



# **REGULATORY SERVICES COMMITTEE**

**2 April 2015**

# **REPORT**

**Subject Heading:**

**P1589.14: Rise Park Junior School,  
Annan Way, Romford**

**Demolition of three exterior stores and the erection of a single storey building comprising 4no. classrooms and toilets and the erection of a single storey studio as an extension to the existing building. (Application received 2 December 2014)**

**Ward:**

**Pettits**

**Report Author and contact details:**

**Suzanne Terry  
Interim Planning Manager  
01708 432755  
suzanne.terry@havering.gov.uk**

**Policy context:**

**Local Development Framework  
London Plan, Planning Policy  
Statements/Guidance Notes**

**Financial summary:**

**None**

## SUMMARY

The proposal is for the erection of a detached single storey building comprising 4no. classrooms and toilets and the erection of a single storey studio as an extension to the existing school building. The purpose of the proposal is to contribute towards addressing the Borough's identified shortage of primary school places.

On balance the proposal is considered to be acceptable in all material respects 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 Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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.

### 3. 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. Landscaping

No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

**Reason:** In accordance with Section 197 of the Town and Country Planning Act 1990 and to enhance the visual amenities of the development, and that the development accords with the Development Control Policies Development Plan Document Policy DC61.

### 5. Parking Review

Within 18 months of the development being brought 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. To manage the impact of parent parking in the streets surrounding the site and to accord with Policy DC33.

### 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.

## 7. Vehicle Cleansing

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- c) A description of how vehicles will be checked before leaving the site – this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

**Reason:** In order to prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61 and DC32.

## 8. Car Parking Spaces

Before the building(s) hereby permitted is first occupied, the 8no. additional car parking spaces as detailed on drawing no. B1730500/A/050.003 Rev 0 shall be

implemented and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking provision is made off street in the interests of highway safety.

## **INFORMATIVES**

1. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.
2. 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 relates to Rise Park Junior School, Annan Way, Romford, located on the north side of Pettits Lane North. The school consists of a relatively large campus of several single storey and two storey buildings to the east with surrounding playground areas and grassed playing fields to the west.
- 1.2 Vehicular and pedestrian access to the school is via Annan Way and the site is surrounded by residential dwellings adjoining the rear garden boundaries of houses at Pettits Lane North, Ayr Way, Ayr Green and Wallace Way.

### **2. Description of Proposal**

- 2.1 The application is seeking planning permission for the erection of a single storey building comprising 4no. classrooms and toilets and the erection of a single storey studio as an extension to the existing building.
- 2.2 The proposed new classroom block would be a detached single storey flat roof building with a height of 3.3 metres and a rectangular footprint of

approximately 360 square metres. The proposed building would be located to the west of the main Junior School block on a strip adjacent to the main playing field currently occupied by detached storage buildings. The new block would incorporate an external canopy on the eastern elevation forming a partially covered enclosed yard area.

- 2.3 The proposed single storey studio extension would be located on the western elevation of the main school building and would effectively infill a relatively small 32 square metre area between two wings of the building.
- 2.4 The school currently caters for 240 pupils between the ages of 7-11 and it is proposed that an additional 120 places would be provided enabling the school to cater for 360 children. As a result of the proposal an additional 8 members of staff would be required.
- 2.5 The existing staff car park to the east of the site would be reconfigured and expanded with 8no. additional parking spaces giving a total provision of 35no. spaces including 3no. disability bays. Vehicular access to the car park would continue to be taken as per the existing arrangements from Annan Way.

### **3. Relevant History**

- 3.1 P1346.14 - Re-commissioning existing Pedestrian access from Pettits Lane into school, including construction of new fenced off holding area. – Approved.
- 3.2 D0049.12 – Certificate of lawfulness for single storey extension to the front entrance of the school – Approved
- 3.3 D0181.11 - Certificate of lawfulness for a single storey extension – Approved

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

- 4.1 Notification letters were sent to 70 properties and 3 representations have been received.
- 4.2 The objections can be summarised as follows:
  - The school is gradually increasing every few years, resulting in more traffic congestion, over development and an erosion of the green space around the school.
  - The school is large enough already and does not need to be extended.
  - Increase in the amount of traffic causing parking problems, noise and pollution.
  - The existing entrance and exit is insufficient for the extra number of pupils, parents and cars.

- Neighbouring residents already experience problems of inconsiderate parking from parents dropping off/ picking up children and blocking off driveways and through traffic.
- The safety of children at the junction of Annan Way and Ayr Way needs to be addressed with the introduction of a zebra crossing.

4.3 The Local Highway Authority – no objection, but have recommended the inclusion of conditions relating to a review of parking restrictions around the school within 18 months and a revision to the Travel Plan as well as the requirement for vehicle cleansing during the construction phase.

4.4 Environmental Health – no comments.

## **5. Relevant Policies**

5.1 Policies CP17 (Design), DC26 (Location of community facilities), DC29 (Educational Facilities), DC34 (Walking), DC35 (Cycling), DC55 (Noise), DC61 (Urban Design) and DC63 (Delivering Safer Places) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.

5.2 Other relevant documents include the Residential Design SPD, Sustainable Design and Construction SPD and the Planning Obligations SPD.

5.3 Policies 3.18 (Education Facilities), 5.3 (sustainable design and construction), 6.9 (cycling), 6.10 (walking), 7.3 (designing out crime) and 7.4 (local character) of the London Plan, are material considerations.

5.4 The National Planning Policy Framework, specifically Sections 7 (Requiring good design) and 8 (Promoting healthy communities) are relevant to these proposals.

## **6. Staff Comments**

6.1 The main considerations relate to the principle of the development at the site, the impact on the character of the surrounding area and on the amenity of the surrounding residential properties as well as the implications for highway safety.

