



REGULATORY SERVICES COMMITTEE

14 March 2013

REPORT

Subject Heading:

**P1501.12 – Towers Infant School,
Osborne Road, Hornchurch**

**Single storey extension with 3
classrooms and hard standing play
areas and an extension to the car park
(Application received 10th December
2012)**

Report Author and contact details:

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Policy context:

**Local Development Framework,
London Plan
National Planning Policy**

Financial summary:

None

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

Clean, safe and green borough	[x]
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 matter is brought before committee as the application site is Council owned. The application seeks full planning permission for a single storey extension with three classrooms and hard standing play areas and an extension to the car park.

Staff conclude the proposal to be acceptable. The application is recommended for approval 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 - 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.

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.

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 the LDF Development Control Policies Development Plan Document Policy DC61.

4. Parking restrictions - 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 local 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.

5. 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 private 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 desire lines and to accord with Policy DC34.

6. 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 I (Desktop Study) Report documenting the history of this site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if 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.

c) 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.

d) 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

e) 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.

5. 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 buffer strips adjacent to the parking areas as well as 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

INFORMATIVES

1. Reason for Approval

The proposal is considered to accord with the aims and objectives of Policies CP17, DC29, DC33, DC34, DC35 and DC61 of the LDF Development Core Strategy and Development Control Policies DPD, as well as the provisions of Policies 3.18, 6.13 and 7.4 of the London Plan and Chapters 7 and 8 of the National Planning Policy Framework.

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.

3. The Highway Authority requires the Planning Authority to advise the applicant that planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. The Highway Authority requests that these comments are passed to the applicant. Any proposals which involve building over the public highway as managed by the London Borough of Havering, will require a licence and the applicant must contact StreetCare, Traffic & Engineering on 01708 433750 to commence the Submission/ Licence Approval process.
4. Should this application be granted planning permission, the developer, their representatives and contractors are advised that this does not discharge the requirements under the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works) required during the construction of the development.

REPORT DETAIL

1. Site Description

- 1.1 The application site is Towers Infant School which is accessed from Osborne Road. The site is bounded by Towers Junior School to the south. There are play areas and playing fields to the side and rear of the school buildings respectively, which separates them from surrounding residential properties. The application site is located within a predominantly residential area and is joined on four sides by single and two storey housing with associated rear gardens.

2. Description of Proposal

- 2.1 The application seeks permission for a single storey extension with three classrooms and hard standing play areas and an extension to the car park.
- 2.2 The extension would have a width of 26.8 metres, a depth of 10.1 metres and an overall height of 3.5 metres with a flat roof. The proposed materials for the extension are facing bricks, a felt roof and white powder coated aluminium double glazed windows. The extension would provide three new classrooms with a corridor adjoining the existing infants building. The corridor would consist of powder coated aluminium with a width of 26.8 metres, a depth of 2.1 metres and a height of 3.1 metres with a flat roof. There would be three canopies supported on steel posts to the rear of the proposed extension.
- 2.3 There would be soft and hard surface playgrounds to the front of the proposed extension with a 2.4 high chain link fence.

2.4 At present, there are 12 car parking spaces. The proposal involves the creation of 14 spaces to provide a total of 26 car parking spaces.

2.5 Towers Infant School is currently a two form entry school, providing educational requirements for approximately 180 children aged 5 to 7 years old from the surrounding local areas. In recent years, there has been an increase in the birth rate in the south east of the country, resulting in pressure on the current educational premises and an urgent need for additional school places across the borough. Towers Infant School has been identified for expansion to provide the required additional school places in this area of the borough. It is proposed to increase the school intake from a two form of entry to a three form of entry and raise the number of places from 180 to 270.

3. Relevant History

3.1 P1071.05 – Single storey extension to the staff room and alterations to form additional parking spaces and a disabled ramp – Approved.

