

Introduction

- 1 In order to comply with current legislation (gas safety regulations – removing products of combustion) external ductwork is required on the kitchen roof of the school to disperse heat and fumes and bring clean air into the kitchen. The development relates to this equipment which has already been installed.

The Development

- 2 The Primary School is located just to the east of the A167, Nevilles Cross/Crossgate Peth Road Junction. It comprises of single storey buildings that are bordered to the south and east by residential development, a laundry to the north east and playing fields to the west. Two sections of external ductwork measuring approximately 0.5m (width) x 0.9m (height) and approximately 10m in length have been installed on a flat roof above the kitchen. The ductwork is arranged in a linear pattern that runs parallel to the southern edge of the roof and is set back about 3.5m from the edge of the building. The ductwork currently has a galvanised steel finish but is to be coloured grey.

Consultations and Representations

- 3 City of Durham District Council objects to the proposal on the grounds that in the absence of appropriate emissions mitigation guidance and in view of the visual prominence of the proposed plant, the proposals are contrary to Policy H13 of the City of Durham Local Plan

Comment: Policy H13 states that planning permission will not be granted for developments having a significant effect upon the character or appearance of residential areas or residential amenity. For reasons outlined in paragraphs 6 and 7 it is considered that the ductwork has limited overall impact on its surroundings. Noise from the equipment is calculated to be at a level of 40db at distances of 3m away and would not be a nuisance to the occupiers of the nearest residential properties approximately 30m away on Relly Path. The equipment also has low emissions levels and would not cause significant pollution.

- 4 The application has been advertised on site and adjoining residential properties notified. No representations have been received.

Planning Comment

- 5 The proposal involves the installation of a functional piece of equipment on an existing school building. It raises detailed issues relating to its siting, design and appearance and impact upon the amenities of the surrounding area. Policy U6 of the City of Durham Local Plan relating to developments aimed at preventing pollution is of relevance.

- 6 The school is a nineteenth century red brick building with a later (1970s) and significant brown coloured brick extension to the west of this. The extension is primarily a single storey, flat roofed structure consisting of the main entrance, kitchens and school hall that has a higher mono pitched roof. The ventilation equipment is positioned on part of the flat roofed extension area and although it has introduced additional clutter on the roof, it is relatively low lying and set against the school hall when seen from the south.
- 7 The nearest properties are situated approximately 30m away to the south and although some occupiers have views of the ventilation equipment especially from first floor level, these are mainly at oblique angles. The equipment is screened from properties further away to the south east on Nevilles Cross Bank by the nineteenth century school building and dwellings on Relly Path. The school's playing field lies to the north west of the equipment with an extended area of open land behind. It is not therefore considered that the proposal would have a significant impact on visual or residential amenity.

Recommendation and Reasons

- 8 The proposed ductwork is required to improve ventilation in the school's kitchen in compliance with current legislation. Although it has limited visual appeal as an item of equipment, in view of its overall size, location and colour it does not significantly detract from the appearance of the existing school buildings or the visual amenities of adjacent residents and the neighbouring area. I therefore **recommend** that:
- i) Planning permission be granted for the following reason, subject to a relevant condition concerning the colour of the equipment:
The ductwork is required to improve ventilation in the school kitchen and having regard to its scale, location and colour would not significantly detract from the appearance of the existing school building or the visual amenities of surrounding residential properties and the local area. The development would accord with Policy U6 of the City of Durham Local Plan.
 - ii) The Director of Corporate Services be advised of the Planning Committee's concern that the development was carried out before the submitted planning application for the works was determined and that relevant staff be reminded of the need to comply with planning requirements.

No Departure

Background Papers: Application, consultations and responses, site location plans.

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Local Member:	Councillor Martin	

Retention of kitchen extract/ventilation equipment, Nevilles Cross Primary School, Relly Path, Nevilles Cross, Durham

