

# REGULATORY SERVICES COMMITTEE

24 April 2014

# REPORT

**Subject Heading:**

P0174.14 – Broadford Primary School,  
Faringdon Avenue – Single storey  
extensions (received 7/2/14)

**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**

Ensuring a clean, safe and green borough	[ ]
Championing education and learning for all	[x]
Providing economic, social and cultural activity in thriving towns and villages	[x]
Valuing and enhancing the lives of our residents	[x]
Delivering high customer satisfaction and a stable council tax	[ ]

**SUMMARY**

This matter is brought before committee as the application site is Council owned. The application seeks planning permission for single storey extensions. Staff conclude the proposal to be acceptable. The application is recommended for approval 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. Matching materials - All new external finishes shall be carried out in materials to match those of the existing building(s) 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 plans as listed on page 1 of this 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. Also, in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

4. Land Contamination - The applicant shall enable a watching brief to be implemented for the presence of any land contamination throughout the construction works. In the event that contamination is found at any time when carrying out the development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must then be undertaken and where remediation is necessary a remediation scheme must be prepared, implemented and verified to the satisfaction of the Local Planning Authority before work continues.

**Reason:** To ensure that risks from any unexpected land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with LDF Core Strategy and Development Control Policies DPD Policy DC63.

5. Parking Restrictions - Within 18 months of the development being bought into use a review of parking restrictions around the school entrance shall be carried out and submitted to and approved by the Local Planning Authority. The review shall be aimed at reducing the impact of parent parking near the school entrance and to ensure that pedestrian desire lines across junctions are not unduly impeded.

**Reason:** To ensure the interests of highway safety and amenity and to accord with Policy DC32. To ensure the interests of pedestrians and address desire lines and to accord with Policy DC34.

6. Travel Plan - Prior to the occupation of the development hereby permitted, a revision to the existing Travel Plan which reflects the increase in pupil numbers shall be submitted to and approved in writing by the Local Planning Authority. The revised Travel Plan shall include a review of walking routes and conditions in the area around the school and measures to reduce vehicular trips and proposals for monitoring and reporting progress to the Local Planning Authority and include a timetable for its implementation and review. The approved Travel Plan as revised shall remain in force permanently and implemented in accordance with the agreed details.

**Reason:** To help bring about a reduction in private car journeys, to minimise the potential for increased on street parking in the area, to mitigate the impact of increased private car journeys at peak times and to accord with Policy DC32. To ensure the interests of pedestrians and address lines and to accord with Policy DC34.

## INFORMATIVE

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 application site is Broadford Primary School, which is accessed from Faringdon Avenue and Chatteris Avenue. The site is bounded by residential properties with associated rear gardens. Ground levels increase from south west to north east across the site.

2. **Description of development:**

- 2.1 The application seeks permission for two single storey extensions. One of the proposed extensions would have a width of between 13.6 and 15.2 metres, a maximum depth of 12 metres and a height of between 3.2 and 5 metres. The

space created would provide two new classrooms with toilets. There would be a flat canopy roof located either side of the classrooms, with minimum and maximum depths of 5.6 and 7.6 metres respectively, a width of between 3.6 and 3.8 metres and a height of 2.8 metres.

- 2.2 Another single storey extension would have a width of 5.2 metres, a depth of 3.8 metres and a height of 2.8 metres. The space created would provide additional storage.
- 2.3 Broadfords Primary School currently operates as a 1.5 form entry school, with up to 45 admissions per year group. The proposals seek to provide two new classrooms and expand the schools to 2 form entry (admitting 60 pupils per year group). It is intended for the new classrooms to be in place for the 2014/15 school year.

### 3. **Relevant History:**

- 3.1 There is extensive history, the most recent is listed as follows:

P0852.12 – Infill flat roof extension and ramp – Approved.

P1014.11 – Single storey nursery extension to existing primary school – Approved.

Q0019.10 – Discharge of conditions 12, 15, 16, 21 and 24 of P0933.09 – Discharge complete.

Q0018.10 – Discharge of conditions 2, 4, 6, 7, 9, 10 and 19 of P0933.09 – Discharge complete.

P0786.10 – Provision of water storage tank for sprinkler system installation serving the extension of Broadford School – Approved.

P0933.09 – Demolition of existing northern wing to school building. Extensions and additional replacement building to create new teaching accommodation. External works and remodelling of existing playground areas. New pedestrian access and remodelling of existing parking arrangements – Approved.

E0006.06 – Certificate of Lawfulness for rebuilt refectory following structural report on original – Approved no conditions.

P0557.05 – New nursery classroom and link corridor – Approved.

P0676.03 – Temporary infant classroom – Approved.

### 4. **Consultations/Representations:**

- 6.1 The occupiers of 60 neighbouring properties were notified of this proposal. One letter of objection was received with detailed comments that have been summarised as follows:

- There is no objection to the extensions to the school in principle, but rather to the specific location of the proposed extension, which is close to the rear gardens of neighbouring properties.
- The school currently occupies a large footprint and is located on a raised site at the end of gardens of the first 10 houses in Chatteris Avenue and as such, is quite oppressive in its current form.
- Loss of privacy and outlook.
- The extensions would appear unneighbourly, overbearing, intrusive and unattractive.
- The impact of lighting, including external lights.
- It is suggested that the extensions should be located elsewhere on the site, for instance, the rear of the school building, which is further away from neighbouring properties.
- The impact of the proposal on property value.

6.2 In response to the above, each planning application is determined on its individual planning merits. Comments regarding property value are not material planning considerations. The remaining issues will be addressed in the following sections of this report.

