



REGULATORY SERVICES COMMITTEE

25 August 2016

REPORT

Subject Heading:

**P0884.16: Rise Park Infant School,
Annan Way, Romford**

**Single storey extension to reception
area. (Application received 25 May
2016)**

Ward:

Pettits

Lead Officer:

**Helen Oakerbee
Planning Manager**

Report Author and contact details:

**Stefan Kukula
Principal Development Management
Officer
stefan.kukula@havering.gov.uk
01708 43 2655**

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 [X]
- People will be safe, in their homes and in the community [X]
- Residents will be proud to live in Havering [X]

SUMMARY

The proposal is for a small single storey extension to the existing reception area at Rise Park Infant School.

The proposal is considered to be acceptable in all material respects 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 Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans detailed on page 1 of the decision notice approved by the Local Planning Authority.

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.

3. Matching Materials

All new external finishes shall be carried out in materials to match those of the existing building, except where indicated otherwise on the approved plans.

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.

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 application site relates to Rise Park Infant School, Annan Way, Romford, located on the north side of Pettits Lane North. The school comprises of a relatively large campus, including a junior school, consisting of several single storey and two storey buildings to the east with surrounding playground areas and grassed playing fields to the west.
- 1.2 Vehicular and pedestrian access to the school is via Annan Way and the site is surrounded by residential dwellings adjoining the rear garden boundaries of houses at Pettits Lane North, Ayr Way, Ayr Green and Wallace Way.

2. Description of Proposal

- 2.1 The application is seeking planning permission for the erection of a single storey extension to the existing Infant School reception area.
- 2.2 The proposed extension would involve a relatively minor addition to the southern elevation of the Infant School block, infilling an area of approximately 40 square metres around the existing reception and entrance area. The extension would include a partially glazed frontage, large glazed double doors and low profile flat roof design at a height of 2.6 metres.

3. Relevant History

- 3.1 P1346.14 - Re-commissioning existing Pedestrian access from Pettits Lane into school, including construction of new fenced off holding area - Approved, 9 April 2015.

P1589.14 - Demolition of three exterior stores and the erection of a single storey building comprising 4no. classrooms and toilets and the erection of a single storey studio as an extension to the existing building - Approved, 13 April 2015.

P0484.14 - Installation of an external play area with the construction of timber play apparatus surrounded by rubber floor surfacing - Approved, 1 August 2014

P0549.13 - Single storey infill extension to form new staffroom - Approved, 28 June 2013

P1443.12 - Single storey classroom building with external play area with canopy over and 6 extra car parking spaces close to the Annan Way entrance - Approved, 26 March 2013

D0049.12 - Certificate of lawfulness for single storey extension to the front entrance of the school - Approved

D0181.11 - Certificate of lawfulness for a single storey extension - Approved

4. Consultations/Representations

4.1 Notification letters were sent to 59 properties and 1 representation has been received. The comments can be summarised as follows:

- The proportion of the glazing in the extension is not consistent with an extension at a neighbouring residential property.
- There have been numerous extensions and new buildings on the site which have blighted the peace and cleanliness of the closest residents for the last 3 summers and now and this would inflict even more.

4.2 In response to the above comments: it is noted that issues of disruption during construction have been raised, however, this is not considered to be a material planning consideration on which a refusal could be based. In any event the proposed extension is of a small scale and its construction would involve relatively minor building operations. Issues in terms of the design and appearance of the extension are discussed in the following sections of the report.

4.3 The following consultation responses have been received:

- The Local Highway Authority - no objection.
- Environmental Health - no comments.
- Education - no comments.

5. Relevant Policies

- 5.1 Policies CP17 (Design), DC26 (Location of community facilities), DC29 (Educational Facilities), DC34 (Walking), DC35 (Cycling), DC55 (Noise), DC61 (Urban Design) and DC63 (Delivering Safer Places) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 5.2 Policies 3.18 (Education Facilities), 5.3 (sustainable design and construction), 6.9 (cycling), 6.10 (walking), 7.3 (designing out crime) and 7.4 (local character) of the London Plan, are material considerations.
- 5.3 The National Planning Policy Framework, specifically Sections 7 (Requiring good design) and 8 (Promoting healthy communities) are relevant to these proposals.

6. Staff Comments

- 6.1 The main considerations relate to the principle of the development at the site, the impact on the character of the surrounding area and on the amenity of the surrounding residential properties as well as the implications for highway safety.

Principle of Development

- 6.2 Policy DC29 states that the Council will ensure that the provision of primary education facilities is sufficient to meet the needs of residents by, amongst other things, seeking to meet the need for increased school places within existing sites.
- 6.3 The proposal represents an expansion in the school floor space of approximately 40 square metres to add required facilities associated with the safe operation of an existing school use. The proposal is considered to be a necessary expansion in order for the school to continue to meet the needs of residents as well as future demands from population changes.
- 6.4 On this basis the proposal is considered to be policy compliant in landuse terms and is regarded as being acceptable in principle.

Design/Impact on Street/Garden Scene

- 6.5 Policy DC61 states that development must respond to distinctive local buildings forms and patterns of development and respect the scale, massing and height of the surrounding context.
- 6.6 The proposed extension would be located over 55 metres from the nearest section of the site boundary. The proposed reception area extension would

infill a shrub bed planting area directly adjacent to an existing projecting section of the building. As a result the extension would be absorbed into the massing of the school block and would not be clearly visible from vantage points outside of the school campus. In addition, the proposed design would match the character and appearance of the adjoining block. Overall, in terms of its scale and massing the extension would form a relatively minor addition in comparison to the bulk and height of the existing school building.

- 6.7 It is not considered that the proposal would result in any undue impact on the appearance of the streetscene and would serve to maintain and enhance the character of the local area in accordance with policy DC61.

Impact on Amenity

- 6.8 The proposed single storey extension will be located over 55 metres from the garden boundaries with the nearest residential properties at Annan Way and Ayr Way.
- 6.9 Given the distances as well as the relatively minor scale of the development, the proposal presents no issues in relation to the residential amenity of neighbouring occupiers and is therefore considered to be in accordance with policy DC61.

Environmental Issues

- 6.10 The site forms part of a school campus as such there are no historical contaminated land issues associated with the land.
- 6.11 The site is not located within a Flood Zone and presents no issues in relation to flood risk.
- 6.12 The proposal is not considered to give rise to any significant noise issues subject to conditions required by Environmental Health.

Parking and Highway Issues

- 6.13 Given the location of the proposed development it would not result in any implications for the existing vehicular or pedestrian access to the school or parking arrangements for the site.
- 6.14 The Local Highway Authority has raised no objection in relation to the proposal and it is therefore considered that the access arrangements are acceptable and would not result in highway safety issues.

7. Conclusion

- 7.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.
- 7.2 Staff consider that the proposed development raises considerations in relation to the impact on the character and appearance of the streetscene and the impact on the amenity of the neighbouring residents. The proposal is considered to be acceptable in all material respects.
- 7.3 Staff are of the view that the siting, scale and location of the proposal would not be disproportionate or have a harmful impact on the character of the street scene nor would it result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be approved subject to conditions.

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.

Human Resources implications and risks:

None.

Equalities implications and risks:

The Council's planning policies are implemented with regard to equality and diversity.

BACKGROUND PAPERS

Application form, drawings and supporting statements received on 26 May 2016.