



REGULATORY SERVICES COMMITTEE

20 February 2014

REPORT

Subject Heading:

P1519.13: The Brittons Academy, Ford Lane, Rainham

Conservatory for use as a learning area. (Application received 11 December 2013)

Report Author and contact details:

**Helen Oakerbee Planning Control
Manager 01708 432800
helen.oakerbee@havering.gov.uk**

Policy context:

**Local Development Framework
London Plan, Planning Policy
Statements/Guidance Notes**

Financial summary:

None

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

Clean, safe and green borough	<input type="checkbox"/>
Excellence in education and learning	<input checked="" type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input checked="" type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

This matter is brought before committee because the application site is Council owned land.

The proposal is for the construction of an 8m deep x 5m wide, and 3.6m high conservatory structure to the rear of the main entrance block. A new double doorway will be installed in the rear elevation of the block providing access through to the conservatory and the main entrance lobby. The conservatory will be used as an additional learning area for the pupils of the Academy and will include an external door onto the paved courtyard area.

The proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted.

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.

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.

INFORMATIVES

1. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

2. 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 is The Britton Academy, which is located on the north side of Ford Lane. The school was originally constructed in the 1950's and consists of a large campus of single storey and two storey buildings forming an internal courtyard arrangement with surrounding playground areas and grassed playing fields. The site is surrounded by residential dwellings to the south and east.

2. Description of Proposal

- 2.1 The proposal is to construct an 8m deep x 5m wide, and 3.6m high conservatory structure to the rear of the main entrance block. A new double doorway will be installed in the rear elevation of the block providing access through to the conservatory and the main entrance lobby.

- 2.2 The conservatory will be used as an additional learning area for the pupils of the Academy and will include an external door onto the paved courtyard area.

3. Relevant History

- 3.1 P1098.08 – Single storey toilet block - Approved

- 3.2 P0146.05 – Retention of a single storey extension and access – Approved
- 3.3 P02149.03 – Single storey building to form adult education building - Approved

4. Consultations/Representations

- 4.1 Neighbour notification letters were sent to 62 properties and a site notice was displayed. 1 representation was received as a result of the consultation stating support for the proposed scheme as it would improve the facilities for the children at the school.

5. Staff Comments

- 5.1 The issues arising from this proposal are the principle of development and the impact on the openness and character of the Green Belt.
- 5.2 Policies CP14 (Green Belt), CP17 (Design), DC29 (Educational Facilities), DC45 (Appropriate Development in the Green Belt), DC61 (Urban Design) and DC63 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document we considered to be relevant.
- 5.3 Policies 3.18 (Education Facilities) and 7.16 (Green Belt) of the London Plan (2011) and the National Planning Policy Framework (NPPF) are also relevant.

6. Principle of Development

- 6.1 Policy DC29 states that the Council will ensure that the provision of secondary 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.
- 6.2 This proposal represents an expansion in floor space by around 40 sq.m to provide an additional learning area. 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.

7. Green Belt Implications

- 7.1 The NPPF makes it clear that there is a general presumption against inappropriate development which is harmful to the Green Belt except in very special circumstances. Policy DC45 states that the Council will promote uses in the Green Belt that have a positive role in fulfilling Green Belt objectives.
- 7.2 The proposed conservatory extension will form a relatively minor addition to the main school entrance block. Crucially it will be located in a rectangular

courtyard area surrounded on three sides by two-storey buildings and a single storey block along the western flank. All of the surrounding buildings will be taller than the proposed conservatory structure. As a result the proposal will not be visible from any locations outside of the courtyard and will involve a very minor increase in the overall building footprint. Due to its siting, scale and location it is not considered that the proposed conservatory is a disproportionate addition or that it will result in any undue impact on the openness or character of the Green Belt.

8. Impact on Amenity

- 8.1 The proposed addition is not considered to have a harmful impact on neighbouring amenity as the extension would not be situated any closer to neighbouring properties than that of the existing school buildings.

9. Parking and Highway Issues

- 9.1 Due to its location the proposed development would not result in any impact on highways or parking.

10. Community Infrastructure Levy

- 10.1 Schools are exempt from CIL

11. Conclusion

Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable. Staff are of the view that due to the siting, scale and location the proposal would not be disproportionate or have a harmful impact on the openness or character of the Green Belt or 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 granted subject to conditions.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

None.

Human Resources implications and risks:

None.

Equalities implications and risks:

None

BACKGROUND PAPERS

Application form, drawings and supporting statement received on 11 December 2013.