### ***Principle of Development***

6.2 With regard to education, the NPPF states that local planning authorities should take a proactive approach to meeting the requirements of local communities to ensure that there is sufficient choice of school places available and that development will widen the choice of education. Great weight should be given to the need to expand or alter schools. These objectives are supported by London Plan and LDF policies.

- 6.3 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.
- 6.4 The development represents an expansion in the school floor space of approximately 390 square metres to provide additional classrooms and toilet facilities. 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.
- 6.5 On this basis the proposal is considered to be policy compliant in landuse terms and is regarded as being acceptable in principle.

### ***Design/Impact on Street/Garden Scene***

- 6.6 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.
- 6.7 The school campus is characterised by a cluster of single storey and two storey buildings arranged to the east of the site and in terms of views from the west is set within a relatively spacious setting adjacent to the open playing field.
- 6.8 The height of the proposed detached building would be similar to the height of the existing sections of the main school block and would be sympathetic to the design of the adjacent buildings. Furthermore, given the siting of the proposed new block in close proximity to the existing school, the overall bulk, scale and massing would be absorbed into the backdrop of the existing built development at the school. As a result it is not considered that the proposal would serve to harm the appearance of the existing school buildings and would not erode the openness or spacious character of the site, particularly with regard to views into the site from the rear gardens of the houses to the west.
- 6.9 The proposed single storey studio extension would be located on the western elevation of the main school building and would effectively infill a 32 square metre area between two wings of the building. Again, this relatively minor element of the proposal would effectively be immersed into the bulk of the existing two storey block, with little impact on the character and appearance of the area.
- 6.10 On balance Officers are of the view that the proposed development would serve to maintain the character and appearance of the surrounding area, including the rear garden setting in relation to the neighbouring houses in accordance with Policy DC61.



### ***Impact on Amenity***

- 6.11 It is acknowledged that with the expansion in the number of pupils the proposal is likely to result in an intensification of students and parents congregating in and around the school premises primarily in the peak morning drop-off and afternoon pick-up times. In this regard the residents of the neighbouring houses are likely to encounter a greater degree of people passing along the pavement and vehicles using Annan Way and Ayr Way during these key times as a result of the proposal.
- 6.12 Nevertheless, the site has an established use as a primary school and it is not considered the increase in pupil numbers would result in a material change in the character or use of the site to justify refusal on grounds of noise and disturbance. Given the existing circumstances and the proximity of the neighbouring houses to the school and its existing activities it is considered that any residents living nearby can reasonably expect to experience an element of activity from pupils, parents and passers-by on a day to day basis.
- 6.13 It should be noted that planning permission has recently been granted to reinstate a pedestrian access from Pettits Lane North and to install a gated waiting area for parents and pupils in the western corner of the playing field, which as a pre-emptive measure will help to dissipate the amount of pupils and parents using the main access from Annan Way.
- 6.14 The proposed expansion in pupil numbers is therefore considered to be proportionate to the existing activities of the school in this instance and Officers are of the view that the proposed expansion would not unduly harm residential amenity.
- 6.15 In terms of the siting and positioning of the proposed new building; the nearest residential properties would be located some 50 metres away from the rear garden boundary. Consequently it is not considered that the proposed new building would result in any material adverse impact in terms of loss of daylight/sunlight, overbearing impact, overlooking or loss of outlook on the neighbouring residents.
- 6.16 On balance Officers are of the view that the proposed development would not result in an undue impact on the amenity of the surrounding residential properties in accordance with the provisions of policy DC61.

### ***Environmental Issues***

- 6.17 The site forms part of a school campus and is in use as a playing field and partly occupied by storage sheds. As such there are no historical contaminated land issues associated with the plot.
- 6.18 The site is not located within a Flood Zone and presents no issues in relation to flood risk.

- 6.19 The proposal is not considered to give rise to any significant noise issues subject to conditions required by Environmental Health.

### ***Parking and Highway Issues***

- 6.20 The Public Transport Accessibility Level (PTAL) rating for the site is classified as 1b which is 'very poor'. As a result additional car parking spaces would be provided as part of the proposal.
- 6.21 As previously stated the school currently caters for 240 pupils between the ages of 7-11 and it is proposed that an additional 120 places would be provided enabling the school to cater for 360 children. Consequently 8 additional members of staff would be required.
- 6.22 The existing staff car park to the east of the site would be reconfigured and expanded with 8no. additional parking spaces giving a total provision of 35no. spaces including 3no. disability bays. Vehicular access to the car park would continue to be taken as per the existing arrangements from Annan Way. The Council's parking standards for Primary Schools require 1 car parking space per teaching staff and the proposed 8no. new parking spaces would account for the additional members of staff.
- 6.23 Given the location of the proposed development it would not result in any implications for the existing vehicular access to the school or parking arrangements for the site.
- 6.24 The Local Highway Authority has raised no objection in relation to the proposal, but have recommended the inclusion of conditions relating to a review of parking restrictions around the school within 18 months and a revision to the Travel Plan. It is therefore considered that the access arrangements are acceptable and would not result in highway safety issues.

## **7. Conclusion**

- 7.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.
- 7.2 Staff consider that the proposed development raises considerations in relation to the impact on the character and appearance of the streetscene and the impact on the amenity of the neighbouring residents. On balance the proposal is considered to be acceptable in all material respects.
- 7.3 Staff are of the view that the siting, scale and location of the proposal would not be disproportionate or have a harmful impact on the character of the street scene or rear garden setting nor would it result in a loss of amenity to neighbouring occupiers. 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:**

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, drawings and supporting statements received on 2 December 2014.