



**REGULATORY
SERVICES
COMMITTEE**

REPORT

30 June 2011

Subject Heading:

**P0631.11 – St Edwards C of E Primary
School, Havering Drive, Romford**

**Extension to existing school building
to provide enlarged classrooms.**

(Received 11th May 2011)

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Policy context:

Local Development Framework

Financial summary:

None

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

Clean, safe and green borough	[]
Excellence in education and learning	[X]
Opportunities for all through economic, social and cultural activity	[]
Value and enhance the life of every individual	[]
High customer satisfaction and a stable council tax	[]

SUMMARY

This application relates to a Council owned school. The application proposes the erection of a single-storey extension to the existing music and arts classrooms which are to the north-western elevation of the school building.

The planning issues are set out in the report below and cover the principle of the development, impact on streetscene, residential amenity and highways/parking. Staff are of the view that the proposal is acceptable and it is recommended that permission be 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 Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2) Accordance with plans: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

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) Matching materials: Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:

To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

4) **Contamination:** Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

a) A Phase II (Site Investigation) Report as the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

b) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise of two parts:

Part A - Remediation Statement which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B - Following completion of the remediation works a "Validation Report" must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

c) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals then revised contamination proposals shall be submitted to the LPA ; and

d) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, "Land Contamination and the Planning Process".

Reason:

To protect those engaged in construction and occupation of the development from potential contamination. Also in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC53.

INFORMATIVES

1. Reason for Approval:

It is considered that the proposal satisfies the relevant criteria of Policies DC29, DC33 and DC61 of the LDF Development Control Policies Development Plan Document.

REPORT DETAIL

1. Site Description

1.1 The application site is the St Edwards Church of England Primary School. There are residential properties towards the north, east and south although towards the south, a pond separates the school from the rear of residential properties. The St Peter's Primary school is directly west of the application site. The application site measures 1.2ha with school buildings mainly 2-storey in height. Access to the site is from Havering Drive.

1.2 The surrounding residential development consist of mainly two storey residential dwellings with associated rear gardens.

2. Description of Proposal

2.1 The application seeks permission for a single-storey extension to the north-western side of the existing music and arts building. The extension would have a depth of 16.6m and a width of 5.1m, stepping out to have a maximum width of 6.9m. The extension would have a maximum height of 3.9m to the top of its flat roof.

2.2 The proposal would enable the school to have larger classrooms as current facilities are exceptionally small. The proposed extension would allow the existing classrooms to be enlarged and provide additional classrooms, all measuring approximately 60sq metres.

2.3 Windows and doors would be provided to all elevations. The proposal would be rendered in a "warm yellow", to be agreed, should permission be granted.

2.4 The proposal would not involve the removal of any trees, shrubs or hedging and would also not involve any changes to the existing parking arrangements. It would not result in an increase of pupils or staff.

3. Relevant History

- 3.1 P0892.05 - Extension and alterations to year 6 classrooms and new platform lift and access way to swimming pool – Approved.

4. Consultations/Representations

- 4.1 Notification letters were sent to 22 neighbouring properties with no letters of objection being received. At the time of drafting this report the neighbour notification period has yet to expire. Members will be verbally updated on the evening of any further representations received.

5. Relevant Policies

- 5.1 Policy CP17 of the LDF Core Strategy Development Plan Document and Policies DC29, DC33 and DC61 of the LDF Development Control Policies Development Plan Document are relevant. Also relevant is Policy PPS1 (Delivering Sustainable Development) and Policy 3A.24 of the London Plan.

6. Staff Comments

- 6.1 This proposal is put before the Committee owing to the application being submitted by and the land being owned by the Council. The main issues to be considered by Members in this case are the principle of development, design/street scene issues, amenity implications, and parking and highways issues.

6.2 Principle of Development

- 6.2.1 Policy 3A.24 of the London Plan aims to ensure that Boroughs provide a criteria based approach to the provision of different types of educational facilities and the expansion of existing facilities by taking into account:

- the need for new facilities.
- the potential for expansion of existing provision.

As such, Policy 3A.24 encourages Councils to maximise usage and reduce the need for more alternative land to be sought for educational facilities.

- 6.2.2 Policy DC29 seeks to ensure that the most efficient use is made of land and buildings in the education service in order that a full range of educational opportunities can be maintained.

- 6.2.3 Given the existing use of the site and the criteria of the above mentioned policies, it is considered by Staff that the principle of development would be acceptable in this instance.

6.3 Design/Impact on Street scene

- 6.3.1 Policy DC61 seeks to ensure that new developments/alterations are satisfactorily located and are of a high standard of design and layout. Furthermore, it seeks that the appearance of new developments/alterations is compatible with the character of the surrounding area, and does not prejudice the environment of the occupiers and adjacent properties.
- 6.3.2 It is considered that the proposed extension would be consistent with the above policy, with no detrimental impact on visual amenity. The extension would be towards the north-western elevation of the school buildings with the St Peter's Primary school towards the west and the nearest flank wall of a residential dwelling approximately 50m towards the south. The proposal would not be visible from street scene and visibility from neighbouring properties would be negligible.
- 6.3.3 The extension would not continue the existing red brick of this part of the school building, nor would it have a similar pitched roof design. Instead, the extension has been designed with a more modern approach having a flat roof and rendered finish. The majority of buildings on the school site do however have flat roofs. As such, Staff are of the opinion that the design would not detract from the character of the main school building and would appear as a sympathetic addition.
- 6.3.4 Staff are of the opinion that given the context of the existing built form on this site, the proposed development would not represent a significant addition or a major increase in the developed proportion of the site. It is therefore considered to be observant of the bulk and massing of the existing built form and would not significantly increase the developed proportion of the site.
- 6.3.5 The proposed extension is considered to be acceptable in terms of design and appearance, in accordance with Policy DC61 of the LDF Development Control Policies Development Plan Document.
- 6.4 Impact on amenity
- 6.4.1 The nearest residential dwellings would be approximately 50 metres towards the south with its flank wall facing the school buildings. It was noted upon site inspection that the boundaries of the site has dense vegetation in the form of mature trees, screening any views towards the school. Given the distance of the proposal from neighbouring properties and the level of screening to the school's boundaries, Staff are of the opinion that no neighbours would be materially affected by the scheme.
- 6.4.2 No changes are proposed to the existing opening hours of the school.
- 6.5 Highway/parking issues
- 6.5.1 The proposal would not result in an increase in the number of children or teaching staff. Therefore, the parking requirement would not be altered as a

result of this proposal. It is considered that the proposal would have no adverse effects on the function of the highway and no parking issues are raised.

7. Conclusion

7.1 The proposal is considered to be in accordance with the aims and objectives of the LDF Development Control Policies Development Plan Document and approval is recommended accordingly.

IMPLICATIONS AND RISKS

Financial implications and risks:

None

Legal implications and risks:

This application is considered on its merits independently of the Council's interest as applicant and 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. The proposal would provide an improved educational facility, appropriate to the needs of pupils.

BACKGROUND PAPERS

Application forms and plans received on 11th May 2011.