning Authority, the proposed development would have an adverse impact on the amenities of the neighbouring dwellings by virtue of noise and disturbance and it has the potential to become a focal point for antisocial behaviour in an area that is known to suffer from such issues. The application site is an inappropriate location for a new retail store and the proposal would be contrary to Policy CS16 (Protecting Environmental Resources, Human Health and Safety) of the Darlington Core Strategy Planning Policy Document 2011 and the core planning principles of the National Planning Policy Framework 2018 (paragraph 127)