



REGULATORY SERVICES COMMITTEE

5 March 2015

Subject Heading:

P1715.14: Harold Wood Junior Mixed & Infants School, Recreation Avenue

Extension and Alterations to existing Kitchen (Application received 6th January 2015).

Ward

Emerson Park

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

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 Local Authority is in receipt of an application that seeks permission for a single storey addition to a previously approved kitchen extension at Harold Wood Junior Mixed and Infants School. The single storey extension is sought in order to provide additional catering facilities to provide for an increase in pupils (the extensions to accommodate this increase were the subject of application P0222.13). The proposed extension would contain staff toilets/changing area and an enlargement of the existing kitchen facilities.

The development proposed, is considered to be acceptable in all material aspects and it is recommended that planning permission is 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. Materials

All new external finishes shall be carried out in materials to match those of the existing building, namely brickwork, plain roof tiles and aluminium double glazed windows and doors, 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 approved plans, particulars and specifications (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.

4. Hours of Construction

Construction and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Monday to Fridays and 0800 - 1300hrs on Saturdays and at no other times including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

Reason: To minimise the impact of the development on the surrounding area in the interests of amenity.

INFORMATIVES

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 Harold Wood Junior Mixed and Infants School, sited on land to the south of Recreation Avenue, within the Metropolitan Green Belt. The school has already been the subject of a larger scale application for extensions and alterations under ref. P0222.13 which was approved with conditions in May 2013.
- 1.2 The application site is set well away from the highway by means of a gated entrance and driveway and as such is far removed from residential properties. The site is also screened for the most part by trees.
- 1.3 The site is relatively flat and covers an area of approximately 29,166.52m²

2. Description of Proposal

- 2.1.1 Permission is sought for a single storey addition to a previously approved kitchen extension at Harold Wood Junior Mixed and Infants School. The single storey extension is sought in order to provide additional catering facilities to provide for an increase in pupils (the subject of application P0222.13). The proposal would contain staff toilets/changing area and an enlargement of the existing kitchen facilities.
- 2.1.2 The proposal measures 7.08m in depth, 7.58m wide with a flat roof which measures 4.17m. It is noted however following a site visit that ground varies.

3. History

- 3.1 P1431.05 - Installation of internal platform lift, construction of external access ramp and conversion of two store rooms into a disabled WC facility – Approved with conditions

P0222.13 - Extensions and alterations to Harold Wood Primary School to increase pupil intake from 420 to 630 pupils including additional parking for staff – Approved with conditions

Q0121.14 - Discharge of conditions 1, 2, 3, 4, 5 & 6 from P0222.13 – All conditions partially discharged.

4. Consultation/Representations

- 4.1 Neighbour notification letters were sent to 14 properties. No letters of objection have been received.
- 4.2 Highways – No objections.
- 4.3 Environmental Health – One comment was registered which recommended a condition relating to hours of construction if minded to grant planning permission.

5. Relevant Policy

- 5.1 Policies DC27, DC28, DC29, DC33, DC45 and DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document are relevant
- 5.2 Also relevant are London Plan Policies 3.18, 6.13, 7.3, 7.4, 7.6 and 7.30 of the London Plan and the National Planning Policy Framework (NPPF)

6. Staff Comments

- 6.1 The issues in this case are the principle of the development, the impact on the open character of the Green Belt, the impact of the development in the

street scene, impact on the amenities of nearby residential occupiers and highways/parking.

7. Principle of Development

7.1 The application site lies in the Metropolitan Green Belt. The National Planning Policy Framework (NPPF) states that the construction of new buildings is inappropriate in the Green Belt, unless for one of the specified exceptions. One of these stated exceptions is for limited infilling of previously developed sites, 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 development. The site has a long standing use as a school and staff consider that the extension, which is surrounded on three sides by built development and has an area of around 50 square metres would qualify as limited infilling and does not have a greater impact on the openness of the Green Belt. The proposal is therefore judged to be acceptable in principle within the Green Belt under the terms of the NPPF.

7.2 Policy DC45, in line with the previous National Guidance contained in PPG2, indicates that extension of buildings other than dwellings or sites designated as Major Development Sites, is inappropriate development. Nonetheless the NPPF adopted by Central Government in March 2012, in this respect supersedes the Council's LDF dating from 2008 and is a material planning consideration. Given that the NPPF is more up to date in this respect Staff consider that the provisions of the NPPF should take precedence in this instance.

7.3 Policy DC29 of the LDF states that educational premises should be of a suitable quality to meet the needs of residents. The development contained herein represents an increase in floor space to accommodate an increase in the number of pupils at the School, which was the subject of application P0222.13. The proposal is considered to be a necessary expansion in order for the school to continue to cater acceptably to the needs of students and thereby the wider community. The proposal is therefore acceptable in principle.

8. Green Belt Implications

8.1 The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. As stated above, limited infilling of previously developed sites is not judged inappropriate where no greater harm occurs to the openness of the Green Belt. The proposal is considered to meet this criteria.

8.2 The application site has already been the subject of an application to extend and alter the form of the original building - by means of connecting and enlarging what was existing. This in itself resulted in an increase of approximately 597m² which represented an increase of 29.6%.

8.3 The subject of this application would result in an additional 54.43m² which is an increase of 2.7% of the existing footprint.

9. **Design/Impact on Street/Garden Scene**

9.1 The proposed infill extension is located centrally and would not be readily visible from the street scene/or adjoining park by virtue of siting. As such staff consider that there would be no adverse impact on visual amenity.

9.2 The proposal relates suitably to the existing layout of the School and the design integrates acceptably with the host building and existing additions/alterations.

10. **Impact on Amenity**

10.1 The nearest residential properties are located on the eastern side of Ravensbourne Crescent and at the access point to the school, the end of Coombe Road/Recreation Avenue and in the cul-de-sac end of Prospect Road.

10.2 The proposed infill extension will pose no harm to neighbouring amenity due to its siting, well away from the boundaries of the site. The proposal is an infill of modest height situated within a recess created when the two original buildings were connected which would not be visible by neighbouring occupiers. The extension is to accommodate an existing increase in pupil numbers and so will not create any material impact in this respect.

11. **Highway/Parking**

11.1 The proposal will not result in any loss of vehicular parking. The proposal does not create an increase in pupil or staff numbers at the school so is not judged to have any material impact in respect of parking demand or traffic.

11.2 The Council Highways Department have raised no objections to the proposed development.

12. **Conclusion**

12.1 Having regard to all relevant factors and material planning considerations staff are of the view that this proposal for a single storey infill extension would be acceptable.

12.2 Staff judge that the proposal would accord with Policy DC29 in relation to providing a quality school environment and would be in accordance with the provisions of the NPPF. Staff consider that the proposal would, subject to the attachment of suitable conditions, be acceptable in all other respects and Staff therefore recommend that planning permission is granted.

IMPLICATIONS AND RISKS

Financial Implications and risks:

None.

Legal Implications and risks:

None

Human Resource Implications:

None.

Equalities and Social Inclusion Implications:

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

BACKGROUND PAPERS

Application form and drawings received 6th January 2015.