



REGULATORY SERVICES COMMITTEE

4 December 2014

REPORT

Subject Heading:

**P0680.14: Scotts Primary School,
Bonington Road, Hornchurch**

**Extensions to 3no. classrooms,
together with the demolition of existing
garage stores, formation of new play
area with canopy over and extension to
existing playground (Application
received 30 September 2014)**

Ward

Hacton

Report Author and contact details:

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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

The development is for the erection of front extensions to Scotts Primary School which is formed of single storey buildings located within a fairly large open playing field.

The development is in an advanced stage of works and seeks to provide extra space to existing classrooms and teaching areas by creating an additional floor space of approximately 46 square metres.

No significant concerns are raised in relation to the impact on the character and appearance of the streetscene and the impact on the amenity of the neighbouring residents from the development.

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

RECOMMENDATIONS

The Committee delegate authority to the Head of Regulatory Services to grant planning permission subject to the conditions set out below:

1. External 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 that the development accords with the Development Control Policies Development Plan Document Policy DC61.

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. 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 relates to the site at Scotts Primary School, Bonington Road, Hornchurch. This is an existing school comprised of single storey buildings which has a main entrance to the north off Bonington Road. There is also access to the site from the south off Maybank Avenue.
- 1.2 The site is located within a fairly large area of open space bounded by Airfield Way to the east and residential properties to the south and west. Rows of terraces along Bonington Road lie adjacent to the boundary of the site to the north.
- 1.3 The site is relatively flat and covers an area of approximately 21619m² (2.161 ha).

2. Description of Proposal

- 2.1 The application is for the erection of front extensions to two existing class rooms and a teaching area. The single storey extensions project approximately 2.5 metres beyond the front elevation and are designed with flat roofs at a height of 3.15 metres.
- 2.2 Other works involve the removal of existing sheds and garages and also the installation of a canopy roof to the side elevation to provide a new play area.

3. Relevant History

- 3.1 P1352.14 - Proposed single storey stand alone unit comprising of 8 classrooms and toilets, along with linking walkway – Pending decision
- 3.2 P1302.04 - Single storey extension to house new disabled facility and extended staff room area – Approved with conditions
- 3.3 P0469.02 - Extension to provide music and art room, store, staffroom, offices and corridor access – Approved with conditions

4. Consultations/Representations

- 4.1 Neighbour notification letters were sent to 104 properties. 4 letters of objection have been received as a result of the consultation raising the following issues:
 - The development will create additional traffic problems involving car parking and road safety issues.
 - Increased noise and disturbance created from the development.

5. Relevant Policies

- 5.1 Policies CP17 (Design), DC29 (Educational Premises), DC61 (Urban Design) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 5.2 Policy 3.18 (Educational Facilities) of the London Plan are material considerations.
- 5.3 The National Planning Policy Framework, specifically Sections 1 (Building a strong, competitive economy) and 7 (Requiring good design) are relevant to the development.

6. Staff Comments

- 6.1 The main considerations relate to the impact on the character and appearance of the street scene and the implications for the residential amenity of occupants of nearby houses.

7. Principle of Development

- 7.1 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.

7.2 The development represents an expansion in the school floor space of approximately 46 square metres to provide additional space to existing classrooms and teaching areas. 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.

8. Design/Impact on Street/Garden Scene

8.1 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.

8.2 The front extensions reflect the height and building lines of the existing school and are designed to harmonise with the architectural details and materials of the existing building. The works to the side elevation are not considered to cause a significant impact to the appearance of the existing buildings.

8.3 Overall the development would integrate appropriately with the character and appearance of the surrounding area.

9. Impact on Amenity

9.1 The nearest residential properties are located at least 16 metres away from extensions at Bonington Road to the north. Given the siting of the development, the front extensions and alterations to the side elevation is not considered to cause a significant impact the surrounding neighbouring properties.

9.2 The additional floor area created is not considered to cause a material increase in noise and disturbance to the surrounding area.

9.3 Overall it is not considered that the development results in any undue impact on the amenity of the surrounding residential properties in accordance with the provisions of policy DC61.

10. Parking and Highway Issues

10.1 The additional floor space created by the extensions will not create an increased footfall to a degree which would affect the existing off street car parking arrangements or obstruct established access ways into the site.

11. Conclusion

- 15.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.
- 15.2 Staff consider that the extensions and alterations to the school building will not adversely impact on the streetscene and will serve to maintain the character and appearance of the local area. The development will not result in any undue loss of amenity to the occupants of the neighbouring residential accommodation. Therefore the proposal is considered to be acceptable in all material respects.

IMPLICATIONS AND RISKS

Financial implications and risks:

None

Legal implications and risks:

None

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 and drawings received on 14 May 2014.