



REGULATORY SERVICES COMMITTEE

22 October 2015

REPORT

Subject Heading:

P1117.15: Towers Infant School, Osborne Road

Single storey flat roof extension and internal alterations (Application received 29th July 2015).

Ward

Hylands

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Policy context:

Local Development Framework
The London Plan
National Planning Policy Framework

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Havering will be clean and its environment will be cared for	<input checked="" type="checkbox"/>
People will be safe, in their homes and in the community	<input type="checkbox"/>
Residents will be proud to live in Havering	<input checked="" type="checkbox"/>

SUMMARY

The Council is in receipt of an application which seeks permission for the erection of an infill extension on the south eastern side of the school premises, for an additional 57.4m² of floor space for use as an additional classroom. The proposed extension would not result in an increase in pupils and will be utilised as a Special Educational Needs resource area for existing students. The proposed extension would feature a flat roof of matching height to the host building.

The development proposed is considered to be acceptable in all material aspects and it is recommended that planning permission is granted subject to conditions.

RECOMMENDATIONS

It is recommended that planning permission be granted subject to the following conditions.

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Materials

All new external finishes shall be carried out in materials to match those of the existing building, namely brickwork, plain roof tiles and aluminium double glazed windows and doors, to the satisfaction of the Local Planning Authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

3. Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications (as set out on page one of this decision notice).

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

4. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

5. SC65 (Contaminated Land Phase I and II Report) (Pre Commencement)

Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority:

- a) A Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.
- b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

Reason: Insufficient information has been supplied with the application to judge the risk arising from contamination. Submission of an assessment prior to commencement will ensure the safety of the occupants of the development hereby permitted and the public generally. It will also ensure that the development accords with Development Control Policies Development Plan Document Policies DC53 and DC61.

6. SC65a (Contaminated Land Phase III Report) (Pre Commencement)

Prior to the commencement of any works/occupation, the developer shall submit for the written approval of the Local Planning Authority:

A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme mentioned in 1(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the risk arising from contamination. Submission of an assessment prior to commencement will ensure the safety of the occupants of the development hereby permitted and the public generally. It will also ensure that the development accords with Development Control Policies Development Plan Document Policies DC53 and DC61.

7. Contaminated Land (During Development)

- a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.
- b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

INFORMATIVES

Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

REPORT DETAIL

1. Site Description

- 1.1 The subject site lies to the south of Osborne Road. The site consists of an Infant School to the north of the site and Junior School to the south of the site. To the centre of the site and between the two schools is a large playing field. The site is surrounded by residential properties to the north, east, south and west.
- 1.2 The application site is set well away from the highway by means of a gated entrance and driveway and as such is set away from residential properties which surround the host building.

2. Description of Proposal

- 2.1.1 Permission is sought for a single storey infill extension to a recess situated on the south eastern side of the school premises, representing an additional 57.4m² of gross internal floor area.
- 2.1.2 The proposal would feature a flat roof and be of a matching height to the host building.
- 2.1.3 The proposal will not result in an increase of pupil numbers into the school and will be utilised as an SEN (Special Educational Needs) resource area.

3. History

- 3.1 P0609.13 – Single storey extension - Approved with conditions

P1501.12 – Single storey extension with 3 classrooms and hard standing play areas and extension to car park – Approved with conditions

P1071.05 - Single storey extension to the staffroom and alterations to form additional car spaces and disabled ramp – Approved with conditions

4. Consultation/Representations

- 4.1 Neighbour notification letters were sent to 58 neighbouring occupiers. One letter of objection was received which raised concerns over the lack of crossing/speed limit signage and suggested general alterations to the highway to ensure safety of pupils/residents.
- 4.2 Highway Authority – No objections.
- 4.3 Environmental Health – No objections.