4.3 Environmental Health - Whilst the information available does not indicate a particular likelihood of ground contamination, the highly sensitive nature of the proposed end use and considering the site surrounding, implies the need to take a precautionary approach. A condition regarding land contamination has been requested.

## 5. **Relevant policies:**

5.1 Policies CP17 (Design), DC29 (Educational Premises), DC32 (The Road Network), DC33 (Car parking), DC34 (Walking), DC35 (Cycling), DC53 (Contaminated land) and DC61 (Urban Design) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents are material planning considerations. In addition, Policies 3.18 (Educational facilities), 6.13 (Parking) and 7.4 (Local character) of the London Plan and Chapters 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

## 6. **Staff Comments**

6.1 This proposal is put before the Committee owing to the land being Council owned. The issues arising in respect of this application will be addressed under the headings impact on the streetscene, amenity issues and parking and highways implications.

### 6.2 **Principle of Development**

6.2.1 The proposal is for single storey extensions to provide two new classrooms with toilets and additional storage. The proposal is acceptable in principle and complies with LDF Policy DC29.

### **6.3 Design/impact on street/Garden scene**

- 6.3.1 The single storey extension for additional storage would infill a recessed space between two projecting parts of the school building. The extension would be located approximately 40 metres from the eastern boundary of the site in Faringdon Avenue and approximately 51 metres from the southern boundary in Chatteris Avenue, which would help to mitigate its impact. The overall proportions and height of the extension are relatively modest.
- 6.3.2 The rear façade of the single storey extension to create two additional classrooms would be located west of the access road and approximately 41 metres from the southern boundary in Chatteris Avenue, which would help to mitigate its impact. Overall, it is considered that the single storey extensions would integrate satisfactorily with the character and appearance of the existing building and the streetscene.

### **6.3 Impact on amenity**

- 6.3.1 It is considered that the single storey side extension for additional storage would not result in material harm to residential dwellings in Faringdon Avenue, as there would be a minimum separation distance of approximately 65 metres between its rear façade and the front façade of No.'s 102-128 Faringdon Avenue.
- 6.3.2 It is noted that Broadford Primary School, including the siting of the proposed extensions, occupies a higher ground level than No.'s 6-22 Chatteris Avenue and their associated rear gardens. It is considered that the classroom extension would not result in a significant loss of amenity to No.'s 6-22 Chatteris Avenue, as there would be a minimum back to back distance of approximately 29 metres between its rear façade and the rear façade of these neighbouring properties. In addition, the extension is single storey and there would be a minimum and maximum separation distance of approximately 2 and 8 metres between the rear façade of the extension and the southern boundary of the site, which abuts the rear gardens of No.'s 6-22 Chatteris Avenue. The roof of the extension slopes away from neighbouring properties with a height of 3.2 metres that increases to 5 metres adjacent to the existing school building, which minimises its bulk and mass.
- 6.3.3 It is recognised that expanding the schools to 2 form entry (admitting 60 pupils per year group) would increase noise and disturbance, although this would be balanced against pupils utilising the whole of the school site. It is considered that the proposal would not create any additional overlooking or loss of privacy over and above existing conditions. There will be an external light on both flank walls of the classroom extension, which would be located under the canopy roof. It is considered that the external lights would not be harmful to residential amenity as they would be located to the side of the classroom extension.

### **6.4 Highway/parking issues**

- 6.4.1 Planning permission was granted under application P0933.09 for the demolition of the existing northern wing to the school building, extensions and an additional replacement building to create new teaching accommodation, external works and remodelling of the existing playground areas, a new pedestrian access and remodelling of existing parking arrangements. In 2009, the school had 360 pupils and 31 staff. For application P0933.09, the pupil and staff numbers remained unchanged. The site had 20 car parking spaces and the proposal involved the addition of two disabled parking spaces.
- 6.4.2 In terms of this proposal, the school presently has 390 full time education pupils and 51 staff (of which a proportion has part-time hours). The proposals seek to provide two new classrooms and expand the schools to 2 form entry. Therefore, there would be 45 additional pupils and 4 additional staff. There is capacity on the site for 17 cars to park formally, with approximately 12 additional vehicles parking in informal areas.
- 6.4.3 The LDF parking standards for primary and secondary schools require the provision of a maximum of 1 space per teaching staff. The proposal equates to a parking ratio of 0.56 spaces per member of staff (based on the maximum number of 51 staff). It is noted that the school has a travel plan in place which would seek to increase car sharing and encourage other non-car dependent modes of travel to the site. Recent surveys indicate that of the existing 390 pupils, some 70% currently walk to school, 3% use public transport, 6% makes use of private motor car, 16% use a scooter and 5% cycle. As such, Staff consider that the proposed parking provision to be adequate. The Council's Highway Engineers raised no objection to the proposal, although conditions have been placed regarding a review of parking restrictions around the school entrance and seeks a revision to the existing Travel Plan.

## 7. Conclusion

- 7.1 Staff are of the view that the single storey extensions are acceptable, would not adversely impact on the streetscene or result in a significant loss of amenity to neighbouring occupiers. It is considered that the proposal would not create any highway or parking issues. 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:

This application is considered on its own merits and independently from the Council's interest as owner of the site.

**Human Resources implications and risks:**

None.

**Equalities implications and risks:**

The Council's planning policies are implemented with regard to Equalities and Diversity.

**BACKGROUND PAPERS**

Application forms and plans received 7/2/2014.

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions and Standard Green Belt reason for refusal.
5. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.
6. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
7. The relevant planning history.