4. Consultations/Representations

4.1 Notification letters were sent to 81 neighbouring properties. Four letters of objection were received (two were from the same address) with detailed comments that have been summarised as follows:

- Pollution.
- Noise.
- Traffic.
- Overdevelopment.
- Congestion.
- Highway safety.
- Parking problems.
- Litter.
- Additional noise and disturbance during play times.
- The provision of staff parking spaces is unnecessary, expensive and contrary to the Mayor of London's carbon reduction plan and green transport policy. Encroachment of limited green space on the site.
- Additional overspill of security lighting and requested additional landscaping to address this.
- It is alleged that should planning permission be granted for this proposal, then the proposed extensions to the Junior School will also receive consent to ensure that there are sufficient facilities for both infant and junior pupils.
- Impact on the quality of life of residents.
- Impact on property value.
- Impact on visual amenity.
- Overlooking.

4.2 In response to the above, comments regarding property value are not material planning considerations. Each planning application is determined

on its individual planning merits. The remaining issues will be addressed in the following sections of this report.

5. Relevant Policies

5.1 Policies CP17 (Design), DC29 (Educational Premises), DC33 (Car parking), DC34 (Walking), DC35 (Cycling) and DC61 (Urban Design) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents are material planning considerations. In addition, Policies 3.18 (Educational facilities), 6.13 (Parking) and 7.4 (Local character) of the London Plan and Chapters 7 (Requiring good design) and 8 (Promoting healthy communities) of the National Planning Policy Framework are relevant.

6. Staff Comments

6.1 This proposal is put before the Committee owing to the land being Council owned. The issues arising in respect of this application will be addressed under the headings impact on the streetscene, amenity issues and parking and highways implications.

6.2 Principle of Development

6.2.1 The proposal is for an extension to provide three new classrooms, hard standing play areas and an extension to the car park. The proposal is acceptable in principle and complies with LDF Policy DC29.

6.3 Design/impact on street/Garden scene

6.3.1 It is considered that the single storey flat roofed extension, play areas and the extension to the car park would not be harmful to the streetscene. The extension would be set back approximately 16 metres from the front façade of Towers Infant School. It is considered that the single storey extension has been designed in sympathy with the existing school building. The play areas would be set back between 20 and 25 metres from the northern boundary of the site. It is considered that the extension to the car park would not be harmful to the streetscene, as the access road to the school is recessed by approximately 40 metres from Osborne Road.

6.4 Impact on amenity

6.4.1 It is considered that the extension would not be harmful to residential amenity, as it is single storey, has a flat roof with a height of 3.5 metres and would be approximately 9 metres from the western boundary. Furthermore, there would be a separation distance of approximately 9 metres between the proposed play areas and the western boundary of the site. It is recognised that an additional ninety pupils would increase noise and disturbance, although this would be balanced against pupils utilising the whole of the school site.

6.4.2 It is considered that extending the car park would not result in a significant loss of amenity to neighbouring properties, as there would be a separation distance of between approximately 25 and 27 metres between the car parking spaces and the rear elevation of neighbouring properties in Osborne Road and Grosvenor Drive. It is noted that the additional parking spaces are for staff and therefore, they will only be used during term time and would not be in constant use. It is considered that the fencing on the boundaries of the site would help to buffer the noise from the play areas and the extended car park. A landscaping condition will be placed in the event that planning permission is granted, which includes the provision of buffer strips adjacent to the car parking spaces, which will help to mitigate the impact of the proposal.

6.5 Highway/parking issues

6.5.1 At present, there are 12 car parking spaces. The proposal involves the creation of 14 spaces to provide a total of 26 car parking spaces. The Highway Authority has not raised any objection but has asked for certain conditions to be added in the event of an approval.

7. Conclusion

Having regard to all relevant factors and material planning considerations staff are of the view that this proposal for a single storey extension with three classrooms and hard standing play areas and an extension to the car park would be acceptable. Staff are of the view that the proposal would not have an impact on the streetscene or 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:

This application is considered on its own merits and independently from the Council's interest as 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.

BACKGROUND PAPERS

Plans received on 7th December 2012 and 17th January 2013 and application form received on 7th December 2012.