5. Relevant Policy

- 5.1 Policies DC28, DC29, DC32, DC33, DC61 and DC63 of the LDF Core Strategy and Development Control Policies Development Plan Document are relevant.
- 5.2 Also relevant are London Plan Policies 3.1, 3.18, 6.13, 7.3, 7.4, 7.6 of the London Plan and the National Planning Policy Framework (NPPF)

6. Staff Comments

- 6.1 The application is being reported to Committee because the applicant is the Council and an objection has been received

7. Principle of Development

- 7.1 The issues for Staff to consider relate to the impact that the proposed extension would have on the character of the original building, locality, and amenity of neighbouring occupiers, highways and parking.
- 7.2 The proposal is not located within a Conservation Area, or Green Belt and in principle there is no objection to an extension to the existing school building.
- 7.3 Policy DC61 states that Planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing and new properties and has unreasonable adverse effects on the environment by reason of noise impact, hours of operation, vibration and fumes between and within developments.
- 7.4 Policy DC29 of the LDF states that educational premises should be of a suitable quality to meet the needs of residents. The development contained herein represents an infill extension to provide a SEN (Special Educational Needs) resource area to better cater for existing students. No increase in pupils is proposed. Therefore the proposal can be considered a necessary expansion in order for the school to continue to cater acceptably to the needs of existing students and thereby the wider community. The proposal is therefore acceptable in principle.

8. Design/Impact on Street/Garden Scene

- 8.1 Policy DC61 states that development should respect the scale, massing and height of the surrounding physical context.
- 8.2 The proposed infill extension would be a considerable distance from the highway, the majority of its projection would be subsumed by the form of existing school building, thus cannot be judged based on its impact on the street scene. Given that its height and roof design would match the existing school building and it would project no further than the existing eastern flank wall, the proposal would appear as a subordinate feature and would integrate acceptably with the form of the original school building. Whilst it is clear that the proposed addition would not be visible from the highway, given its siting it would certainly be visible from windows of neighbouring properties to the east of the site, who benefit from gardens and rear facing windows with outlook into the school premises. Given the scale of the proposal, with similar overall height and roof design to the existing school building, it is not considered that it would give rise to any substantial visual impact on these neighbouring premises.
- 8.3 It is considered that the proposed infill extension would, by reason of its design, positioning and scale, safeguard and preserve the character and appearance of the school and surrounding area. The proposal is acceptable and in accordance with Policies DC61 and advice contained within the NPPF.

9. Impact on Amenity

- 9.1 The proposed infill extension would be subordinate in scale and positioned within the existing building envelope of the school. The extension, whilst visible from premises situated to the east of the site, which have outlook into the school premises, would not appear as an obtrusive or visually harmful feature by reason of its modest scale and satisfactory integration into the envelope of the host building. The proposal would not result in any loss of privacy, outlook, sunlight or daylight to neighbouring properties over and above that which exists presently.
- 9.2 It is therefore considered that the proposal would safeguard the amenities of neighbouring properties in accordance Policy DC61 the intentions of the NPPF.

10. Highway/Parking

- 10.1 There exists presently, a clear issue in respect of vehicles parking/blocking the access road to the North and a general level of congestion which serves the application premises in the early hours of the morning and presumably in the afternoons with parents collecting children. This was evidenced by staff during site inspection and further emphasised by a letter of objection received during the consultation process.

10.2 Whilst staff acknowledge that there may be an existing level of congestion caused by the school, which creates an overspill of vehicles and traffic onto Osborne Road, it cannot be considered that the proposed addition would give rise to any greater increase in traffic flow to or from the application premises any greater than that which exists presently, owing to the fact that no additional pupils are proposed. The proposed addition will not result in any loss of vehicular parking and would not create any additional Highways issues so a reason for refusal could not be justified.

10.3 The Council Highways Department have raised no objections to the proposed development and therefore it is considered acceptable in parking standards terms and in accordance with Policy DC33.

11. **Conclusion**

11.1 Having had regard to the LDF Core Strategy and Development Control Policies Development Plan Document, all other relevant local and national policy, consultation responses and all other material planning considerations, it is considered that the proposal would not harm the form and character of the school and surrounding area, the residential amenity of the occupants of neighbouring properties or result in highway issues.

11.2 The application therefore complies with aims and objectives of Policy DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document and approval is recommended accordingly.

IMPLICATIONS AND RISKS

Financial Implications and risks:

None.

Legal Implications and risks:

The application relates to a land which is within the Council's ownership. This does not affect the planning considerations relating to this development. The Council's interests as applicant are considered separately from the Council's role as a Local Planning Authority.

Human Resource Implications:

None.

Equalities and Social Inclusion Implications:

The extension proposed to the existing school building would be for the sole purpose of offering a Special Educational Needs resource area for existing students for their benefit and inclusion. It is considered that The Council's planning policies are therefore implemented with regard to Equalities and Diversity.

BACKGROUND PAPERS

Application form and drawings received 29-07-2015.