

# REGULATORY SERVICES COMMITTEE

21 August 2014

# REPORT

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| <b>Subject Heading:</b>                   | P0853.14 – Pyrigo Priory Primary School<br>Settle Road (Date received 19/06/2014) |
| <b>Proposal</b>                           | Single Storey extension   |
| <b>Report Author and contact details:</b> | Simon Thelwell (Projects and Regulation<br>Manager) 01708 432685                  |
| <b>Policy context</b>                     | Local Development Framework<br>London Plan<br>National Planning Policy Framework  |
| <b>Financial summary</b>                  | None  |

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

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|--|-----|
| Ensuring a clean, safe and green borough   | [ ] |
| Championing education and learning for all   | [X] |
| Providing economic, social and cultural activity<br>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 a single storey

extension. Staff conclude the proposal to be acceptable. The application is recommended for approval subject to conditions.

## RECOMMENDATIONS

That the Committee resolve that planning permission be granted subject to the following conditions:

1. 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. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (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.

3. The external finishes for the walls on the building hereby approved, 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.

## 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

### 1.0 Site Description

- 1.1 The application site consists of one large school building and playing fields to the south and east which lies to the north of Dagnam Park Drive and west of Settle Road.
- 1.2 The existing school itself measures over 2200 square metres floor area and is within the Metropolitan Green Belt and is surrounded by residential properties to the west, east and south..

### 2.0 Description of Proposal:

- 2.1 The proposal is for the erection of a flat roofed single storey extension, adjoining the south-east corner of the building adjacent to the main pedestrian access off Dagnam Park Drive. The extension would be 3.7m deep and 7.1m wide.
- 2.2 The proposed windows and doors would be installed with aluminum frames, the walls would be constructed in brickwork with piers to match the existing building and the parapet walls to be finished in coping stone.
- 2.3 The applicant states that the extension is to provide office space for the finance officer and that there would not be any increase in staff of pupils.

### 3. Relevant History

- P0384.09 - New hard surfacing to form external play area with seating and external sunshade on timber supports. – Approved
- P0668.07 - Single Storey detached children centre incorporating an office, counselling rooms, WC's and external courtyard – Approved
- P0410.02 - Replacement perimeter fencing of a green palisade style – Approved
- P0598.95 - Fire reinstatement - single storey extension to form nursery class – Approved

### 4. Consultations and Representations:

- 4.1 82 neighbouring comments received to date.

1 letter of objection received, comments in brief;

- The proposal would devalue their property
- Noise and disruption from the building and children playing near to their property boundary.

Officer's response;

With regards to devaluation of their residential property, this is not a material planning consideration and the noise and disruption issues are addressed within the impact on amenity section of this report.

4.2 The application has been advertised in the local press and on site.

## 5 Relevant Policies

5.1 Policies DC29 – Educational Facilities, DC33 - Car Parking, DC61 - Urban Design, DC45 - Green Belt Implications of the Local Development Framework Site Specific Allocations Development Plan Document are considered to be relevant.

5.2 The National Planning Policy Framework is a further material consideration.

## 6 Mayoral CIL Implications

6.1 The proposal would not be liable for Mayoral CIL as it is used to be part of an educational facility and is under 100 square metres floor area.

## 7. Planning Considerations

### 7.1 Principle of Development

7.1.1 The NPPF advises that a Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions are:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purpose of including land within it;
- 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;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing employment.

7.1.3 The NPPF also states that the Government attaches great importance to ensuring that sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should

take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. In doing this they should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

7.1.4 The planning history for the school demonstrates that it has not been substantially extended in the past. The scale of the extension proposed is small and in an unobtrusive location where it will be viewed as an infill development. Given the size of the overall school buildings the proposed extension is not considered to be disproportionate to the size of the original building and is therefore appropriate development within the Green Belt.

## 7.2 **Green Belt Implications**

7.2.1 By reason of its limited scale and positioning, the proposed extension would not harm the appearance and character of the site and surrounding area and would be considered as infilling a corner area between the existing lobby and classroom buildings as the walls would be finished flush with their elevations.

7.2.2 The proposed building is set well back from the existing rear building line of neighbouring residential properties and is integrated within a developed part of the school site and is not in an isolated or prominent position that harms the openness of the Green Belt..

## 7.3 **Design and Appearance**

7.3.1 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.

7.3.2 The existing school building which the extension adjoins onto is over 4 metres in height, the proposed structure would be lower at 2.8 metres tall, 3.85 metres depth and 7.55 metres width and would occupy a footprint of 25 square metres floor area which would infill the corner space between the existing lobby and classroom.

7.3.3 The extension has been designed as a subordinate building in materials which would be in keeping with the design and appearance of the existing school building on site and does not result in disproportionate additions over and above the size of the original building.

7.3.4 It is therefore considered that the building by reason of its appropriate positioning and scale would not harm the openness of the Green Belt or the character and appearance of the site and surrounding area. Staff are satisfied that the proposal complies with policy DC61 and the advice contained within the NPPF

## 7.4 Impact on Amenity

- 7.4.1 Policy DC61 of the LDF requires new development not to harm the amenities of adjoining occupiers by reason of noise and disturbance, loss of light, overlooking or other impacts.
- 7.4.2 The building would be only viewable at an oblique north-east angle from the closest neighbouring residential property No.150 Dagnam Park Drive's rear habitable room windows which is over 21 metres away.
- 7.4.3 As mentioned above there would not be an increase in pupils or staff as a result of the proposal and hence no increase in activity.
- 7.4.4 The proposed building by reason of its use, single storey scale would not result in any loss of privacy, outlook, sunlight or daylight to any habitable room windows of neighbouring properties.
- 7.4.5 It is therefore considered that the proposal would safeguard the amenities of neighbouring properties in accordance Policy DC61 the intentions of the NPPF.

## 7.5 Transportation, Highways and Parking

- 7.5.1 The proposal gives rise to no parking or highway considerations as there will be no increase in pupil numbers.

## 7.6 Conclusions

- 7.6.1 Having had regard to the LDF Core Strategy and Development Control Policies Development Plan Document, all other relevant local and national policy, it is considered that the proposal is appropriate development in the Green Belt and would not harm the openness of the Green Belt, the form and character of the school and surrounding area or residential amenity. The application therefore complies with aims and objectives of Policies DC29, DC33, DC45 and 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 arising.

### **Legal implications and risks:**

None arising

### **Human Resources implications and risks:**

There are no human resources and risks directly related to this report.

**Equalities implications and risks:**

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

**BACKGROUND PAPERS**

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.
5. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
6. The relevant planning history.
7. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.
8. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.