



# REGULATORY SERVICES COMMITTEE

3 December 2015

# REPORT

**Subject Heading:**

P0821.15: Crownfield Junior School,  
White Hart Lane

Single storey extension to enlarge existing administration office and provide additional teaching space and associated internal alterations (Application received 11 September 2015).

**Ward**

Mawneys

**Report Author and contact details:**

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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 seeking permission for an infill extension to the existing office administration building located in the northeasternmost corner of the existing cluster of buildings. The extension will create an additional 70m<sup>2</sup> of Gross Internal Area. The proposed extension would not result in an increase in pupils or teaching staff and will be utilised as an enlarged administration office and additional teaching spaces for existing students and staff. The proposed extension will have a flat roof matching the height of 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 and matching 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. 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**

1. 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 east of White Hart Lane. 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 open fields and residential properties to the south, open fields to the west, allotments and residential properties to the north and White Hart Lane to the east.
- 1.2 The application site is set well away from the highway by means of a gated entrance and car parking area. It is set a significant distance away from nearby residential properties.

### **2. Description of Proposal**

- 2.1 Permission is sought for a single storey infill extension to the existing administration building situated on the south eastern corner of the school premises, representing an additional 70m<sup>2</sup> of gross internal floor area.
- 2.2 The proposal would feature a flat roof and be of a matching height to the host building.
- 2.3 The proposal will not result in an increase of pupil or staff numbers into the school and will provide additional teaching support space for the school as well as creating a new and more secure main entrance.
- 2.4 The proposal involves the removal of a tree located within the area of works.

### **3. History**

- 3.1 P0295.06 – Staff room extension - Approved with conditions  
P0932.04 – Car parking for 24 cars – Approved with conditions

### **4. Consultation/Representations**

- 4.1 Neighbour notification letters were sent to 27 neighbouring occupiers. No submissions in opposition were received.

4.2 Traffic, Engineering & Streetcare – No objections.

4.3 Environmental Health – No objections.

## 5. **Relevant Policy**

5.1 Policies DC29, DC32, DC33, DC45, 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, 7.3, 7.4, 7.6 and 7.16 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 the development is located in the Green Belt. The issues for Staff to consider relate to the impact that the proposed extension would have on the character of the original building, locality, amenity of neighbouring properties and the function and characteristics of the Green Belt

## 7. **Principle of Development**

7.1 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 creates a new and more secure main entrance, an enlarged administration office and additional teaching areas. The proposal itself does not increase the number of students or teaching staff. 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. **Green Belt**

8.1 The school is located within the Green Belt. Policy DC45 of Havering's Core Strategy and Development Control Policies DPD does not provide explicit provisions for schools while the London Plan refers to the policies within the NPPF. The Green Belt policies in the NPPF make a number of exceptions for new buildings in the Green Belt, one of them being that the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

8.2 The school has not been subject to any substantial extensions since it was first granted planning permission in 1953. The original school's building footprints total approximately 1,900m<sup>2</sup> in area.

- 8.3 A major addition to the building was the shed to the south west which totals 120m<sup>2</sup> in area.
- 8.4 The proposal adds another 70m<sup>2</sup> to the building footprint.
- 8.5 The total additions to the building represent approximately 10% of the size of the original building.
- 8.5 Staff consider that the proposed extension, with regard to the cumulative additions to the building, represents a minor increase in the overall size of the development on the site (relative to the original building). It is therefore considered that the proposed extension (and previous additions) will not cumulatively result in disproportionate additions over and above the size of the original building. The proposed development is therefore considered to be appropriate in the Green Belt.

## 9. **Design/Impact on Street/Garden Scene**

- 9.1 Policy DC61 states that development should respect the scale, massing and height of the surrounding physical context.
- 9.2 Given that its height and roof design would match the existing school building and it would not project 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.
- 9.3 The proposed extension will be screened from the adjoining residential sites to the south-east by existing building and will not be visible. Notwithstanding this 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.
- 9.4 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.

## 10. **Impact on Amenity**

- 10.1 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.
- 10.2 The proposed infill extension would be subordinate in scale and positioned within the existing building envelope of the school. The extension will have

an outlook into the school premises and 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 proposed building will be located 50m from the nearest residential 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.

- 10.3 It is therefore considered that the proposal would safeguard the amenities of neighbouring properties in accordance Policy DC61 the intentions of the NPPF.

## 11. **Highway/Parking**

- 11.1 Streetcare have raised no objections to the proposed development. There will not be any increase in staff number or pupils as part of this proposal and no additional car parking spaces are required. Therefore it is considered acceptable in parking standards terms and in accordance with Policy DC33.

## 12. **Other Issues**

- 12.1 The proposal involves the removal of a tree which is located within the area of proposed works. The tree is not subject to a Tree Protection Order (TPO) and is not considered to be a notable tree. The removal of the tree is not considered to cause detriment to the surrounding environment.

## 13. **Conclusion**

- 12.1 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.
- 13.2 Staff consider that the proposed extension will not result in disproportionate additions over and above the size of the original building. As such the proposed development is considered to be appropriate in the Green Belt. It is acknowledged however that this is a matter for judgement for Members.
- 13.3 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:**

None.

## **BACKGROUND PAPERS**

Application form and drawings received 11-09-2015.