



# REGULATORY SERVICES COMMITTEE

18 February 2016

# REPORT

**Subject Heading:**

P1773.15: Engayne Primary School,  
Severn Drive

Infill of the existing external courtyard to the staffroom/school reception building to provide two flexible workspaces. Altering windows and doors on the eastern flank wall. (Application received 1 December 2015).

**Ward**

Cranham

**Report Author and contact details:**

Helen Oakerbee  
Planning Manager  
[helen.oakerbee@havering.gov.uk](mailto:helen.oakerbee@havering.gov.uk)  
01708 432800

**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 to infill the existing area of courtyard in the administration block, located in the southeastern corner of the site. This will create additional teaching space within the existing cluster of buildings. The proposal will also reconfigure the floor layout of the surrounding buildings. The extension will create an additional 100m<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 additional teaching/training spaces for existing students and staff. The proposed extension will have a flat roof matching the height of the host building. Various internal floor layout changes are also proposed. These internal alterations do not require planning permission however they do result in the rearrangement of the windows and doors on the northern flank wall of the administration 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.

### **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.

<b>REPORT DETAIL</b>
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#### **1. Site Description**

- 1.1 The subject site is located at the intersection of Severn Drive and Humber Drive. The school buildings are located near Severn Drive with the playing fields to the west. The site is surrounded on all sides by residential properties.

- 1.2 The development concerns the existing administration block which is a cluster of single level buildings adjacent to Severn Drive.

## **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, providing an additional 100m<sup>2</sup> of gross internal floor area which will be used as flexible teaching and training space within the school.
- 2.2 There are various internal floor layout changes within the existing administration building. This will result in the alterations to the windows and doors on the northern elevation of the building (facing the existing staff car park).
- 2.3 The proposal would feature a flat roof and be of a matching height to the host building.
- 2.4 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.

## **3. History**

- 3.1 P1632.15 – Various single storey extensions to early years block, providing 2 additional classrooms, increase in hall area, single storey extension to the 2 storey block providing new classroom and entrance lobby, together with extension to existing playground, staff car park and new drop off area and car park – application yet to be determined

P0068.13 – Swimming pool enclosure – Approved with conditions

P2201.07 – Installation of solar photovoltaic system (panels and framing) on the roof of school building – Approved with conditions

## **4. Consultation/Representations**

- 4.1 Neighbour notification letters were sent to 129 neighbouring occupiers. A total of five objections were received.
- 4.2 The objections related to the following planning matters:
- Adverse effects on ingress/egress to neighbouring residential properties during school drop off/pick up
  - An increase in traffic generation leading to safety issues on the road
  - Increased noise

The proposal will not increase the number of classrooms or students on the site. As such there will not be any increase in noise effects or traffic generation.

- 4.3 The objections also included the following matters:

- Adverse effects on children's education
- Loss of outdoor play areas

The impact of the proposals upon children's education is not a matter which can be taken into account in considering this application. There is no loss of outdoor play space proposed as this is not part of the play area.

4.4 Traffic, Engineering & Streetcare – No objections.

## **5. Relevant Policy**

5.1 Policies DC29, DC32, DC33, DC34, 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 and 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 the planning application has received submissions in opposition. The issues for Staff to consider relate to the impact that the proposed extension, as well as changes to the northern elevation of the administration building, would have on the character of the original building, locality and the amenity of neighbouring properties.

## **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 provides for additional teaching areas within the school. 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. 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 infilling of the courtyard will not be noticeably visible from beyond the site. The addition of the roof will not be a visually obtrusive feature given that it will be viewed within the context of the existing building.

8.3 As viewed from Severn Drive the proposed roof will not be viewed above the ridge of the dual pitched roof of the existing building. This will also screen the roof from any adjoining residential sites. It is not considered

that it would give rise to any substantial visual impact on these neighbouring premises.

8.4 The changes to the windows and doors on the northern elevation of the administration building will face the existing staff car park. This will not be visible from the public realm.

8.5 It is considered that the proposed infill extension and changes to the windows and doors on the northern elevation of the administration building 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 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.

9.2 The proposed roof will not be visible from the street as it will be located below the ridge of the existing dual pitched building. The proposed extension will be located 35m from the nearest residential building. The proposal would not result in any loss of privacy, outlook, sunlight or daylight to neighbouring properties or any adverse effects over and above that which exists presently.

9.3 The changes to the windows and doors on the northern elevation will not be visible from any adjoining site.

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

## **10. Highway/Parking**

10.1 Havering's Streetcare team 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 the proposal is considered acceptable in parking and highways standards terms as it will not materially impact upon current parking and highways conditions nearby to the school and in accordance with Policy DC33 during the morning and afternoon peaks.

## **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 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 01-12-2015.